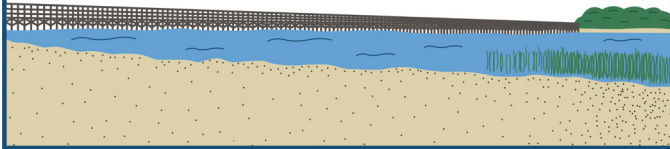


Land Use and Zoning

DRAFT: TO BE REFINED WITH YOUR HELP!

DRAFT FOR DISCUSSION 02-12-19

Envision Duxbury



Envision Duxbury is a comprehensive master plan being developed by the Town of Duxbury to guide the future growth and economic development of the town, using goals and ideas generated by community members.

The historical context of settlement and land use in Duxbury has focused development and activity toward the coastline along Washington Street and in the neighborhood business districts of Snug Harbor and Hall's Corner. Development activity in the town has moved westward over generations aided by investments in the roadway infrastructure and Route 3. The Town of Duxbury has maintained a pattern of development consistent with its historic scale and character townwide through the management and protection of natural resources, commitment to historic residential neighborhoods, and support for neighborhood business districts.

Over 42% of the town's land uses are residential, with single family residential the vast majority. Over 25% of the town's land is public or semi-public open space with protected open space the vast majority. Less than 1% of the town's land use is commercial and concentrated in traditional neighborhood centers of Hall's Corner, Snug Harbor, and Millbrook. About 21% of the town's land use is currently agricultural or undeveloped. The remaining 9% of the town's land use is either a water body or part of the roadway network. Land use and zoning are closely linked and guide the future evolution of the town to align with the Vision, Goals, and Strategies.

Recommendations

The following goals and strategies are intended to support the Community Vision for Duxbury and guide investments and improvements to align with the goals and strategies of this townwide Master Plan.

Goal 1: Strengthen the sustainability and resilience of future development and redevelopment investments

- Explore zoning requirements or incentives to encourage or require sustainable building, site design, and construction
- Explore net zero zoning requirements or incentives to advance the Town's sustainability and energy goals
- Strengthen zoning requirements for low impact development techniques and stormwater management strategies to improve quality of stormwater runoff
- Strengthen zoning requirements for coastal locations in flood zones or flood-prone areas

Goal 2: Continue to protect, conserve and enhance the natural and historic assets of the Town

- Strengthen zoning, preservation requirements and design standards for historic residential neighborhoods through refinements to regulations and zoning incentives
- Protect scenic vistas and resources through targeted conservation restrictions, management agreements, incentives and regulations for bogs, farms, significant trees, view sheds or other features important to the community
- Refine zoning to preserve character while allowing for more housing type options in specific locations, e.g. refine open space cluster development which could include incentives for cooperative housing or other models that support identified housing needs in the community.

Goal 3: Focus public and private investments to strengthen existing neighborhood business districts

- Explore zoning modifications in each neighborhood business district to align investment with the vision to expand mixed-use development and walkability
- Focus public realm investments to strengthen walkability, bikability, streetscape and character in neighborhood business districts
- Explore wastewater infrastructure systems in neighborhood business districts to support redevelopment and mixed-uses
- Target accessory housing unit creation in the vicinity of neighborhood business districts

Goal 4: Incrementally transform nodes of current activity into walkable, amenity-rich neighborhood centers

- Provide zoning modifications to strengthen support for home occupations
- Explore zoning options to enhance incentives for affordable housing where suitable and near nodes of current activity

- Develop strong walking and bicycle connections to nearby open spaces, community facilities, amenities, businesses and services

Goal 5: Clarify regulations and permitting to encourage appropriate investment

- Continue the work and recommendations of the Zoning Bylaw Review Committee to improve the Zoning Bylaw including recodifying the Bylaw to give it a unified, coherent structure, clarifying special permit criteria, and standardizing and consolidating definitions
- Clarify existing zoning overlays, underlying zoning, and mapping of zoning districts
- Create a permitting guide to assist applicants and streamline the approval process
- Streamline permit filing requirements including encouraging electronic filing, consolidating required hearings, clarifying design review and Special Permit Granting Authority roles

Questions for Stakeholders

1. What is your initial reaction to this material?
2. Given what you know about major goals, challenges, or opportunities in the Town, does anything appear to be missing or seem incomplete?
3. Are there goals or strategies that are difficult to understand or that need to be clarified?
4. Does this material raise any additional questions for you?
5. From your perspective, what is the highest priority among the goals and strategies?
6. What do you think your role, or the role of the group you represent, could be in implementing these goals and strategies?
7. Is there someone else who we should talk to in Duxbury who is knowledgeable of this topic?
8. What action items do you see as critical to achieving these goals and strategies?
9. Do you know of other resources that could be used to address these goals and strategies?
10. How do you see this element relating to other elements of the Master Plan?
11. Do you have any other comments?