



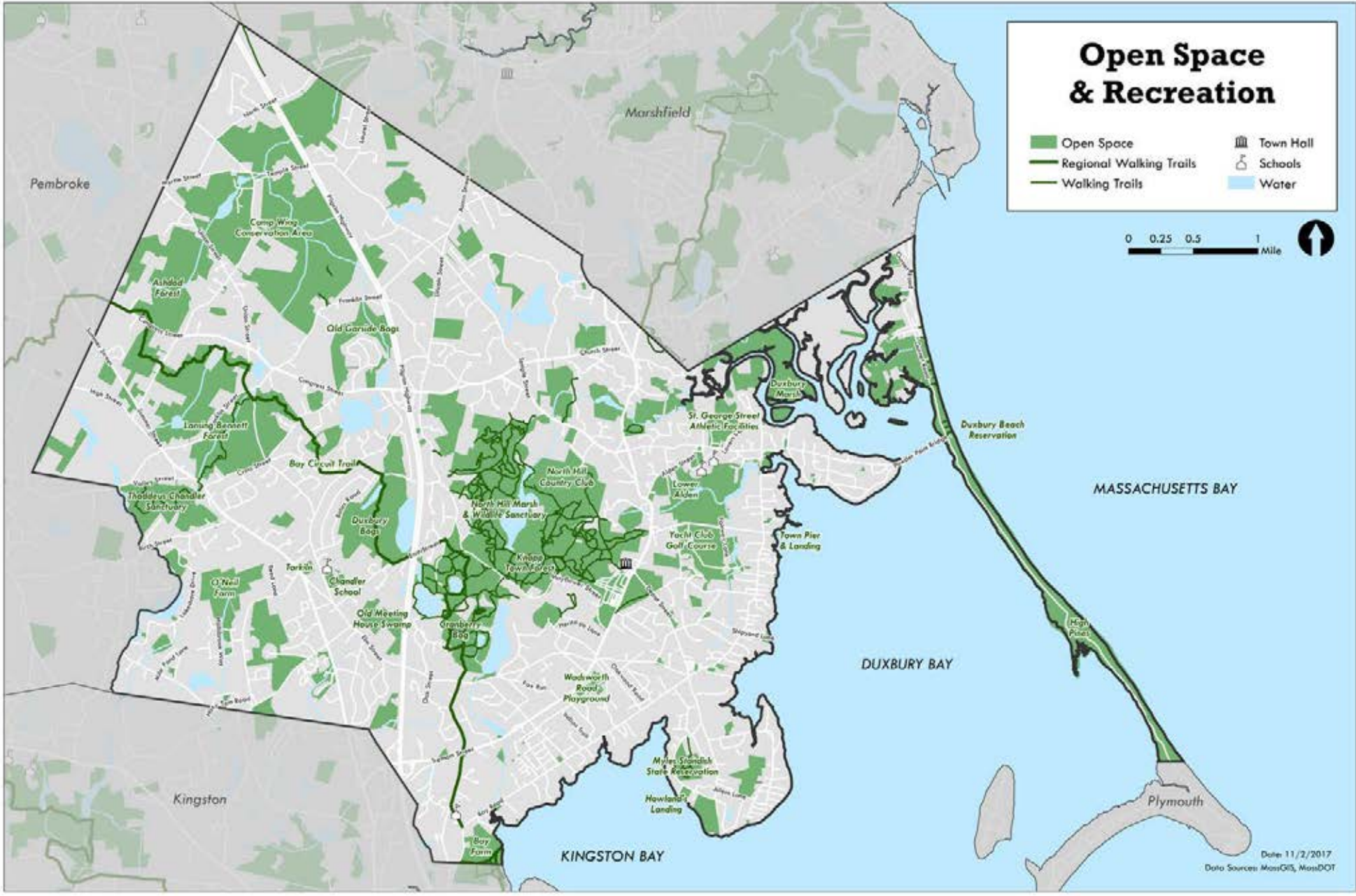
PHASE 1 MASTER PLAN ELEMENT:

Open Space & Recreation

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

The Town of Duxbury has an incredible wealth of open space and recreational resources, and it is the reason that many residents are attracted to the town. Resources such as Duxbury Beach, Duxbury Bay, and the greenbelt of conservation land contribute significantly to the character and quality of life in town, in addition to their ecological and recreational value. Community Survey respondents support the continued acquisition and preservation of land for protection of Duxbury’s natural areas and drinking water supply, the latter being the primary rationale behind past open space planning because of the Town’s dependence on groundwater. Residents desire more opportunities for safe walking and biking in Duxbury; this was mentioned frequently in the online Community Survey and during past Public Forums. The Town should prioritize where sidewalks, walking paths, and bike lanes should be added to connect open spaces and historic assets, as well as connect residential neighborhoods to major destinations, such as Hall’s Corner and the Middle-High School complex.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 1 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUMS FEEDBACK

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 22 DOTS

Goal 1: Provide opportunities for safe walking and biking in Duxbury.

- Strategy 1.1** Utilize sidewalks, walking paths, and bike lanes to connect open spaces and cultural/historic assets and connect residential neighborhoods to major destinations, such as Hall’s Corner and the Middle-High School complex.
- Strategy 1.2** Designate locations for sidewalks and bike lanes and develop design guidelines sympathetic to the character of Duxbury’s landscape and open space.

- Strategy 1.3** Develop and implement a long-range regional plan to provide safe walking and biking in Duxbury and surrounding communities.
- Strategy 1.4** Consider future maintenance and upkeep needs in the planning and design of new improvements.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 15 DOTS

Goal 2: Protect Duxbury’s natural areas and environment.

- Strategy 2.1** Strategically acquire and protect land based upon past planning efforts and smart growth principles.
- Strategy 2.2** Preserve ecologically valuable habitat and natural resources through acquisition and/or local regulation.
- Strategy 2.3** Minimize habitat fragmentation to help protect Duxbury’s species diversity.
- Strategy 2.4** Preserve the connectivity of inland wetlands and riparian corridors.

- Strategy 2.5** Protect Duxbury’s coastal resources.
- Strategy 2.6** Identify natural resources in Duxbury that are vulnerable to the effects of climate change, and develop long-term strategies to protect those resources.
- Strategy 2.7** Consider creating shoreline development guidelines to protect the waterfront and Duxbury Bay.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 15 DOTS

Goal 3: Preserve the unique, semi-rural character of Duxbury.

- Strategy 4.1** Continue to identify and protect important areas, vistas, historic buildings, archaeological sites, and open spaces that contribute to Duxbury’s character.
- Strategy 4.2** Protect and preserve agricultural land.
- Strategy 4.3** Support and preserve agriculture, horticulture, silviculture, and aquaculture in Duxbury.

- Strategy 4.4** Continue to protect the aesthetic character of Duxbury’s scenic roads and landscapes.
- Strategy 4.5** Educate town residents on how the CPA contributes to and protects Duxbury’s unique characteristics.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 10 DOTS

Goal 4: Protect Duxbury’s water resources.

- Strategy 5.1** Protect drinking water quality by preventing contamination, runoff, and diversion of water that directly contributes to aquifer recharge.
- Strategy 5.2** Pursue a variety of land acquisition strategies for protecting sensitive groundwater recharge areas.
- Strategy 5.3** Continue to educate residents about the influence of surface water on the town’s groundwater.

- Strategy 5.4** Develop and implement stormwater management strategies like low-impact development (LID).
- Strategy 5.5** Evaluate climate change impacts on the aquifer and develop long-term strategies to protect this resource.
- Strategy 5.6** Evaluate street drainage systems that discharge into Duxbury Bay.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 10 DOTS

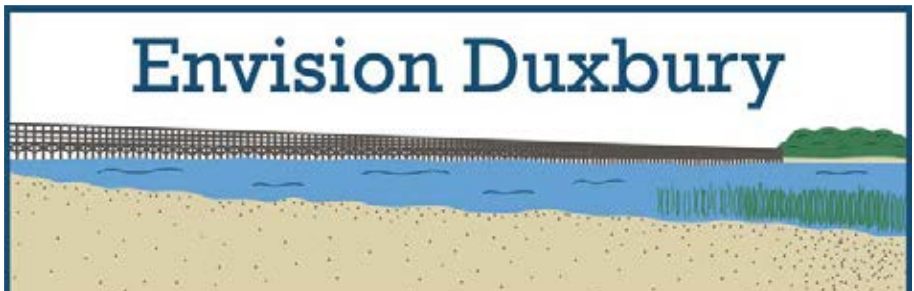
Goal 5: Provide recreational opportunities with minimal impact to the environment.

- Strategy 3.1** Increase awareness of passive and active recreational opportunities.
- Strategy 3.2** Strive to improve access to Duxbury’s natural resources and recreational facilities for the physically challenged.
- Strategy 3.3** Add additional recreational facilities like playing fields and playgrounds as resources become available.
- Strategy 3.4** Support a maintenance and improvement program for the Town’s open spaces, recreation areas, athletic facilities, and programs.

- Strategy 3.5** Continue working with local nonprofits in Duxbury to provide high-quality recreational opportunities.
- Strategy 3.6** Promote opportunities for water-based recreation in Duxbury Bay, at Duxbury Beach, and in other surface waterways while mitigating potential negative impacts.
- Strategy 3.7** Increase public access to Duxbury’s waterfront through land acquisitions and improved signage.
- Strategy 3.8** Evaluate the impact of recreational vehicles on Duxbury Beach.

ADD OTHER COMMENTS OR FEEDBACK WITH A POST-IT NOTE

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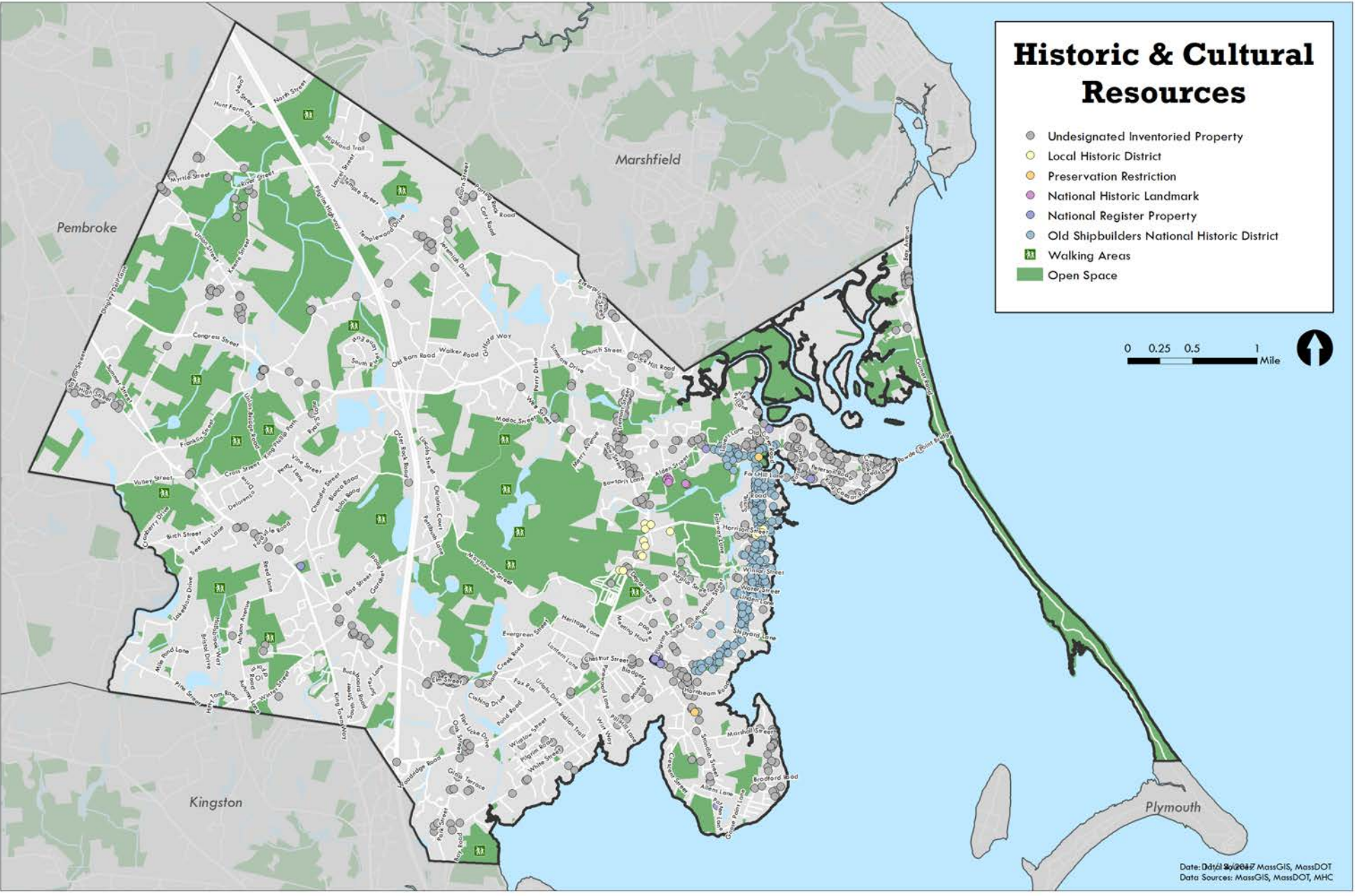
PHASE 1 MASTER PLAN ELEMENT:

Historic and Cultural Resources

DRAFT TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

Since the Duxbury Rural and Historical Society was established in 1883, Duxbury has been dedicated to land conservation, historic preservation and a commitment to enhancing the character and physical condition of the town. This consistent commitment to preservation has established organic clusters of historic and cultural resources in town. The area between Alden Street and the Bluefish River, Snug Harbor, and the area around the O’Neil Farm and Tarkiln Community Center each represents a unique combination of scenic beauty, historic value, and cultural activity. Existing partnerships among the organizations active within these clusters can be leveraged for coordinated planning and programming. The town’s wealth of historic and cultural assets are preserved and maintained largely through the individual actions of private property owners. Respondents voiced concerns over the demolition of historic housing for new development as a threat to Duxbury’s historic character. The town’s long-standing commitment to preservation has maintained a living agricultural history as well, with the Duxbury Bogs, Historic O’Neil Farm, and the shellfishing industry in the waters of Duxbury Bay.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 1 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON OCTOBER 2018 COMMUNITY FORUM FEEDBACK

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 22 DOTS



Goal 1: Preserve the historic residential character of Duxbury.

- Strategy 1.1** Document histories and record inventories for structures that retain historic character and significance.
- Strategy 1.2** Identify regulatory hurdles to adaptive reuse of historic buildings to support housing needs.
- Strategy 1.3** Adopt guiding principles for preservation.
- Strategy 1.4** Develop criteria for evaluating preservation priorities.

- Strategy 1.5** Incentivize preservation of historic structures on the waterfront to enhance Duxbury’s identity as a maritime and shipbuilding center.
- Strategy 1.6** Develop specific, precise, and prescriptive design guidelines for Local Historic Districts.
- Strategy 1.7** Establish validation program for historic homes retaining historic architectural character.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 15 DOTS



Goal 2: Develop local capacity to manage and enhance historic and cultural resources.

- Strategy 2.1** Expand partnerships among historic and cultural organizations through development of a Historic Preservation Plan.
- Strategy 2.2** Establish new partnerships among organizations within historic and cultural asset clusters for programming, maintenance, fundraising and promotion.

- Strategy 2.3** Support resident efforts to maintain historic assets, especially the beach and town landings, through improved access and signage, increased DPW maintenance, waste collection procedures, and recognition of volunteer efforts.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 11 DOTS



Goal 3: Enhance Duxbury’s historic and cultural resources.

- Strategy 3.1** Establish vision and priorities to guide historic preservation planning effort.
- Strategy 3.2** Continue CPA funding for the acquisition, preservation, rehabilitation and restoration of historic properties and resources.
- Strategy 3.3** Explore funding mechanisms for maintenance of privately owned historically significant homes.
- Strategy 3.4** Create expedited review process for accessory dwelling units and home occupation permits on validated historic properties.

- Strategy 3.5** Provide information through the Town’s Historical Commission about how to research house histories, and strategies for preserving and restoring historic character.
- Strategy 3.6** Review zoning in Old Shipbuilders Historic District to ensure requirements respect historic building form, lot size, and lot layout.
- Strategy 3.7** Improve pedestrian and bicycle connections to and among clusters of historic and cultural resources.
- Strategy 3.8** Establish new events and programming that highlight historic and cultural resources.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 7 DOTS



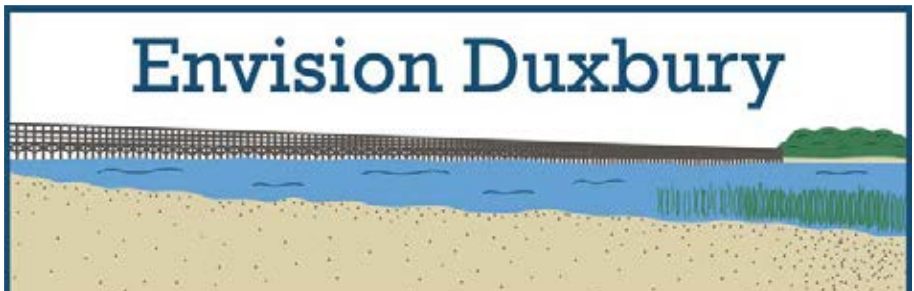
Goal 4: Enhance creative and cultural economic development.

- Strategy 4.1** Explore economic development strategies that highlight local artists and food producers.
- Strategy 4.2** Strengthen historic commercial properties through complementary housing development.
- Strategy 4.3** Improve safety of pedestrian and bicycle access to historic commercial properties.

- Strategy 4.4** Continue to conserve open space for historic semi-rural economic activities including agriculture, horticulture, and aquaculture.
- Strategy 4.5** Support preservation of historic agricultural uses through local food systems planning.

ADD OTHER COMMENTS OR FEEDBACK WITH A POST-IT NOTE

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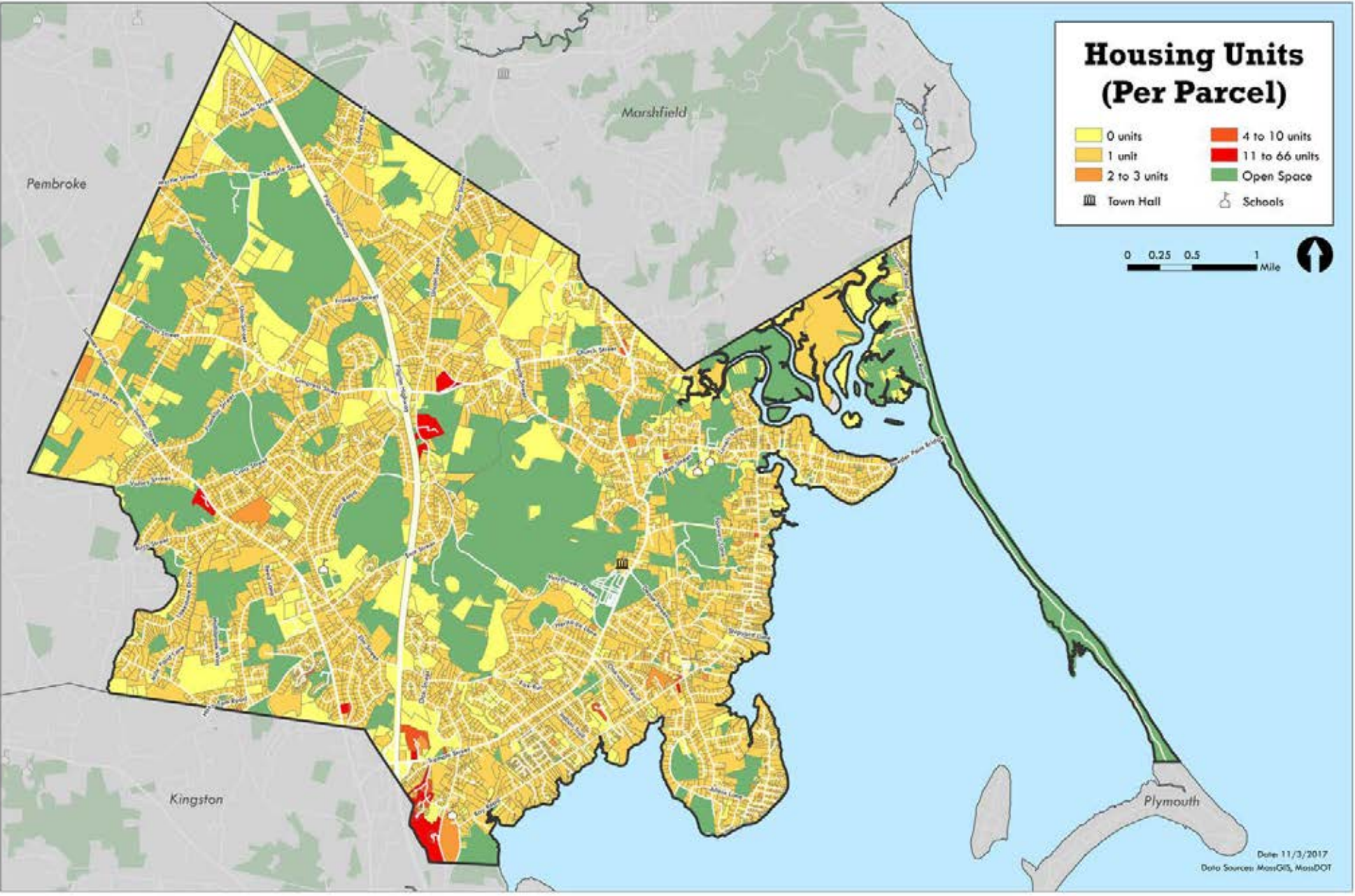
PHASE 1 MASTER PLAN ELEMENT:

Housing

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

Effective policies for the conservation of land and the preservation of community character have contributed directly to the attractiveness of the Town, but are also factors contributing to a growing pattern of high housing cost which is one of the greatest challenges for the future of housing in Duxbury. The housing strategies seek to address several demographic trends in the Town – modest population and household growth and an aging population. Additional housing units are needed to accommodate continued and projected growth of the population in such a way that the attractive qualities of Duxbury are not compromised. Additional types of housing units are needed to accommodate an aging population to allow long-time residents to remain a part of the community. Duxbury’s housing stock is primarily comprised of single-family homes. Additional types of housing choices are also needed to provide a greater diversity of offerings in the Town for unit size, tenure, and affordability. The expansion of housing choices primarily focuses on alternatives to the single-family home, such as additional housing units as part of mixed-use village centers.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 1 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUMS FEEDBACK

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 16 DOTS

Goal 1: Diversify housing options to support affordability and a more diverse population.

- Strategy 1.1** Foster new housing types, such as mixed-use housing at commercial centers.
- Strategy 1.2** Explore adaptive reuse options to create multiple housing units in existing and historic structures.
- Strategy 1.3** Support affordable housing trust, cooperative housing, or other models to diversify housing offerings and options.
- Strategy 1.4** Explore a policy or program to add undocumented or illegal housing units to the roster of affordable housing options in the Town.

- Strategy 1.5** Identify Town-owned or privately owned land that would be well suited to additional affordable housing production that aligns with other Master Plan goals.
- Strategy 1.6** Preserve existing affordable housing units that may require deed-restriction renewals.
- Strategy 1.7** Add all existing eligible affordable housing units to the Subsidized Housing Inventory.
- Strategy 1.8** Maintain updates to the Housing Production Plan.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 14 DOTS

Goal 2: Preserve and strengthen the Town’s established and historic residential neighborhoods and semi-rural and coastal character.

- Strategy 2.1** Identify and develop design guidelines for each established and historic residential neighborhood to strengthen the character and features of each.
- Strategy 2.2** Create local historic districts in the most historically significant residential neighborhoods.
- Strategy 2.3** Reduce the likelihood of removal of historic homes

- through both regulations, such as increased dimensional controls, and incentives, such as historic tax credits.
- Strategy 2.4** Encourage additions, conversions, or accessory dwellings that enhance the economic viability of preservation while maintaining neighborhood character.
- Strategy 2.5** Explore opportunities to allow income-producing historic properties to expand tax credit opportunities.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 12 DOTS

Goal 3: Strengthen walkability within existing compact nodes of residential development and mixed-use commercial centers.

- Strategy 3.1** Use new residential redevelopment to increase pedestrian and bicycle connections.
- Strategy 3.2** Encourage residential development to occur in existing, compact, mixed-use clusters that support walkability.

- Strategy 3.3** Use residential redevelopment or incentives for adding multi-modal connectivity as a complement to adjacent conservation land and open spaces.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 8 DOTS

Goal 4: Encourage independent living for seniors, people with disabilities and other special needs.

- Strategy 4.1** Identify targeted locations near existing clusters, such as The Village at Duxbury, to add age-restricted and special needs housing units and additional amenities.
- Strategy 4.2** Streamline zoning and permitting approvals for senior and special needs housing including exploring opportunities for incentives.

- Strategy 4.3** Explore tax benefits to assist senior residents.

MARCH 2019 AND OCTOBER 2018 COMMUNITY FORUM FEEDBACK: 2 DOTS

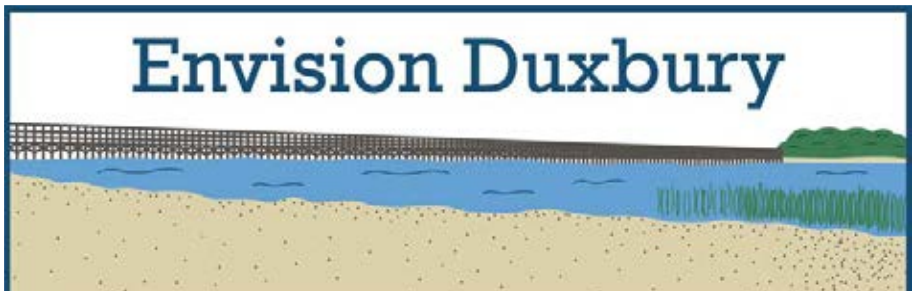
Goal 5: Integrate new housing into existing commercial districts.

- Strategy 5.1** Encourage conversion of upper-story commercial space into residential units where appropriate.
- Strategy 5.2** Encourage the redevelopment of single-story commercial buildings into multiple story buildings that include ground floor commercial uses and upper floor residential units in the commercial centers of Hall’s Corner, Snug Harbor, and Millbrook.
- Strategy 5.3** Streamline zoning and permitting approvals for projects that include residential uses and amend the zoning bylaw to encourage mixed uses in existing commercial centers.

- Strategy 5.4** Explore targeted infrastructure investments (water and wastewater) to support additional mixed-use activity in compact commercial centers.
- Strategy 5.5** Focus regulations and incentives on the creation of both smaller units and rental units to diversify housing options in existing commercial centers.

ADD OTHER COMMENTS OR FEEDBACK WITH A POST-IT NOTE

Town of Duxbury
Metropolitan Area Planning Council

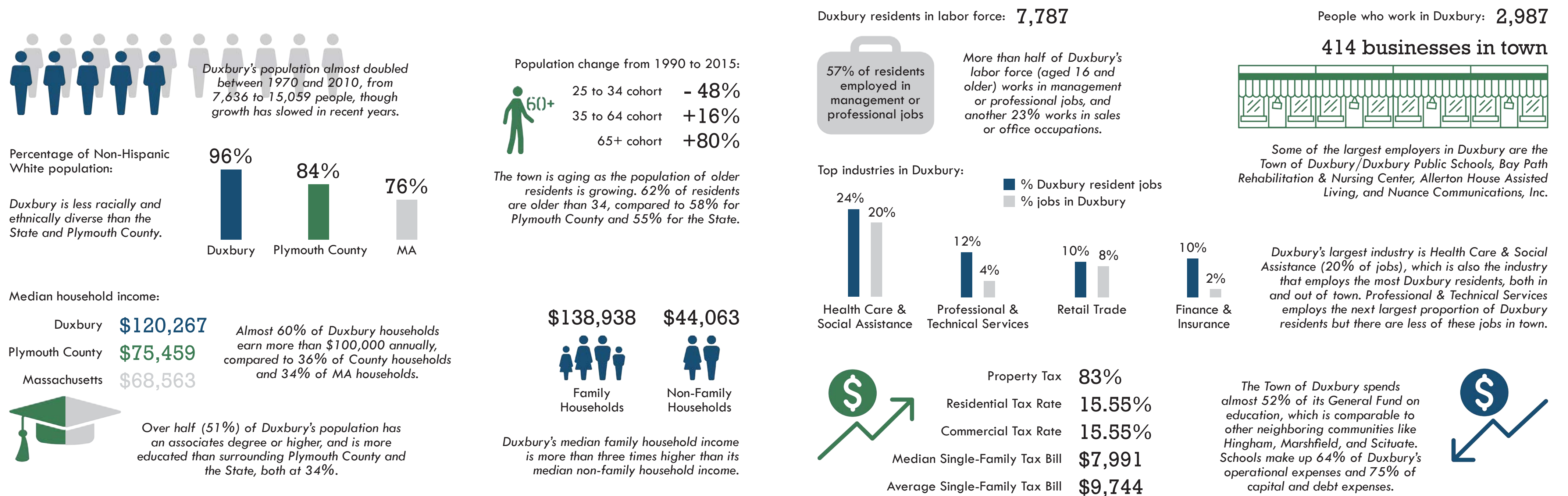


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PHASE 1 MASTER PLAN ELEMENT: Duxbury Today and Vision Statement

DUXBURY TODAY

This element provides a current snapshot of the Town of Duxbury to define a baseline of existing conditions for all Master Plan Elements and a benchmark by which to measure future progress.



DRAFT VISION STATEMENT

A community-based vision for Duxbury, projecting future improvements to come over the next 10 to 20 years:

Looking forward, the Town of Duxbury continues to be a prosperous coastal community with exceptional assets. Residents of all ages and backgrounds are able to enjoy a high quality of life in Duxbury with convenient access to everything the town has to offer: beautiful beaches, an excellent school system, a thriving harbor, thousands of acres of protected open space, vibrant businesses, and attractive residential neighborhoods.

The Town proactively protects its waterfront heritage and resources to make them more resilient against the impacts of climate change. Coastal resilience protects Duxbury's rich maritime and shipbuilding history and enhances continued waterfront activity, Duxbury's pristine public beach, and active bay, continuing to draw residents and visitors to the coast.

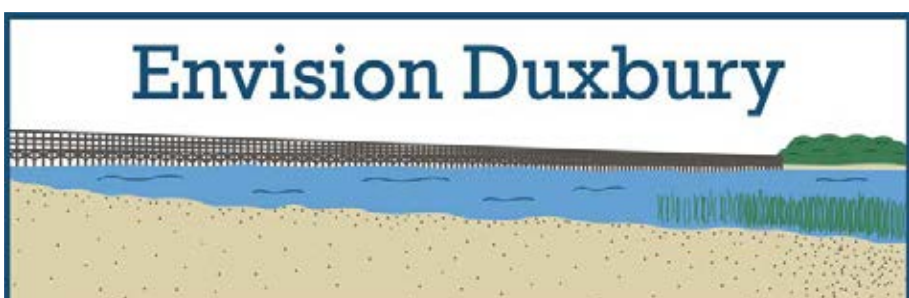
The thousands of acres of preserved open space in Duxbury continue to offer opportunities for recreation, enhance scenic views, and protect the Town's water supply and rare species habitats. Additional land has been protected, and open space connections are strengthened via bike and pedestrian paths that are safe and attractive.

Duxbury Public Schools sustain excellence and the town attracts families looking to form deep roots in the community. Transparent and fiscally-responsible Town government manages growth and development in a way that maintains Duxbury's authentic character yet balances revenues to sustain excellent public services, facilities, and infrastructure.

Hall's Corner, Snug Harbor, and Millbrook serve as the centers of local economic activity with modest mixed-use buildings with first floor retail, transportation improvements, and streetscape enhancements that create more vibrant and walkable neighborhood business districts.

The town's smaller commercial areas also support successful businesses that serve residents and visitors of Duxbury in compact and walkable districts. Duxbury continues to protect its historic resources, especially working to preserve historic homes that may be at risk of being torn down and replaced. Alternative housing types have also created a greater variety of housing options for Duxbury residents, leading to more affordable options for families, seniors, and young adults while integrating with the character of the Town.

As observed throughout the Envision Duxbury Master Plan process, the vision for Duxbury in 2030 is strengthened through a community that is informed, engaged, and productively working toward a shared vision and commitment to achieving a prosperous and sustainable future.



PHASE 1 MASTER PLAN ELEMENT:

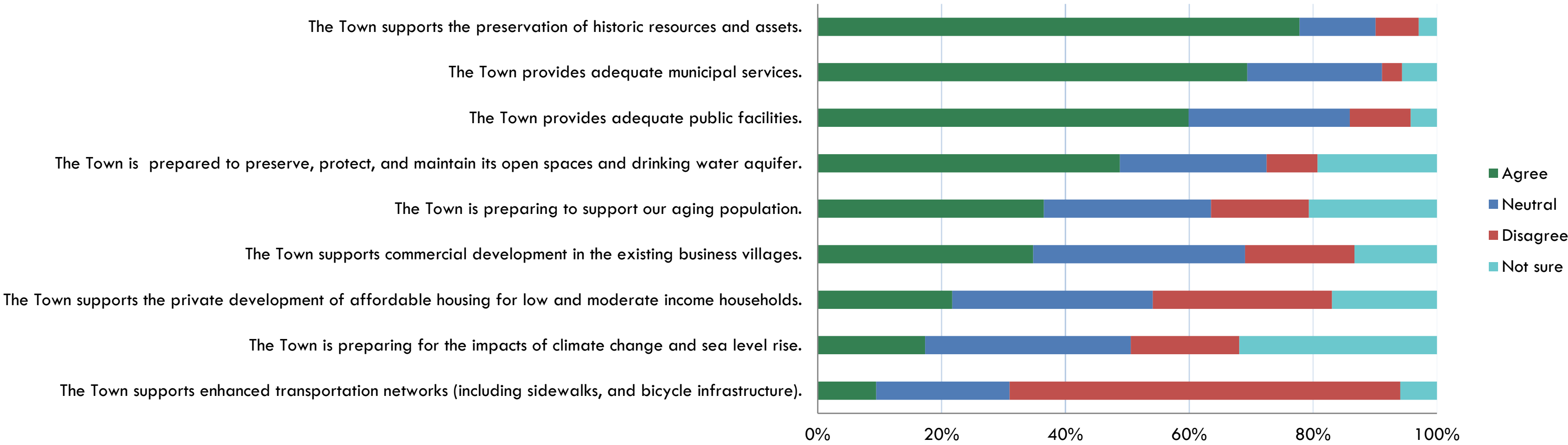
Community Survey

As part of Phase 1 of this process, an online community survey invited community feedback on a number of topics related to the Envision Duxbury Master Plan. Over 1,200 community members responded to survey questions with results shown below.

SURVEY QUESTION

Please indicate your level of agreement/disagreement with the following statements.

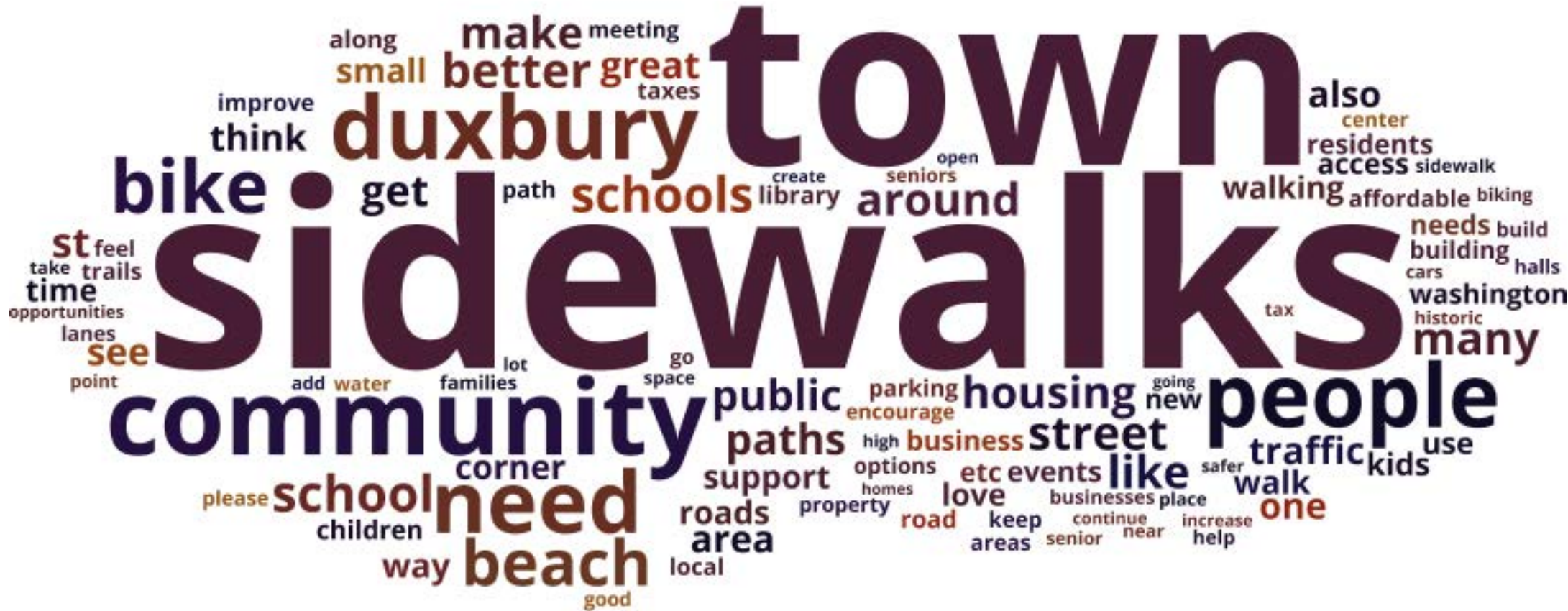
Results from the 1,131 responses to this survey question.



SURVEY QUESTION

Good Ideas? Many people have good ideas about how to make Duxbury a stronger community. These ideas may be big or small. What are your good idea(s)?

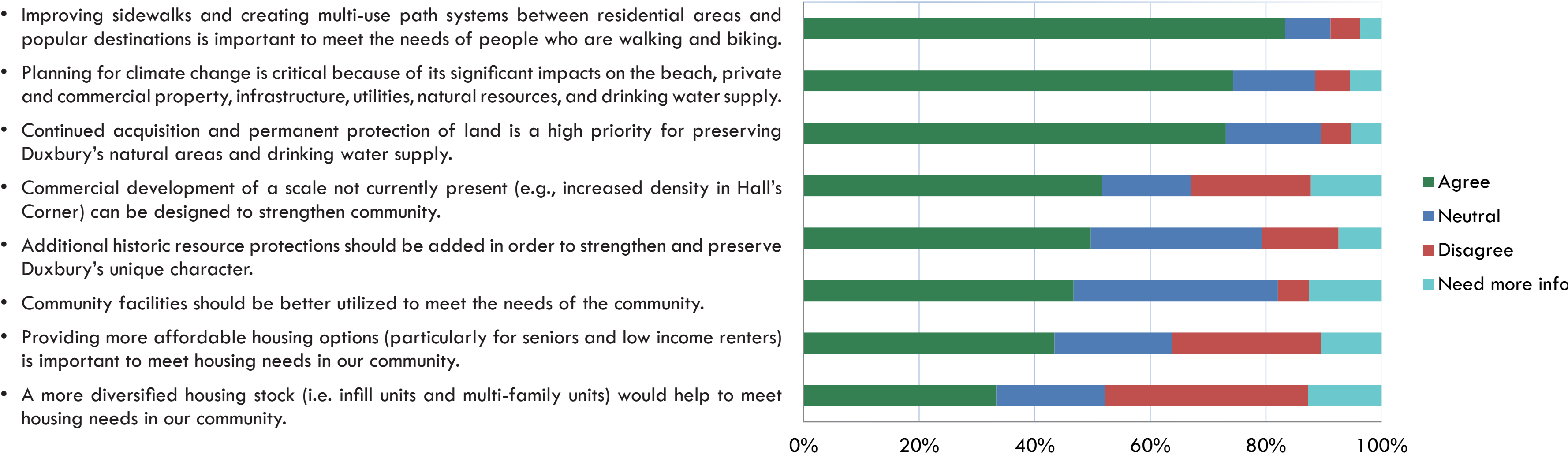
This “word cloud” is composed of the 100 most frequently used words from the 539 written responses to this survey question. The larger the word, the more frequently it was used. For example, the word “sidewalks” was used among the most frequent for good ideas.



SURVEY QUESTION

A review of existing plans have revealed different potential solutions to challenges and opportunities in Duxbury. Please share your current level of agreement or disagreement with the following.

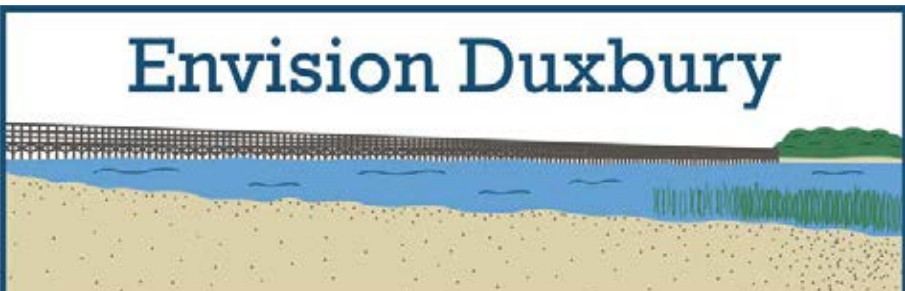
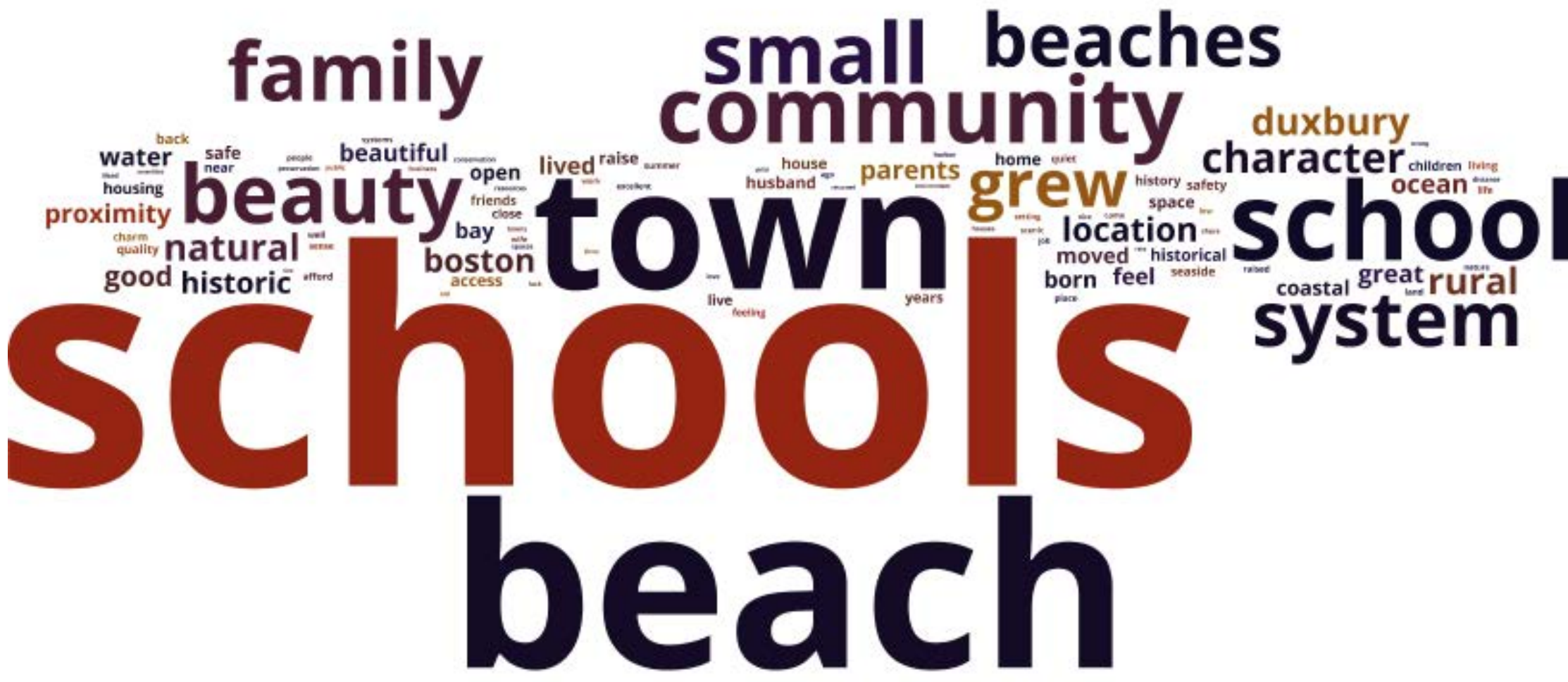
Results from the 1,099 responses to this survey question.



SURVEY QUESTION

What originally attracted you to Duxbury?

This “word cloud” is composed of the 100 most frequently used words from the 842 responses to this survey question.

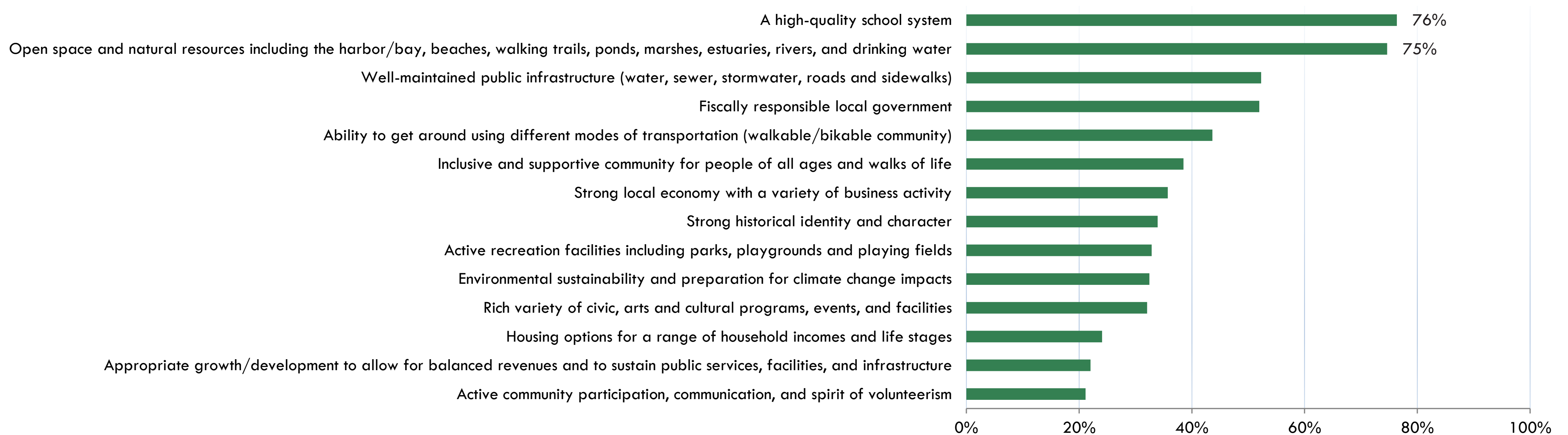


PHASE 1 MASTER PLAN ELEMENT: **Community Survey**

SURVEY QUESTION

Which of these community values are most important to you?

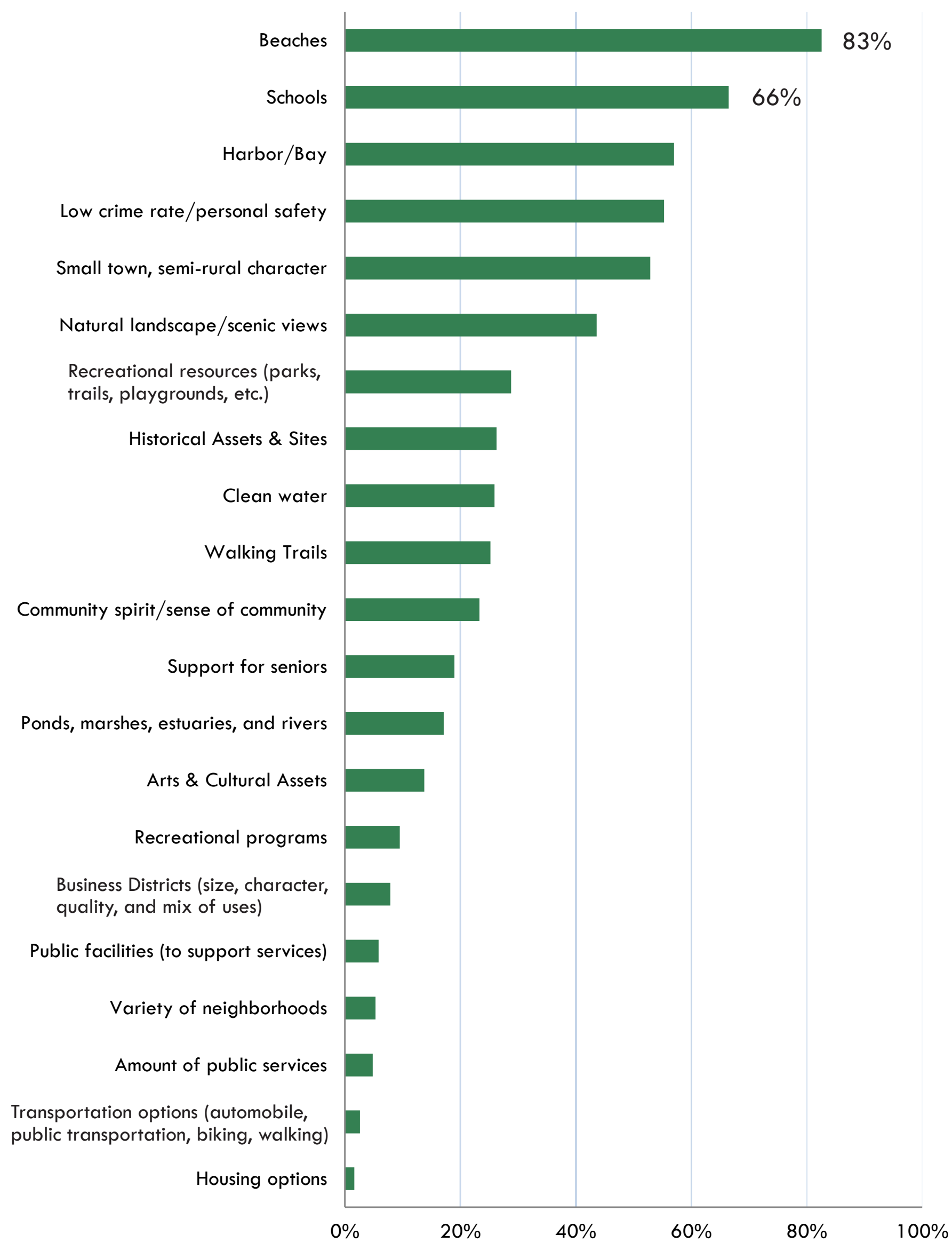
Results from the **1,226 responses** to this survey question.



SURVEY QUESTION

Greatest Assets: What do you like most about Duxbury?

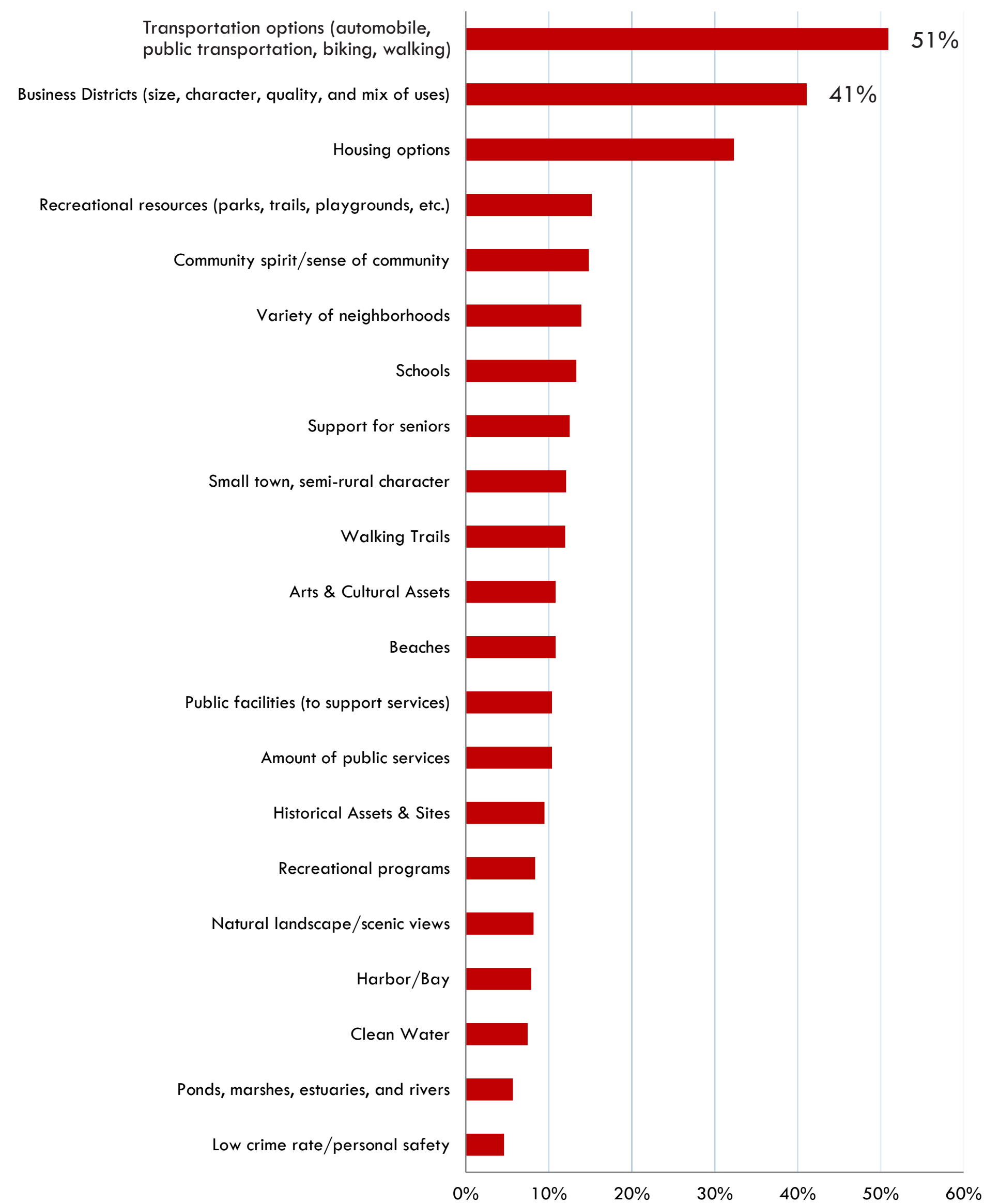
Results from the **1,223 responses** to this survey question.



SURVEY QUESTION

Greatest Challenges: What do you think is most in need of improvement or change in Duxbury?

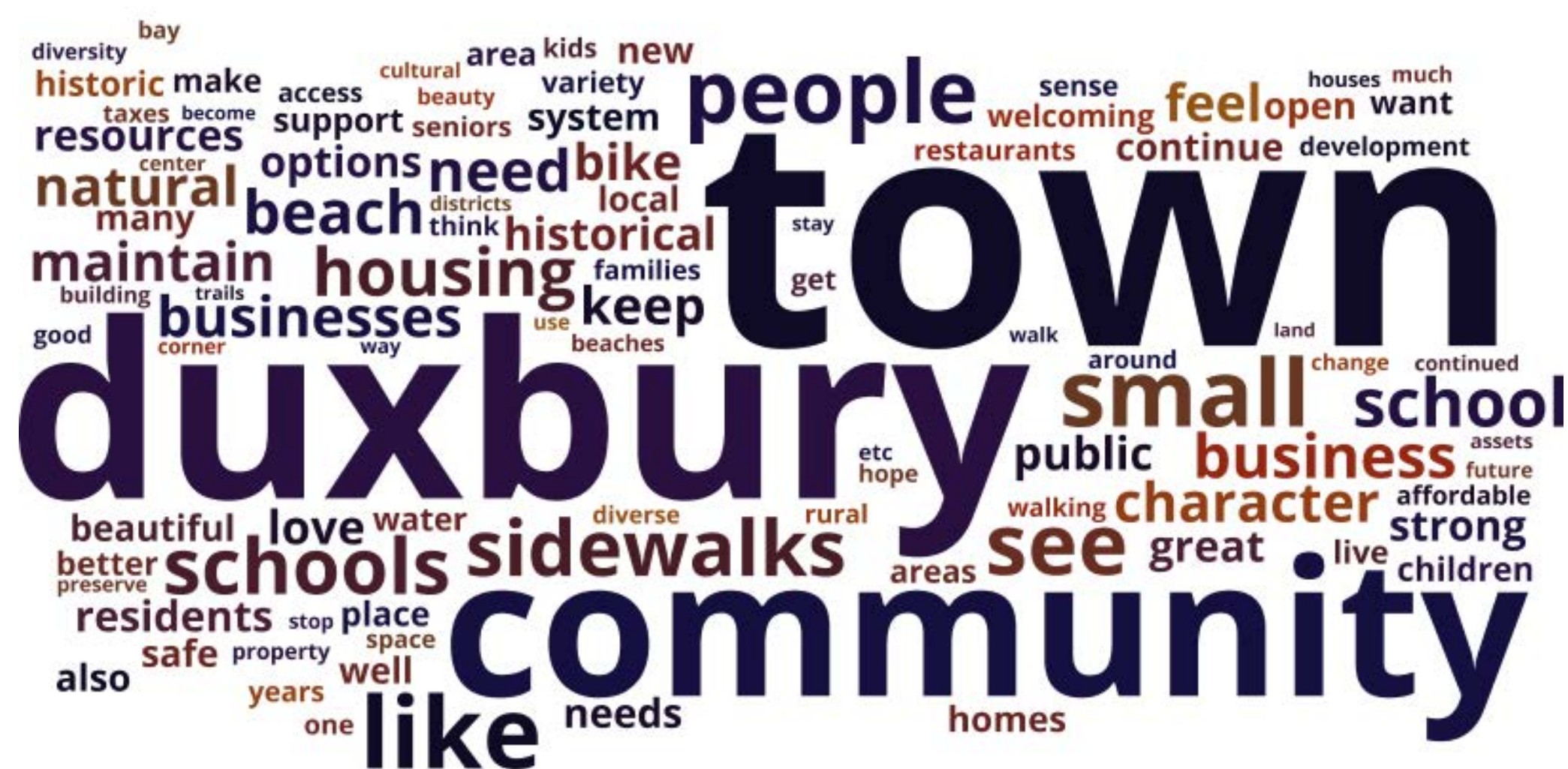
Results from the **1,127 responses** to this survey question.



SURVEY QUESTION

What is your vision for Duxbury in the future?

This “word cloud” is composed of the 100 most frequently used words from the **775 responses** to this survey question.



This “word cloud” is composed of the 100 most frequently used words from the **775 responses** to this survey question with the words “Duxbury” and “town” removed.





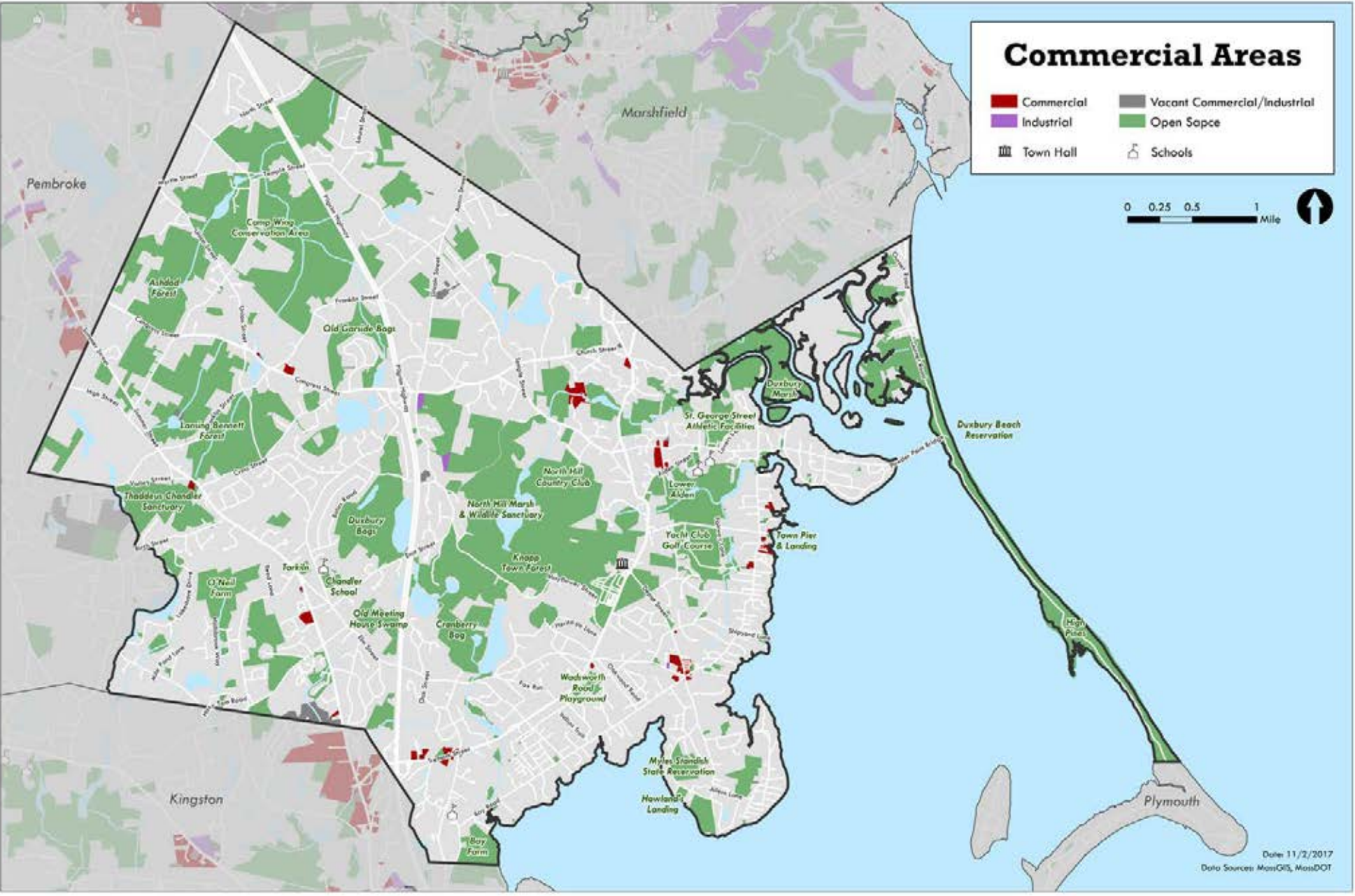
PHASE 2 MASTER PLAN ELEMENT:

Economic Development

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

As a historically rural and coastal community, Duxbury’s economy has predominantly included small, locally-owned and locally-oriented businesses. The largest employers in Duxbury include the local schools, nursing care facilities, real estate brokers, and town government. The largest industries in Duxbury are Professional, Scientific, Tech Services (122), Finance and Insurance (85), and Healthcare & Social Assistance (73), and the highest paying industries are Professional, Scientific, Tech Services (\$159,444), Educational Services (\$51,607), and Healthcare & Social Assistance (\$21,875). The median household income in Duxbury is \$165,531. The most common job groups, by number of people living in Duxbury, are Management, Business, Science, and Arts, Sales and Office, and Service. Duxbury has eight distinct neighborhood business districts located throughout the town where commercial uses of varying sizes occur. The livability, convenience, and quality of life in the town is influenced by the largest of the neighborhood business districts which are Hall’s Corner, Snug Harbor, and Millbrook.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 2 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 COMMUNITY FORUM FEEDBACK

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
8 DOTS

Goal 1: Focus on distinct business district-based economic development.

- Strategy 1.1** Strengthen the identity for major districts to attract residents, new visitors, and businesses while mitigating traffic, parking, and environmental impact.
- Strategy 1.2** Increase residences within and near the business districts by working with property owners to determine priority underutilized sites for mixed use redevelopment.
- Strategy 1.3** Create a pedestrian and bicyclist friendly environment in each district.

Strategy 1.4 Improve wayfinding signage to better guide visitors to Duxbury’s existing business districts and amenities and create a façade improvement program for these districts.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
4 DOTS

Goal 2: Expand maritime businesses and industries, including recreation, research and education opportunities.

- Strategy 2.1** Work with state and regional education and economic development agencies to bolster marine educational programs/facilities, the marine aquaculture industry, and recreation programs/facilities, by creating a Snug Harbor Economic Development Plan to grow jobs and revenue.
- Strategy 2.2** Increase complements to maritime activity including retail, restaurants, and expansion of cultural and recreational offerings to attract year-round visitors, such as water-based recreation (tours, charters and kayak sales/rentals).

Strategy 2.3 Further develop off-peak season programming to attract visitors including festivals (food, music, film), shopping events, restaurant weeks, and more. Continue to support, but increase the promotion of, Holly Days, with improved marketing and outreach.

Strategy 2.4 Consider incorporating an open space element into any new development that occurs near the harbor to enhance amenities and integrate resilience features.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
2 DOTS

Goal 3: Strategically plan for resilience and leveraging of limited resources.

- Strategy 3.1** Incorporate resilience and climate change into economic development planning through cost benefit analyses or other evaluations.
- Strategy 3.2** Consider infrastructure investments that could address multiple issues (for example, wastewater treatment plants in certain locations could strengthen redevelopment opportunities, improve Duxbury Bay water quality, and improve coastal resiliency).

Strategy 3.3 Leverage and optimize infrastructure to support more intense use of land in neighborhood business districts.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
1 DOTS

Goal 4: Assist local home-based nonstore businesses.

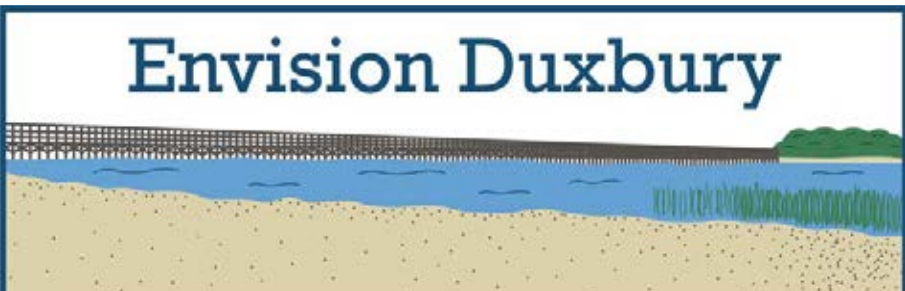
- Strategy 4.1** Create a home-based business development and management program to support a growing employment base.
- Strategy 4.2** Create a Center for Entrepreneurship Incubator, perhaps by partnering with local coworking space Co-WorkDux, which would educate, support, and assist in the successful development of local entrepreneurs who are committed to building a vibrant community.

Strategy 4.3 Through the incubator, support the creation of a retail store with an exclusive focus on local products. The marketplace would help build local businesses and connect businesses to regional customers and be a hub for locally made goods.

Strategy 4.4 Hold networking events for existing and future home-based, entrepreneurial businesses.

ADD OTHER COMMENTS OR
FEEDBACK WITH A POST-IT NOTE

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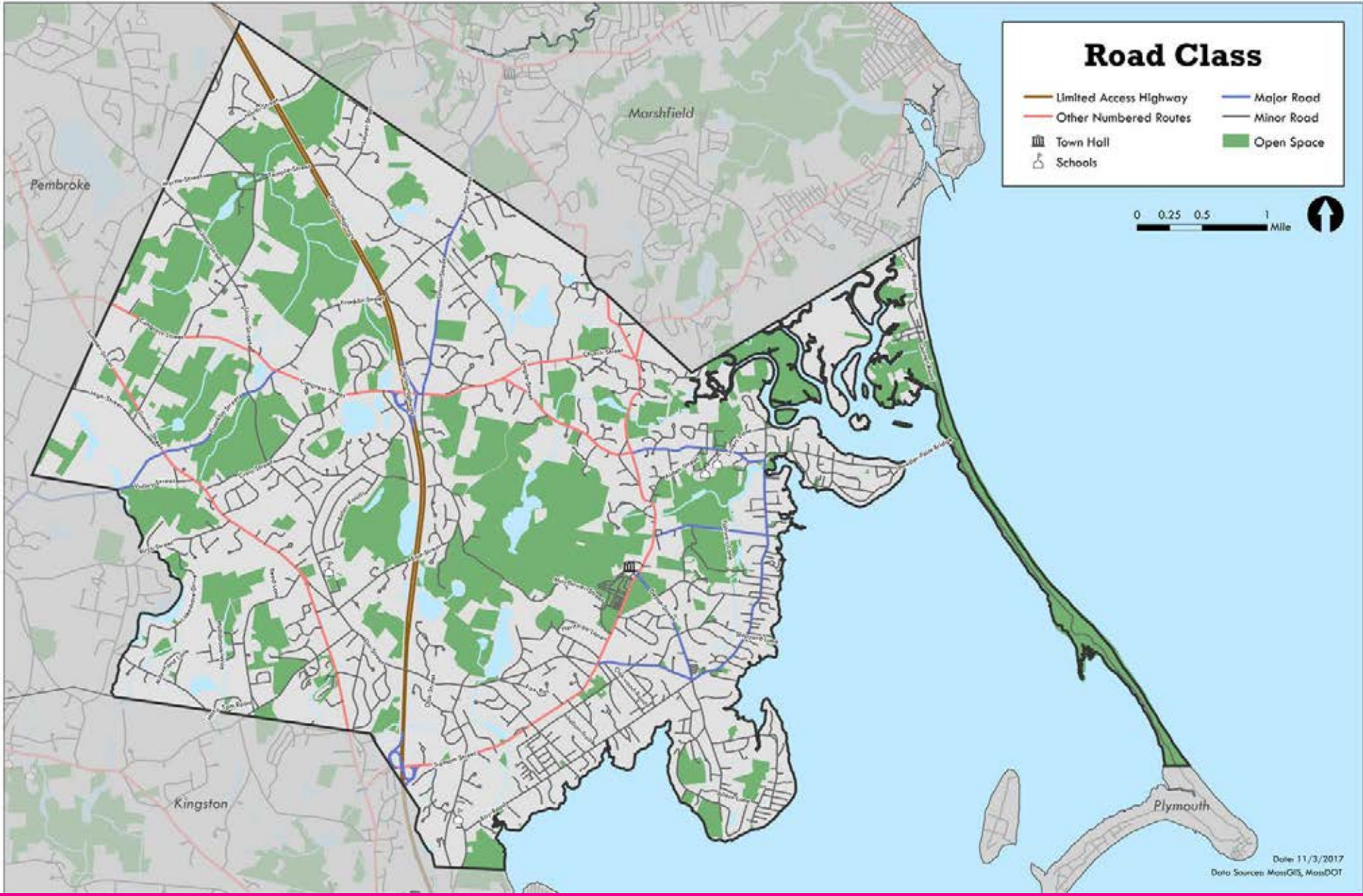
PHASE 2 MASTER PLAN ELEMENT:

Transportation and Connectivity

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

Duxbury’s transportation network includes historic two-lane roadways and local streets, modern multilane highways, off-road paths and trails, some sidewalks, as well as limited transit services and ride sharing options. A successful transportation network plans for the efficient and safe movement of people and goods, and provides multiple travel options to access destinations. Duxbury faces a variety of transportation challenges, primarily in the areas of safety, pedestrian and bicycle connectivity, and in moving projects from ideas to implementation. While the Town has historic homes, beaches, pedestrian scaled neighborhood business districts and Town-owned forests, Duxbury could improve ways to safely and effectively connect these resources for all residents and visitors. The Town should develop a comprehensive complete streets and trail transportation action plan that prioritizes high crash areas, and creates networks connecting residents to key nodes in the Town including schools, commercial centers, and recreation areas.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 2 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 COMMUNITY FORUM FEEDBACK

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
8 DOTS

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
7 DOTS

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
2 DOTS

MARCH 2019
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FEEDBACK:
2 DOTS

MARCH 2019
COMMUNITY
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FEEDBACK:
2 DOTS

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
0 DOTS

Goal 1: Create a town-wide multimodal network connecting key nodes.

- Strategy 1.1** Continue to expand off-road walking trails, with an aim for this “network” to connect key “nodes” such as schools, businesses, and neighborhoods.
- Strategy 1.2** Evaluate roadway and streets for pedestrian and bicycle improvements, such as wide shoulders, shared-use paths, traffic calming, and develop specific projects to create the network, including pilot projects to test new ideas.
- Strategy 1.3** Partner with MassDOT and MAPC to plan the completion of Duxbury portions of regional trails.

- Strategy 1.4** Plan a bicycle network connecting key destinations such as schools and commercial centers (on or parallel to roads and off-road trails).
- Strategy 1.5** Evaluate bicycle share options, in coordination with adjacent communities to allow cyclists to ride between communities, particularly during summer tourism periods.
- Strategy 1.6** Plan for “micro-mobility” battery powered non-motorized options such as Segways, scooters, and e-bicycles, and Town’s infrastructure
- Strategy 1.7** Plan for expanded ride-hailing services (Uber, Lyft, taxis) and autonomous vehicle with pick-up/drop-off areas at key destinations.

Goal 2: Create walkable economic centers.

- Strategy 2.1** Design safe pedestrian and bicycle connections in key commercial areas including Snug Harbor and Railroad Avenue, similar to recent designs conducted for Hall’s Corner.
- Strategy 2.2** Conduct parking studies in commercial areas to determine parking needs, including ways to ensure parking turnover for commercial establishments, and ensure safe pedestrian connections through parking lots.

- Strategy 2.3** Create placemaking pedestrian and bicycle infrastructure and (where needed) transit infrastructure in commercial nodes, such as bicycle racks, wayfinding, seating, and dedicated pick-up/drop-off areas.
- All of the above strategies under Goal 2 should be done in coordination with adopting a complete street policy and prioritization plan (see Goal 3).*

Goal 3: Move into implementation of previous studies and recommendations.

- Strategy 3.1** Create complete streets policy and prioritization plan that reflects and maintains the rural and small town character.
- Strategy 3.2** Continue “safe routes to schools” efforts to identify and improve priority corridors and actions that will support safe cycling and walking for children.

- Strategy 3.3** Create a single town transportation committee, with sub committees, to concentrate on off-road trails, sidewalks, traffic safety, and bicycle needs to ensure coordinated prioritization and implementation.
- Strategy 3.4** When feasible, conduct temporary infrastructure pilot projects with movable bollards and temporary paint to evaluate the effectiveness of recommended projects.

Goal 4: Expand transit options and transit supportive infrastructure.

- Strategy 4.1** Evaluate ridership and on time performance of the GATRA route serving Duxbury to determine whether to keep the route along Washington Street or return the routing to Route 3A, or other changes to improve transit access.
- Strategy 4.2** Implement infrastructure to support transit use such as seating at bus stops, and signage with bus schedules.
- Strategy 4.3** Include access to bus stops in pedestrian project prioritization.

- Strategy 4.4** Long-term, evaluate with GATRA the feasibility of a single bus route connection from Duxbury to the Kingston commuter rail.
- Strategy 4.5** Evaluate senior transportation services in nearby towns of Plymouth, Kingston and Marshfield to determine if a coordinated dispatch would create a more efficient and effective service.
- Strategy 4.6** Explore the feasibility of copying the new Attleboro partnership for subsidized Uber and Lyft rides to help fill the gaps in GATRA services.

Goal 5: Develop a traffic safety prioritization plan.

- Strategy 5.1** Study high crash locations to develop a safety prioritization plan that includes vehicular traffic calming measures to reduce speeds.
- Strategy 5.2** Coordinate the traffic safety prioritization plan with pedestrian and bicycle priorities.

- Strategy 5.3** Monitor autonomous vehicle adoption, specifically in the south shore, including what infrastructure might be needed to promote safety.

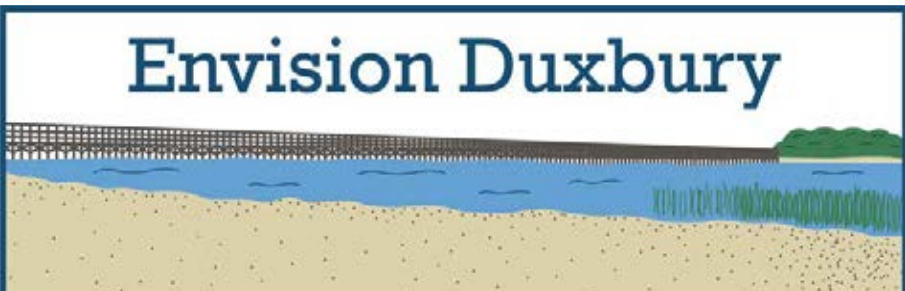
Goal 6: Include climate resiliency in developing changes to transportation infrastructure.

- Strategy 6.1** Ensure that new transportation infrastructure is able to accommodate climate change impacts such as rising sea levels and stronger storms.

- Strategy 6.2** Reduce impervious surfaces where possible when redesigning economic centers and street improvements.

ADD OTHER COMMENTS OR FEEDBACK WITH A POST-IT NOTE

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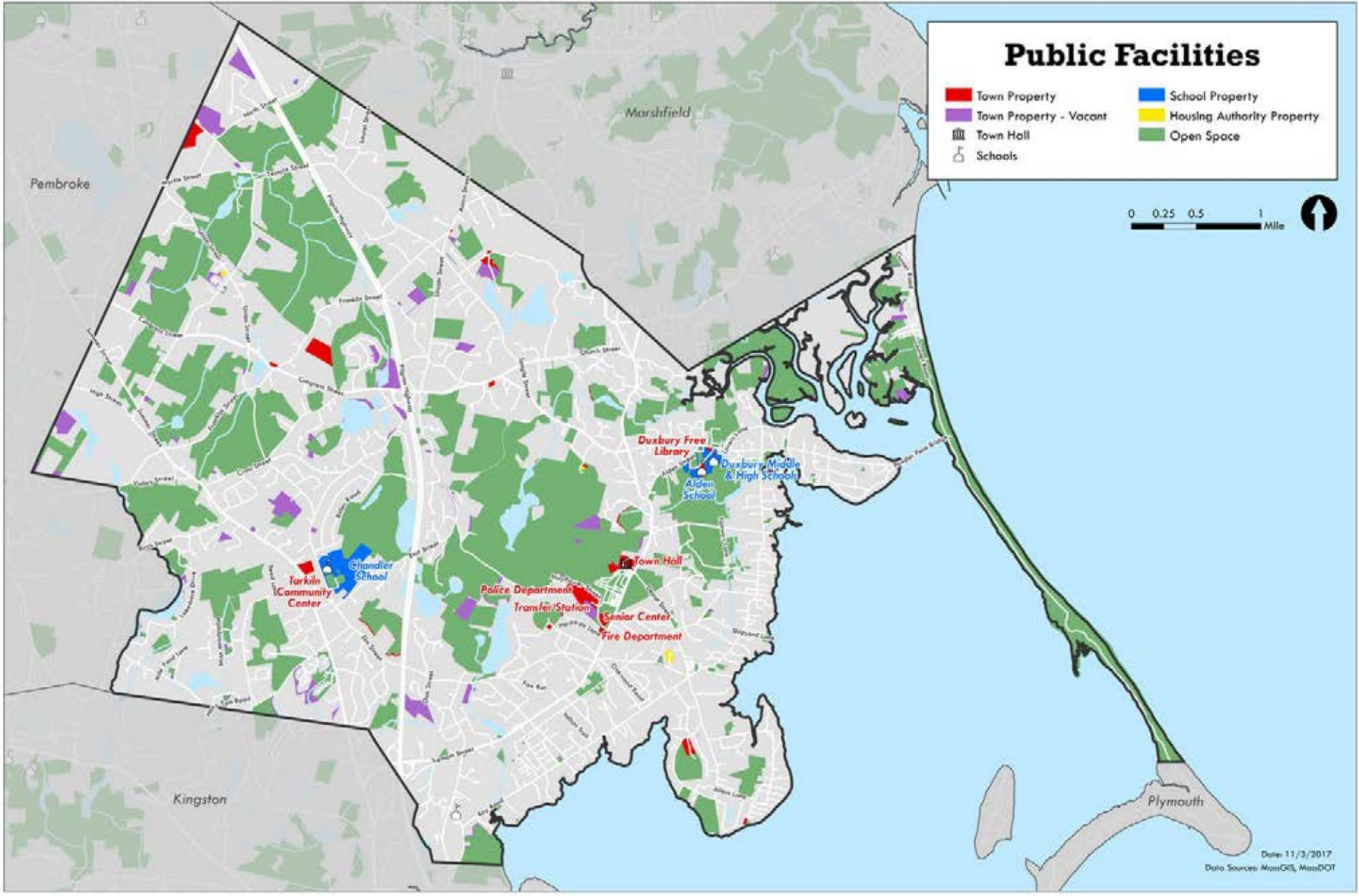


Duxbury Comprehensive Master Plan
Envisionduxbury.mapc.org



KEY FINDINGS

The Town of Duxbury benefits from committed Town volunteers, professional staff, and a portfolio of largely modern public facilities. Town residents and officials have demonstrated a commitment to sustaining the strength of the Town government and its services. Within the last decade, Duxbury’s Town Meeting has approved the construction of a combined Middle/High School and a new police station, as well as substantial renovations to the fire station, senior center, and Percy Walker pool. In 2018, Town Meeting voted to expand the Senior Center. Potential upcoming facility improvements include the replacement of the Department of Public Works Operations Center, which is currently being studied. Recent major projects completed by the department include the replacement of windows at the Alden School and restoration of the Recreation Department’s offices at the Girl Scouts House. Major planning projects expected in the next ten years include the study and recommendations for repair and replacement of Powder Point Bridge, a master plan for the expansion of Mayflower Cemetery, and a Town Pier Capital Needs Assessment.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 2 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 COMMUNITY FORUM FEEDBACK

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
8 DOTS

Goal 1: Leverage public facilities to provide professional and recreational opportunities to town residents.

- Strategy 1.1 Consider how town facilities, such as the library, can accommodate individuals who work remotely or in home occupations.
- Strategy 1.2 Expand on trainings and support available in the town for support of home businesses.

Strategy 1.3 Evaluate town owned and operated waterfront facilities, e.g. public docks and waterfront parks, and identify improvements to allow for increased public access to the town’s water resources.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
5 DOTS

Goal 2: Continue developing capacity to plan and implement long term, proactive infrastructure and facilities improvements.

- Strategy 2.1 Identify and establish additional best practices for capital improvement planning for long term maintenance and infrastructure needs including establishing a fund to cover the local share of TIP or other shared funding projects.
- Strategy 2.2 Examine options for providing additional engineering expertise to respond to Town infrastructure needs.

Strategy 2.3 Prioritize and implement recommendations from prior planning efforts, such as the Town’s Climate Vulnerability Assessment Plan and Hazard Mitigation Plan, to protect Town facilities and infrastructure threatened by the present and anticipated effects of climate change, e.g. increased storm intensity and sea level rise.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
4 DOTS

Goal 3: Identify opportunities to collaborate and coordinate regionally.

- Strategy 3.1 Continue, and consider expanding, participation in collective purchasing programs for capital equipment, e.g. police, fire and public works vehicles, to benefit from economies of scale and save staff time.
- Strategy 3.2 Collaborate with neighboring communities to develop shared use paths and other connections between adjacent green spaces.

Strategy 3.3 Create processes and cultivate relationships to better coordinate with neighboring towns in addressing the impacts of development related to infrastructure, road safety, and emergency access.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
3 DOTS

Goal 4: Prioritize effective communication and collaboration within Town government and with the public.

- Strategy 4.1 Clarify roles and responsibilities between boards, committees, and professional staff.
- Strategy 4.2 Continue to disseminate important information through a variety of channels and refine outreach strategies when appropriate.

Strategy 4.3 Develop approach to assist residents with engaging federal or state resources or agencies, e.g. FEMA.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
0 DOTS

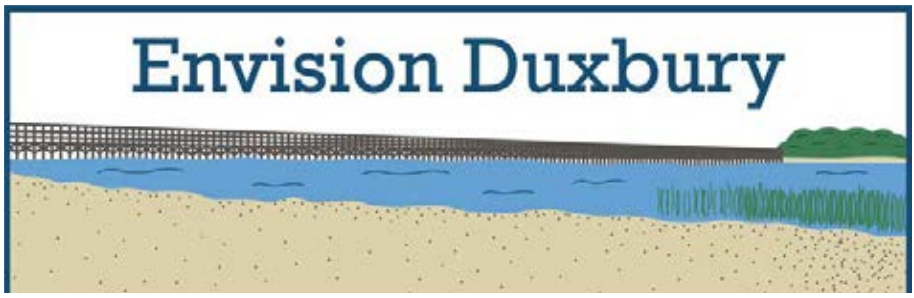
Goal 5: Ensure that town and school facilities meet community use and departmental operations needs.

- Strategy 5.1 Plan for the replacement or substantial improvement of facilities whose characteristics of size, condition, or location inhibit the efficient operation of the departments which rely on them.

Strategy 5.2 Provide sufficient resources to support thorough and timely operational maintenance activities, including responses to corrective and preventive maintenance work orders.

ADD OTHER COMMENTS OR FEEDBACK WITH A POST-IT NOTE

Town of Duxbury
Metropolitan Area Planning Council



Duxbury Comprehensive Master Plan
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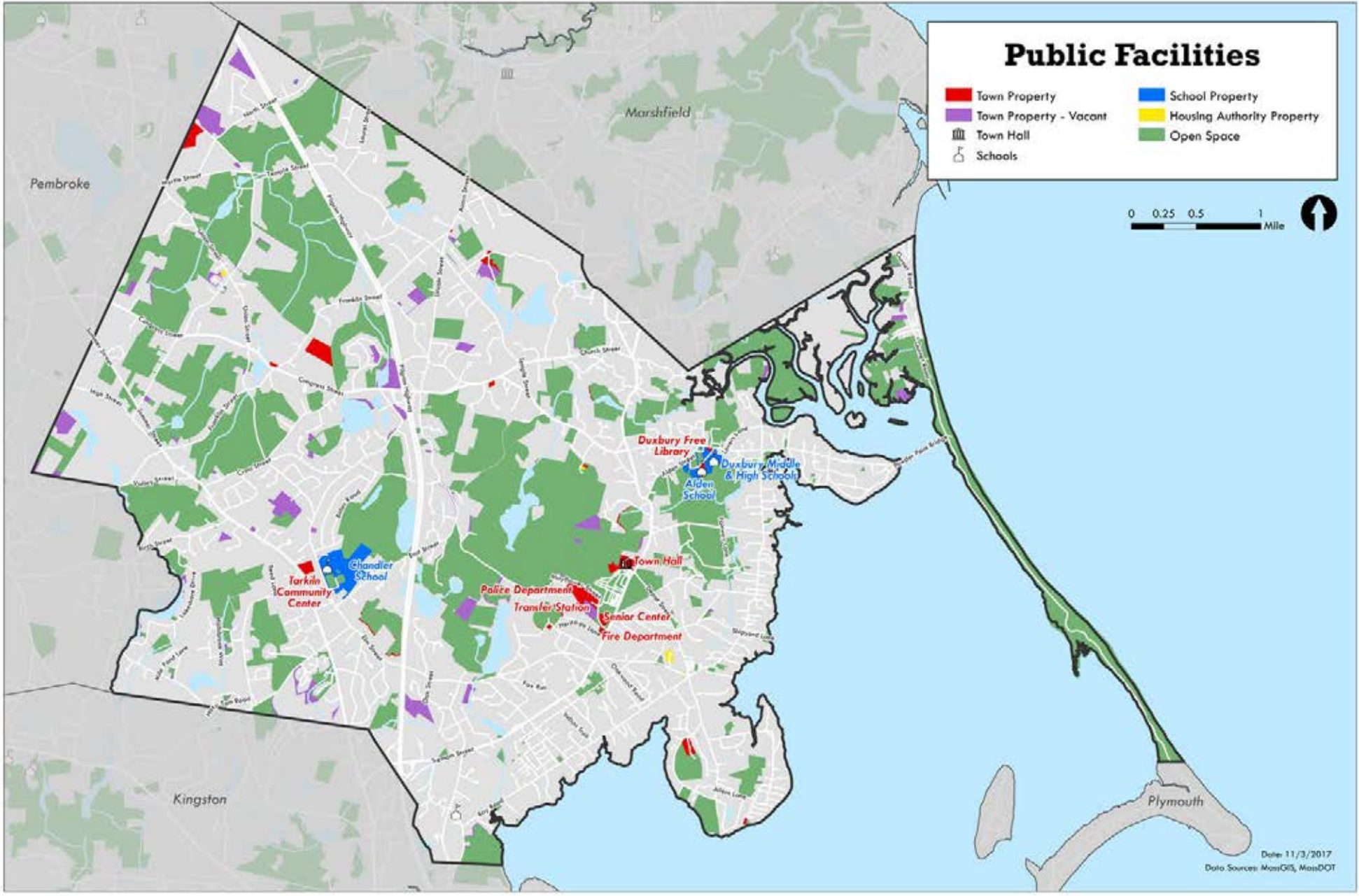
PHASE 2 MASTER PLAN ELEMENT:

Sustainability - Energy

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

The Town of Duxbury has made steady improvements towards reducing municipal greenhouse gas (GHG) emissions and installing renewable energy sources. In 2017, Duxbury received designation as part of the Green Communities program from Massachusetts Department of Energy Resources. Through the program, Duxbury has committed to reducing municipal energy use by 20% over the next 5 years through a variety of technical projects and behavioral changes. The facilities that are the highest municipal energy users are the schools, which make up 42% of total municipal energy use. However, many efforts have already been made to reduce energy use at the schools and the Duxbury Middle-High Schools is considered a Collaborative High Performance School for sustainability. In addition to energy efficiency, the Town has taken efforts to support renewable energy generation both for municipal buildings as well as allowing access for residents to take advantage of solar. The town owns several rooftop solar arrays, as well as purchases electricity from solar and wind systems in the region. The Town also allows accessory, rooftop solar by-right in several major zones.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 2 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 COMMUNITY FORUM FEEDBACK

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
9 DOTS

Goal 1: Develop a community-wide Climate Action Plan that sets the community on a path towards becoming net-zero, including buildings, transportation, and waste sectors.

Strategy 1.1 Extend the Ad-Hoc Alternative Energy Committee's goals to include considering a feasibility analysis of net-zero commitment and supporting a long-term GHG reduction plan.

Strategy 1.2 Establish a GHG baseline for the community to better understand usage across residential, commercial and industrial, transportation and waste sectors.

Strategy 1.3 Explore targets for GHG reductions and Net-Zero goals, including interim targets for every decade (i.e. 2030 and 2040) and near-term targets for reduction.

Strategy 1.4 Once targets have been established develop a strategy for reaching GHG reductions and launch projects and initiatives that balance greatest impact and costs.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
6 DOTS

Goal 2: Increase access for local residents and businesses to clean energy for electricity and heating/cooling needs.

Strategy 2.1 Increase the percentage of renewable energy for residents and businesses through a Community Choice Aggregation (CCA) (also known as Municipal Green Aggregation), where the Town chooses a competitive electricity supplier to provide additional renewable electricity.

Strategy 2.2 Encourage the development and participation in Community Shared Solar (CSS), in which multiple subscribers can benefit from a single, large solar array (within the same utility load-

zone). CSS helps provide access to solar to those who are unable to install it on their own property, whether they have roofs that aren't appropriate or are renters who don't own their home.

Strategy 2.3 Host a Solarize plus or Heat Smart campaign to promote and reduce costs of air source heat pumps and the electrification of heating/cooling systems, while also reducing costs for solar through bulk purchasing of rooftop solar (Solarize).

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
2 DOTS

Goal 3: Reduce municipal greenhouse gas emissions.

Strategy 3.1 Continue projects to reduce energy usage at municipally-owned buildings, including schools through energy efficiency measures, retrofitting HVAC and boilers, and behavioral changes.

Strategy 3.2 Continue to reduce energy use from municipally-owned vehicles including investing in fuel efficient and alternative fuel vehicles, and tracking vehicle usage.

Strategy 3.3 Install and purchase renewable energy for municipal use, either through direct ownership or power purchase agreements (PPA's) with solar and wind sources nearby.

Strategy 3.4 While a majority of the streetlights in Duxbury are owned by Eversource, the Town should focus on municipally owned streetlights and lights at facilities, and consider retrofitting to LEDs and/or dimming lights where appropriate (as identified in the 2017 Energy Reduction Plan).

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
2 DOTS

Goal 4: Support local residents and business in reducing their energy use through energy efficiency programs and initiatives.

Strategy 4.1 Educate property owners about the benefits and programs to conduct a home energy audit and partner with existing programs through Eversource and MassSave.

Strategy 4.2 Establish a weatherization program for home-owners and business owners, or explore partnerships with existing programs.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
1 DOTS

Goal 5: Increase energy resilience at critical facilities and public safety buildings.

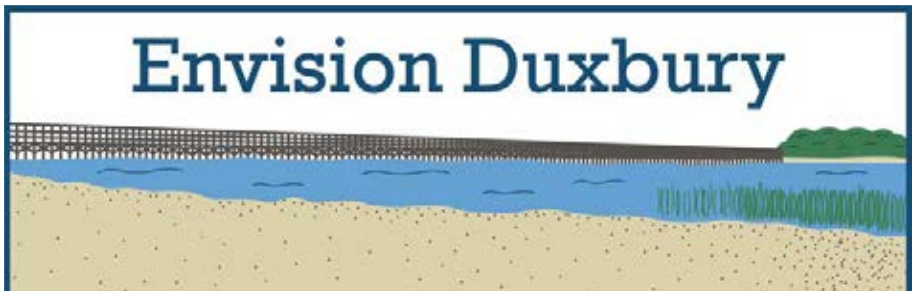
Strategy 5.1 Identify critical facilities ideal for resilient energy systems, including facilities that may be used as local emergency shelters or command centers.

Strategy 5.2 Explore the technical and financial feasibility of installing islanding capabilities at municipally-owned solar energy systems to be used during power outages (such as at the schools).

Strategy 5.3 Explore the technical and financial feasibility of installing battery storage with solar either at existing solar arrays, or building a new solar array plus storage.

ADD OTHER COMMENTS OR
FEEDBACK WITH A POST-IT NOTE

Town of Duxbury
Metropolitan Area Planning Council



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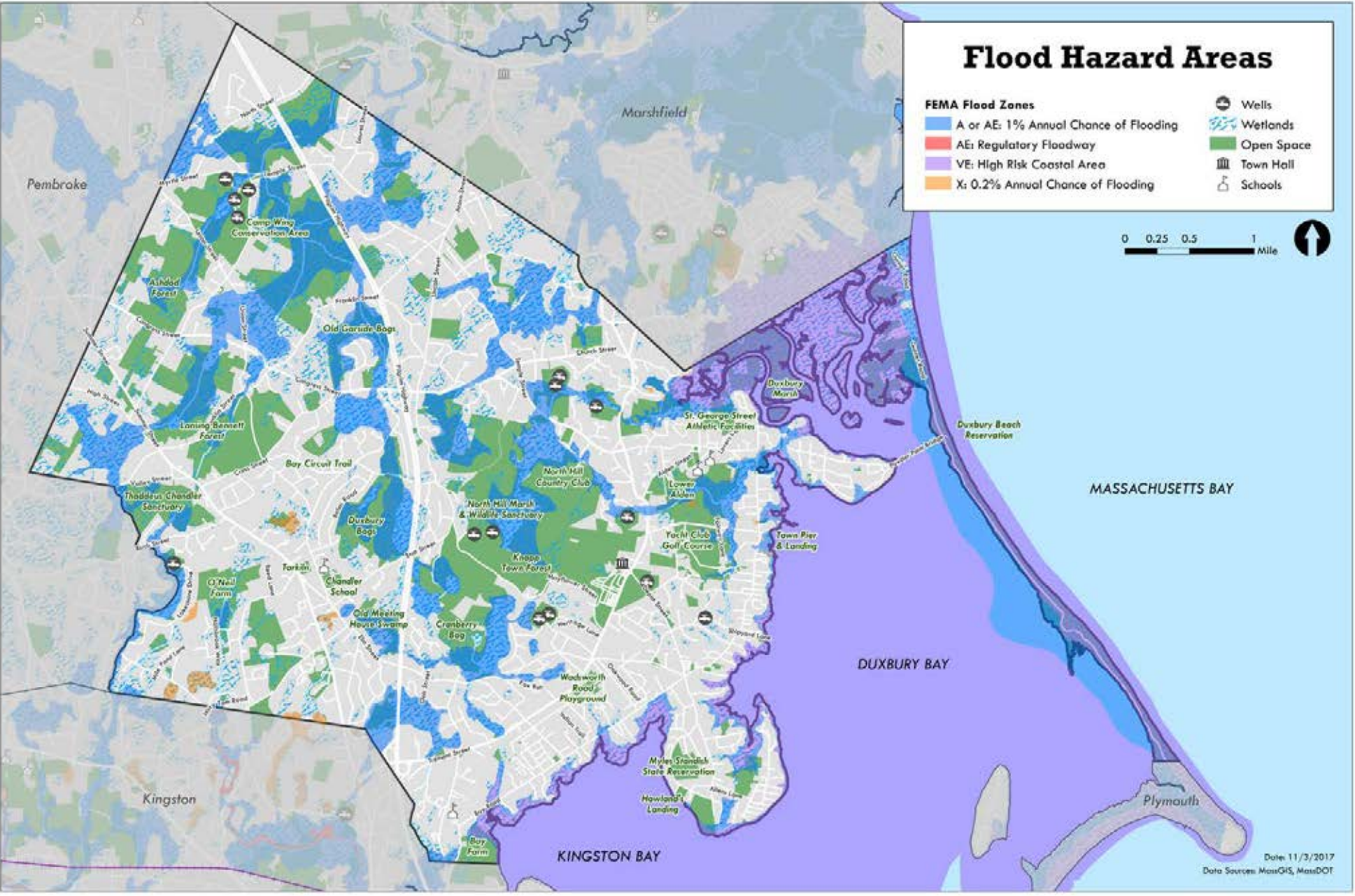
PHASE 2 MASTER PLAN ELEMENT:

Sustainability - Climate

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

Climate change is the most compelling environmental, economic, and social issue of our time and the northeastern United States is one of the most vulnerable to our changing climate, particularly with projected sea level rise (SLR). Climate change is a global phenomena with direct local impacts. Duxbury contains a rich fabric of cultural and natural assets and the community through time has had the foresight to protect these assets to uphold its cultural character as part of a healthy, livable community. These assets will increase the Town’s ability to mitigate, adapt to, and recover from the impact of climate change and severe weather events. These include protection of Duxbury Beach, a barrier beach providing shoreline protection from high-energy coastal storms to Duxbury and the surrounding towns. It also includes over 3,500 of protected, intact conservation land supporting healthy ecosystems and ecosystems services, over 1,600-acres of marsh land and living shoreline, and 8,300 acres of tree canopy capturing over 21,630 pounds of carbon dioxide annually.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 2 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 COMMUNITY FORUM FEEDBACK

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
10 DOTS

Goal 1: Incorporate climate resiliency into all local and regional planning efforts.

- Strategy 1.1** Establish a Climate Resilience Task Force/municipal committee which oversees the implementation of Duxbury Climate Vulnerability Assessment and Action Plan, Natural Hazard Mitigation Plan and the Envision Duxbury Master Plan Sustainability element.
- Strategy 1.2** Maintain the Town’s MA Executive Office of Energy and Environmental Affairs Municipal Vulnerability Preparedness Designation every five years.
- Strategy 1.3** Continue to leverage local funds with state and federal climate resilience and natural hazard mitigation funding opportunities to implement resilience measures across the Town.

- Strategy 1.4** Explore zoning that prohibits or regulates building in high hazard areas to strengthen resilience.
- Strategy 1.5** Ensure capital improvements (such as transportation, stormwater systems, park improvements, municipal buildings, etc.) incorporate design standards that will mitigate climate change impacts and strengthen resilience.
- Strategy 1.6** Create climate resiliency regulations or incentives related to increasing safety and minimizing damage related to coastal storms.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
10 DOTS

Goal 2: Create a resilient shoreline.

- Strategy 2.1** Support the health of existing living shorelines such as salt marshes and eel grass meadows. Engage in restoration projects that enable ecosystem services and adaptive capacity of living shorelines.
- Strategy 2.2** Practice and support beach nourishment and sacrificial dune opportunities to increase coastal infrastructure protection, wildlife habitat, and recreation opportunities.
- Strategy 2.3** Create a plan to manage sea walls. Plan sea wall investments to be able to withstand future sea level rise and coastal inundation for the projected lifetime of the sea wall (approximately 30-50 years).

- Strategy 2.4** Explore voluntary coastal buy-back programs for residences and businesses in high hazard or repetitive loss areas. Utilize state funding through the Environmental Bond Bill H.4835 or FEMA Coastal BuyBack program (when active).
- Strategy 2.5** Investigate the use of earthen berms for increased shoreline protection along coastal roads with persistent coastal flooding such as Bay Road, King Caesar Road, Washington Street in Snug Harbor, Powder Point Road, Gurnet Road, Duxbury Beach Access Road, Pine Point Road and Marginal Road.
- Strategy 2.6** Explore opportunities to acquire and protect land along the shoreline to enhance coastal flood management, increase recreational access to the shoreline, and reduce infrastructure vulnerability.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
4 DOTS

Goal 3: Protect Duxbury’s water resources from the impacts of climate change.

- Strategy 3.1** Reduce stormwater runoff into Duxbury’s waterways by using green infrastructure and other natural filtration systems.
- Strategy 3.2** Ensure that investments in wastewater systems are climate resilient to prevent contamination of Duxbury’s waterways from storm surge, coastal flooding and riverine flooding.

- Strategy 3.3** Explore salt water intrusion vulnerability of Duxbury’s aquifers with sea level rise.
- Strategy 3.4** Promote actions for sustaining and improving water quality in Duxbury Bay to ensure healthy marine ecosystems such as salt marshes, eel grass beds, and marine life habitat.

MARCH 2019
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FEEDBACK:
1 DOTS

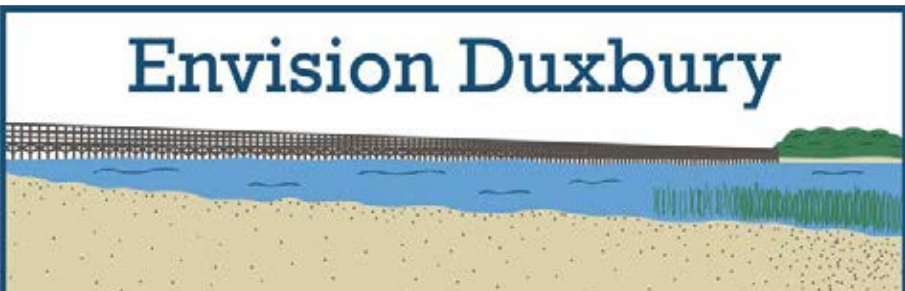
Goal 4: Position Duxbury’s coastal economy to remain vibrant through climate change.

- Strategy 4.1** Engage in a community-led district resilience planning and development effort of Snug Harbor that includes resilience zoning, development, migration (where applicable), and resilience project prioritization.
- Strategy 4.2** Work with the commercial fishing industry and other coastal business (yacht club, Duxbury Bay Maritime School, etc.) to create a sustainable coastal access area resilient to sea level rise and coastal flooding.

- Strategy 4.3** Commit and realize Net Zero goals to minimize local contributions to ocean warming (detrimental to marine ecosystem function) and ocean acidification (threatening commercial fish and shellfish industries).
- Strategy 4.4** Strengthen the viability and resilience of the Powder Point Bridge to withstand coastal storms and ice jams to protect recreational access to Duxbury Beach.

ADD OTHER COMMENTS OR
FEEDBACK WITH A POST-IT NOTE

Town of Duxbury
Metropolitan Area Planning Council



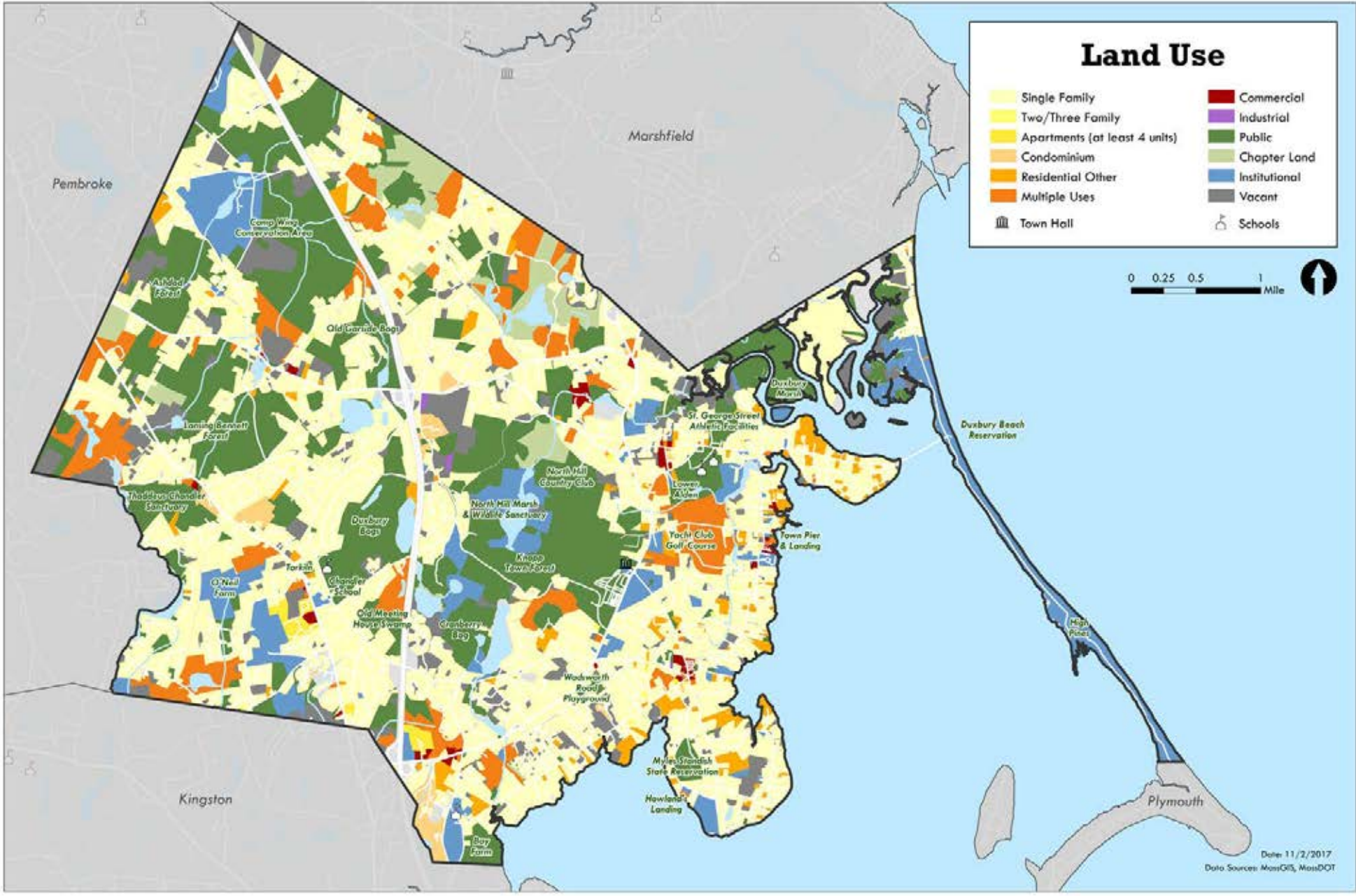
Duxbury Comprehensive Master Plan
Envisionduxbury.mapc.org

PHASE 2 MASTER PLAN ELEMENT: Land Use and Zoning

DRAFT: TO BE REFINED WITH YOUR HELP!

KEY FINDINGS

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. 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 47% of the town's land uses are residential, with single family residential the vast majority. Over 33% of the town's land is public or semi-public open space with protected open space the vast majority. Less than 2% of the town's land use is commercial and concentrated in traditional neighborhood centers of Hall's Corner, Snug Harbor, and Millbrook, among others. About 9% of the town's land use is currently agricultural or undeveloped. The remaining 9% of the town's land use is part of the roadway network.



SUMMARY OF DRAFT RECOMMENDATIONS

PLACE A DOT BELOW FOR THE GOAL AND STRATEGIES CLOSEST TO YOUR TOP PRIORITY:

PHASE 2 GOALS HAVE BEEN RE-PRIORITIZED BASED UPON MARCH 2019 COMMUNITY FORUM FEEDBACK

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
11 DOTS

Goal 1: Continue to protect, conserve and enhance the natural and historic assets of the Town.

Strategy 1.1 Strengthen zoning, preservation requirements and design standards for historic residential neighborhoods through refinements to regulations and zoning incentives.

Strategy 1.2 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.

Strategy 1.3 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.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
3 DOTS

Goal 2: Incrementally transform nodes of current activity into walkable, amenity-rich neighborhood centers.

Strategy 2.1 Provide zoning modifications to strengthen support for home occupations.

Strategy 2.2 Explore zoning options to enhance incentives for affordable housing where suitable and near nodes of current activity.

Strategy 2.3 Develop strong walking and bicycle connections to nearby open spaces, community facilities, amenities, businesses and services.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
3 DOTS

Goal 3: Clarify regulations and permitting to encourage appropriate investment.

Strategy 3.1 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.

Strategy 3.2 Clarify existing zoning overlays, underlying zoning, and mapping of zoning districts.

Strategy 3.3 Create a permitting guide to assist applicants and streamline the approval process.

Strategy 3.4 Streamline permit filing requirements including encouraging electronic filing, consolidating required hearings, clarifying design review and Special Permit Granting Authority roles.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
2 DOTS

Goal 4: Strengthen the sustainability and resilience of future development and redevelopment investments.

Strategy 4.1 Explore zoning requirements or incentives to encourage or require sustainable building, site design, and construction.

Strategy 4.2 Explore net zero zoning requirements or incentives to advance the Town's sustainability and energy goals.

Strategy 4.3 Strengthen zoning requirements for low impact development techniques and stormwater management strategies to improve quality of stormwater runoff.

Strategy 4.4 Strengthen zoning requirements for coastal locations in flood zones or flood-prone areas.

MARCH 2019
COMMUNITY
FORUM
FEEDBACK:
0 DOTS

Goal 5: Focus public and private investments to strengthen existing neighborhood business districts.

Strategy 5.1 Explore zoning modifications in each neighborhood business district to align investment with the vision to expand mixed-use development and walkability.

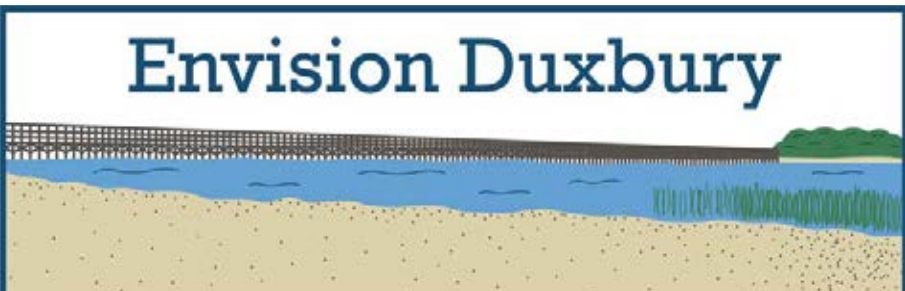
Strategy 5.2 Focus public realm investments to strengthen walkability, bikability, streetscape and character in neighborhood business districts.

Strategy 5.3 Explore wastewater infrastructure systems in neighborhood business districts to support redevelopment and mixed-uses.

Strategy 5.4 Target accessory housing unit creation in the vicinity of neighborhood business districts.

ADD OTHER COMMENTS OR
FEEDBACK WITH A POST-IT NOTE

Town of Duxbury
Metropolitan Area Planning Council



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