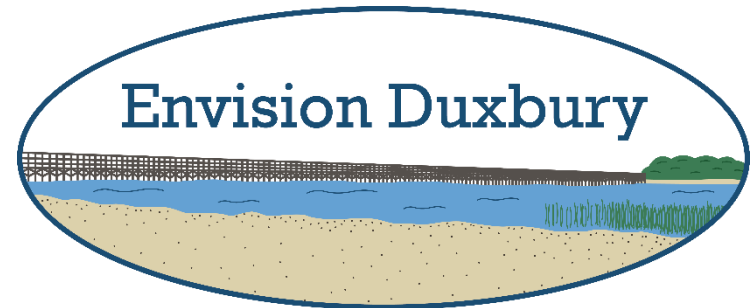


# ENVISION DUXBURY

Duxbury Comprehensive Master Plan

**Community Forum**  
March 26, 2019





# Welcome and Introductions

- Planning Board
- Town Planning Department
- Metropolitan Area Planning Council



Community Forum – March 26<sup>th</sup>, 2019



# Meeting Purpose and Goals

- Provide a Master Plan update
- Present draft Master Plan recommendations
- Share Phase 2 Draft Elements
- Invite your feedback to help refine drafts and define priorities

# Tonight's Meeting

- Master Plan Overview
- Overarching Themes
- Summary of Recommendations
- Next Steps
- Open House Discussion and Feedback

*[envisionduxbury.mapc.org](http://envisionduxbury.mapc.org)*







# Master Plan Overview



# What is a Master Plan?

*A master plan is a **strategic framework** that guides the future **physical and economic development** of a town based on the **community's vision and goals**.*

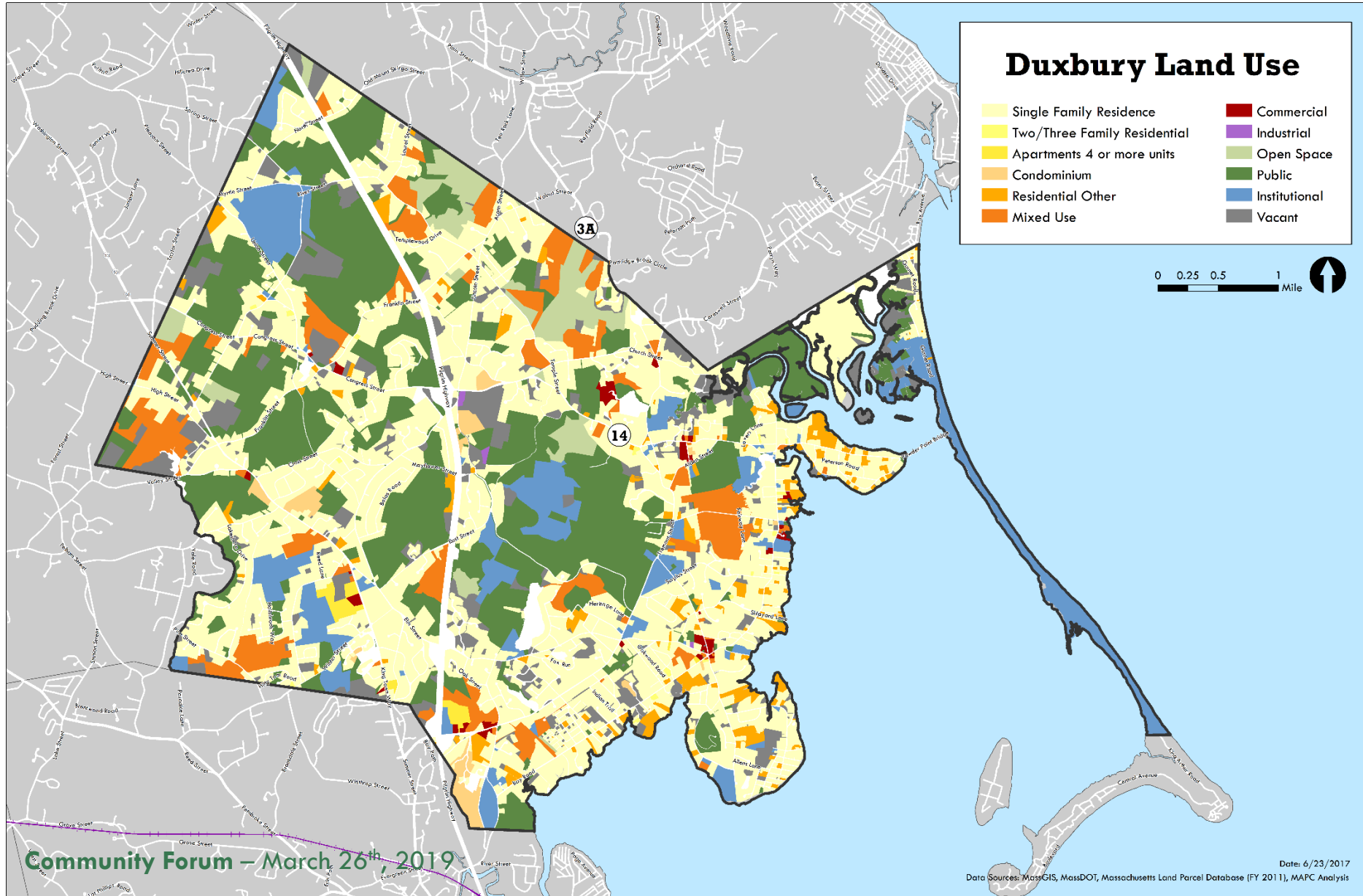
*It is your plan, your vision and your goals.*

**The Master Plan provides the Town with:**

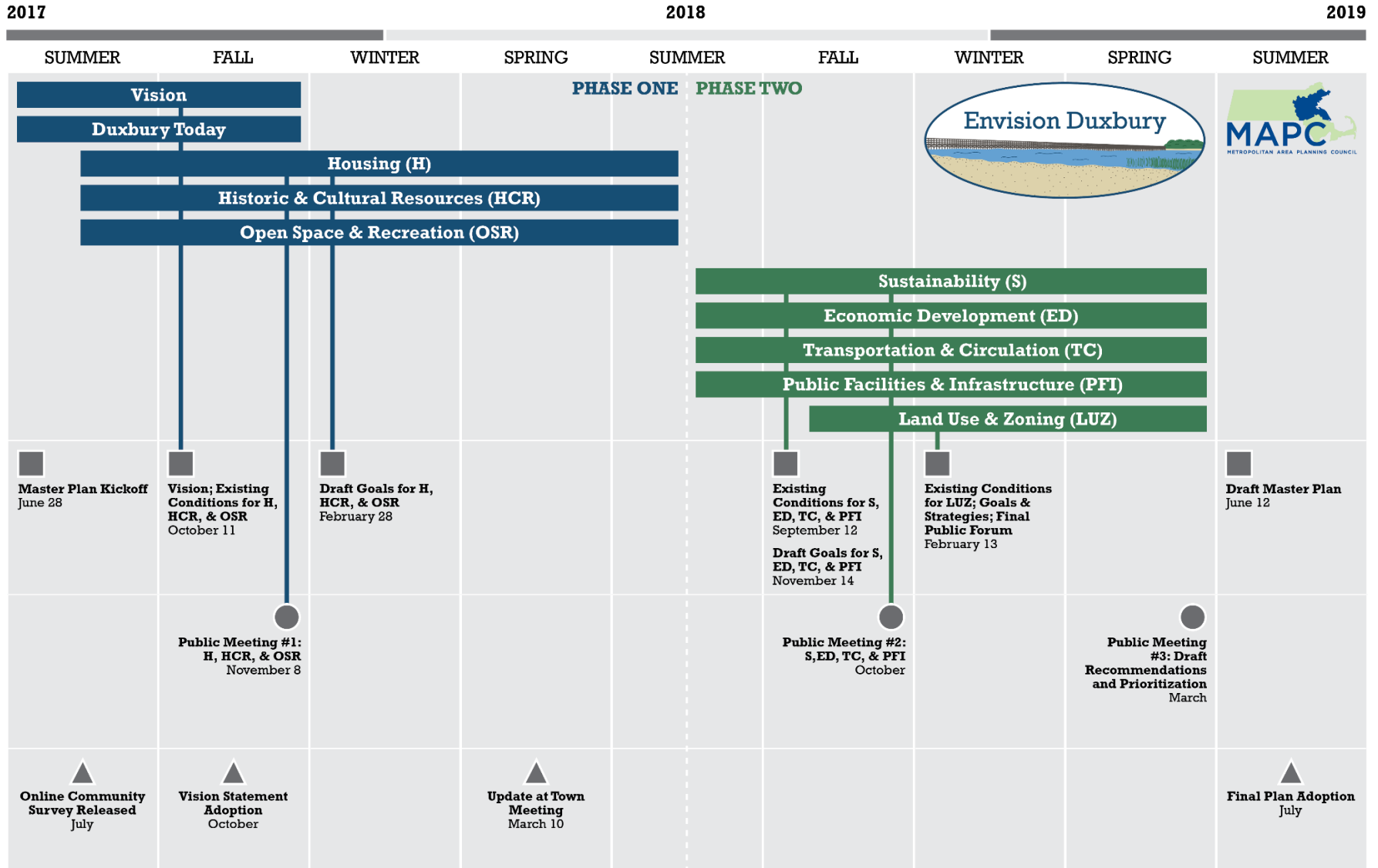
- A vision for its future
- Goals and strategies to capitalize on opportunities
- An action plan for shaping positive change



# Where does the Master Plan apply?



# What is the Master Plan schedule?

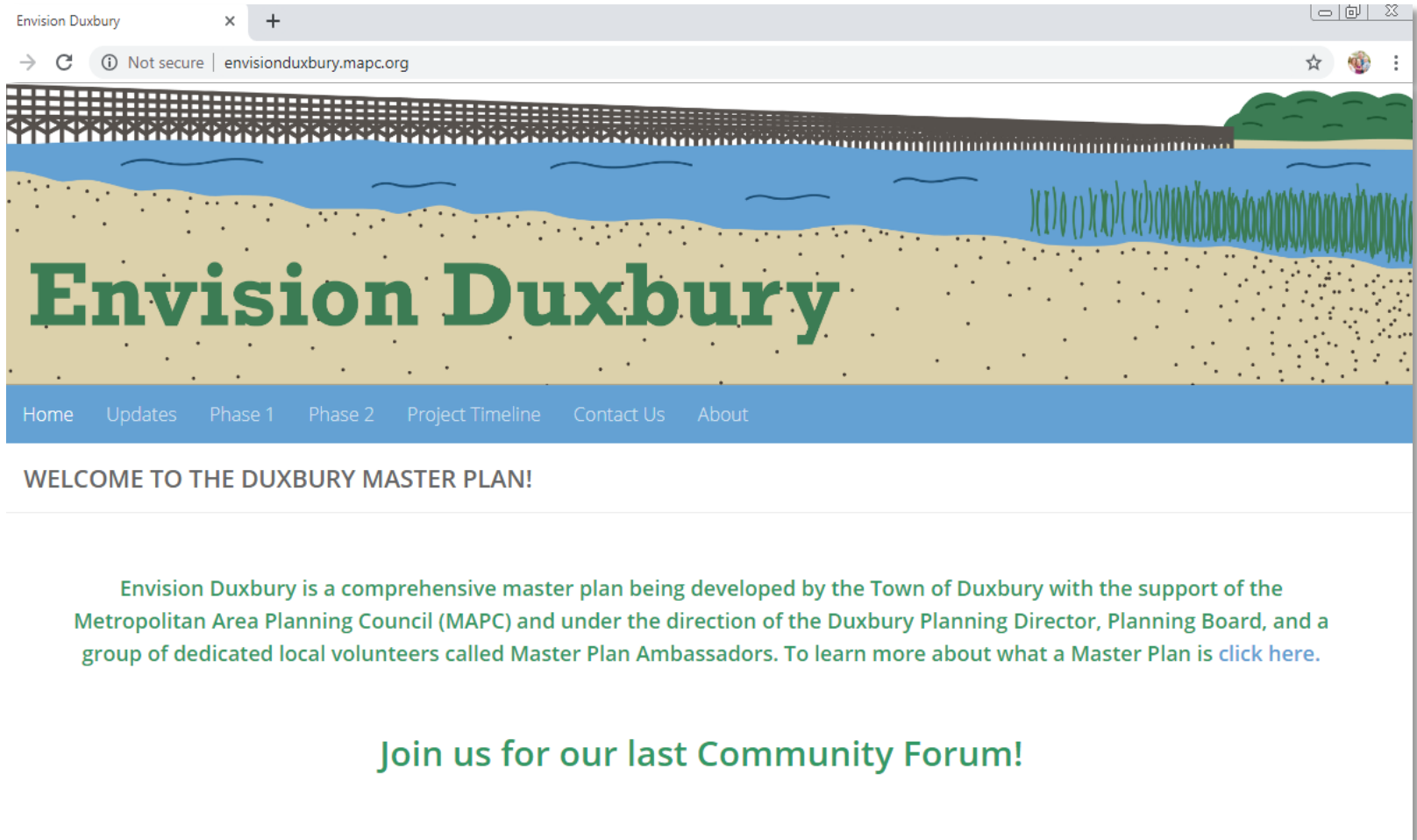


Community Forum – March 26<sup>th</sup>, 2019



# Website and information

## *envisionduxbury.mapc.org*



Community Forum – March 26<sup>th</sup>, 2019

# What is in the Master Plan?

## MASTER PLAN ELEMENTS

### Phase 1

-  • **Duxbury Today**
-  • **Vision**
-  • **Housing**
-  • **Historic and Cultural Resources**
-  • **Open Space**

### Phase 2

-  • **Economic Development**
-  • **Transportation and Connectivity**
-  • **Public Facilities and Services**
-  • **Sustainability**  
(Climate Action & Energy)
-  • **Land Use & Zoning**
-  • **Implementation**



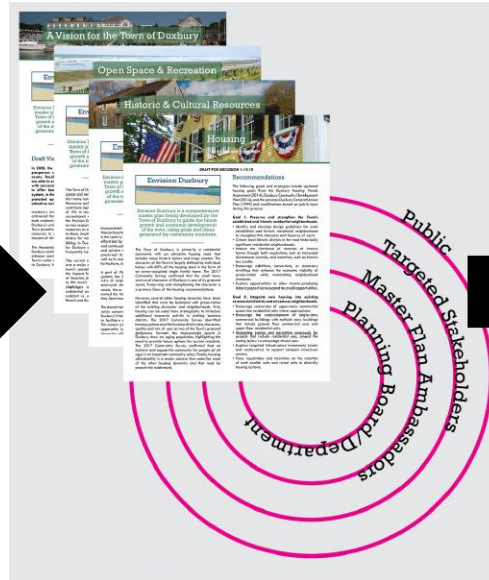


# Process of Drafting Plan

**1** Analysis and  
Community Input

Existing conditions research, community survey, public forums, Planning Board meetings

**2** Element Summaries



**3** Full Element Draft



**4+** Spring 2019 community feedback  
Compiled Envision Duxbury draft plan  
Public comment period - June

# Information in the Plan

1

Vision Statement



2

Overarching Themes



3

Element Goals



Element Strategies



Element Actions

**Historic & Cultural Resources**  
DON'T TO BE BORED WITH YOUR HELP

**Envision Duxbury**

Duxbury Comprehensive Master Plan  
**Historic and Cultural Resources Element**

**Snapshot**

Duxbury Historic Designations	Count
Total National Historic Landmarks (as of 2018)	771
National Register Listings*	50
Properties with Preservation Easements*	4
National Historic Landmarks	4
National Register Historic Districts(1)	2
City Designated Historic District	226
Local Historic Districts (2)	2
Historic Local Historic District*	6
Brookfield Local Historic District*	6
First Parish Church Local Historic District*	1

1634: 1st S.S. Alden House  
1775: 1800 Winsor House  
1850: 1909 Wright Library  
2009: Duxbury Bay Aquatics School (not inventoried)

731 Duxbury Historic and Cultural Resources with Designation Data by Decade (Revised/Not in MAZS)

**A Vision for the Town of Duxbury**

**Open Space & Recreation**













**Historic & Cultural Resources**

**Housing**

**Envision Duxbury**

**Recommendations**

# Summary of All Elements

Element	Existing Conditions	Recommendations		One Sheet Summary	Element Draft
		Goals	Strategies		
<b>PHASE 1</b>					
 Duxbury Today	Complete	Complete	Complete	Complete	Complete
 Vision	Complete	Complete	Complete	Complete	Complete
 Historic and Cultural Resources	Complete	Complete	Complete	Complete	Complete
 Open Space and Recreation	Complete	Complete	Complete	Complete	Complete
 Housing	Complete	Complete	Complete	Complete	Complete
<b>PHASE 2</b>					
 Economic Development	Complete	Complete	Complete	Complete	In Progress
 Transportation and Circulation	Complete	Complete	Complete	Complete	Complete
 Public Facilities and Services	Complete	Complete	Complete	Complete	In Progress
 Sustainability - Energy	Complete	Complete	Complete	Complete	Complete
 Sustainability - Climate	Complete	Complete	Complete	Complete	Complete
 Land Use and Zoning	Complete	Complete	Complete	Complete	Complete
 Implementation Plan	Complete	Complete	Complete	In Progress	In Progress



# Overarching Themes





# Vision Statement

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## Overarching Themes

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.

1

5

4

2

3

2

# Overarching Theme #1

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- The Town is in a constant process of change – properties change ownership, change use, facilities age and are renewed, priorities shift
- The Master Plan is an opportunity for the Town to positively shape that change, specifically responding to: **Land use and development changes, demographic trends, climate changes**

# Duxbury Town-wide Land Use

## Duxbury Comprehensive Plan 1999

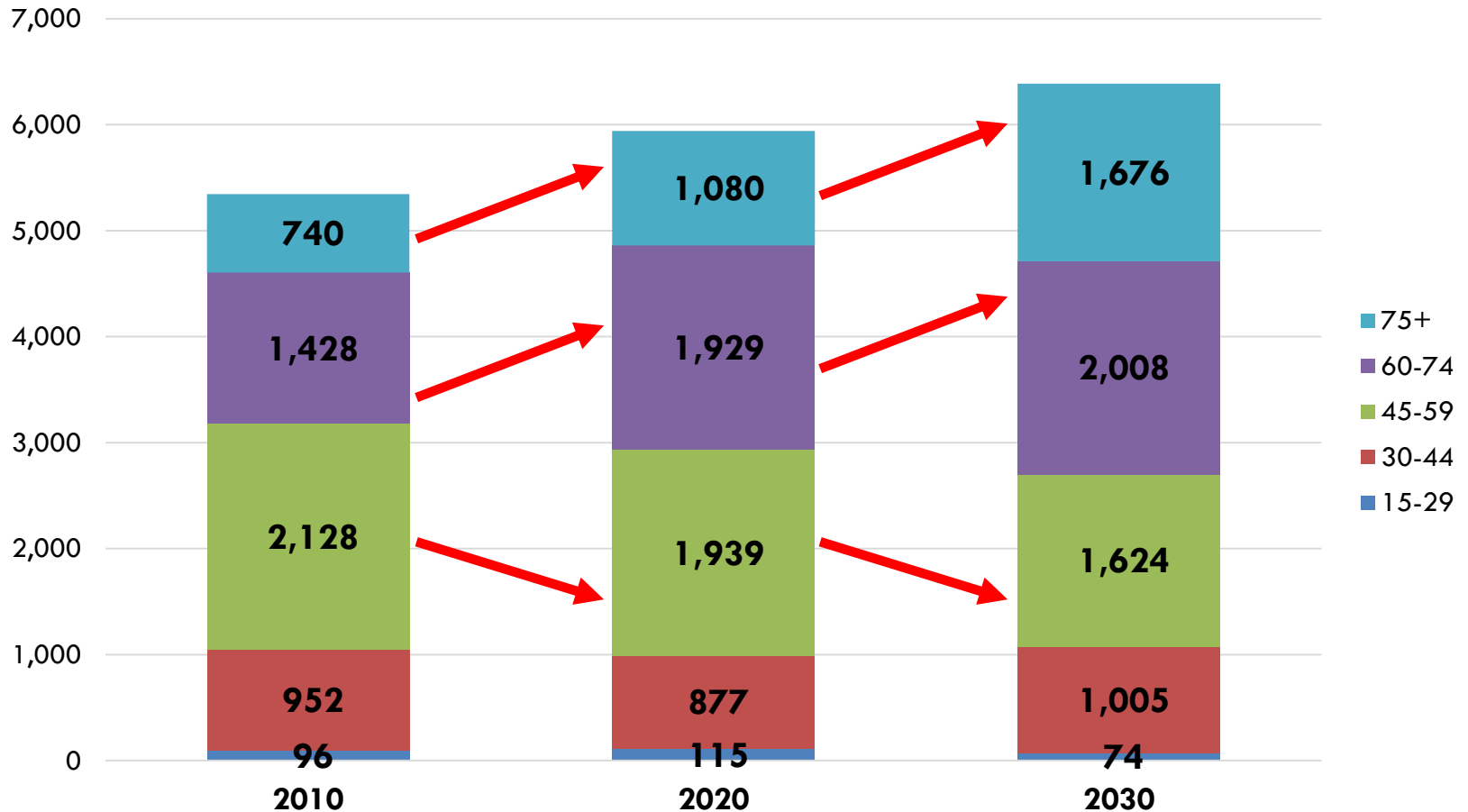
Land Use	Acres	% Total Area
<b>Residential</b>	<b>4,430.1</b>	<b>28.6%</b>
Multifamily	73.0	0.5%
Single family	4,357.1	28.2%
<b>Commercial</b>	<b>74.5</b>	<b>0.5%</b>
<b>Public/Semi-Public</b>	<b>4,106.5</b>	<b>26.6%</b>
Recreation	299.0	1.9%
Other	147.1	1.0%
Protected open space	3,660.4	23.7%
<b>Transportation</b>	<b>1,384.3</b>	<b>9.0%</b>
<b><u>Total Developed</u></b>	<b><u>9,995.4</u></b>	<b><u>64.7%</u></b>
Agriculture	836.8	5.4%
Other undeveloped	4,188.9	27.1%
<b><u>Total Undeveloped</u></b>	<b><u>5,025.7</u></b>	<b><u>32.5%</u></b>
	Approx.	
<b>Total Town Area</b>	<b>15,400</b>	<b>100.0%</b>

## Envision Duxbury Master Plan 2019

Land Use	Acres	% Total Area
<b>Residential</b>	<b>7,316.1</b>	<b>47.6%</b>
Multifamily/Other Res.	1,415.8	9.2%
Single family	5,900.3	38.4%
<b>Commercial</b>	<b>267.7</b>	<b>1.7%</b>
<b>Public/Semi-Public</b>	<b>5,149.6</b>	<b>33.5%</b>
Recreation	412.7	2.7%
Other	780.1	5.1%
Protected open space	3,956.8	25.8%
<b>Transportation</b>	<b>1,239.6</b>	<b>8.1%</b>
<b><u>Total Developed</u></b>	<b><u>13,973.0</u></b>	<b><u>91.0%</u></b>
Agriculture	229.5	1.5%
Other undeveloped	1,160	7.6%
<b><u>Total Undeveloped</u></b>	<b><u>1,389.6</u></b>	<b><u>9.0%</u></b>
	Approx.	
<b>Total Town Area</b>	<b>15,400</b>	<b>100%</b>

# Demographic Trends

- Population growth is slowing (as compared to 1970 to 2000)
- The population and households are aging



Source: MAPC Metro Boston Population and Housing Projections



# Overarching Theme #2

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- The Town is a “unique world apart”, but dependent on its neighbors
- Economic development and local businesses are dependent on the broader conditions of the subregion and metropolitan Boston
- Growing regional and local trends in home occupations and entrepreneurship

# South Shore Context

## South Shore Chamber of Commerce Regional Development Strategy:

1. Attract a younger workforce and be more welcoming to families
2. Strengthen public and private sector collaboration to build stronger communities
3. Strengthen and retain existing businesses in key target sectors
4. Promote new business startups and entrepreneurship on the South Shore
5. Recruit new businesses to the region
6. Improve our infrastructure capacity

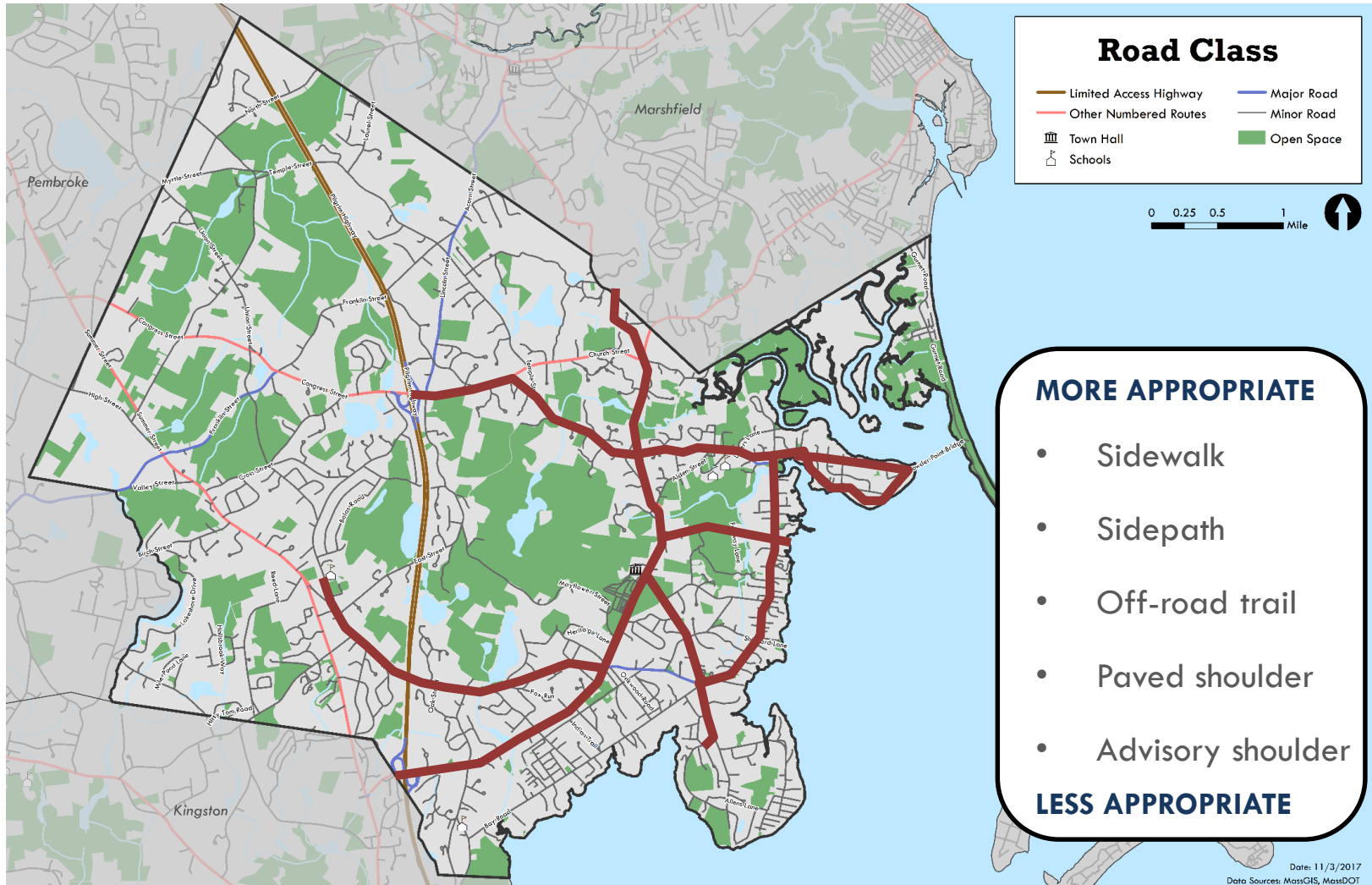
# Overarching Theme #3

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- Walking and biking have grown as high demand and high benefit activities
- Benefits include convenience, public health and property value, among others
- Younger generations see walkability as a key characteristic of communities
- Community survey showed strong preferences for increasing walking and biking in Duxbury

# Walking and Biking

## WHERE SHOULD BIKING/WALKING CONNECTIONS BE?





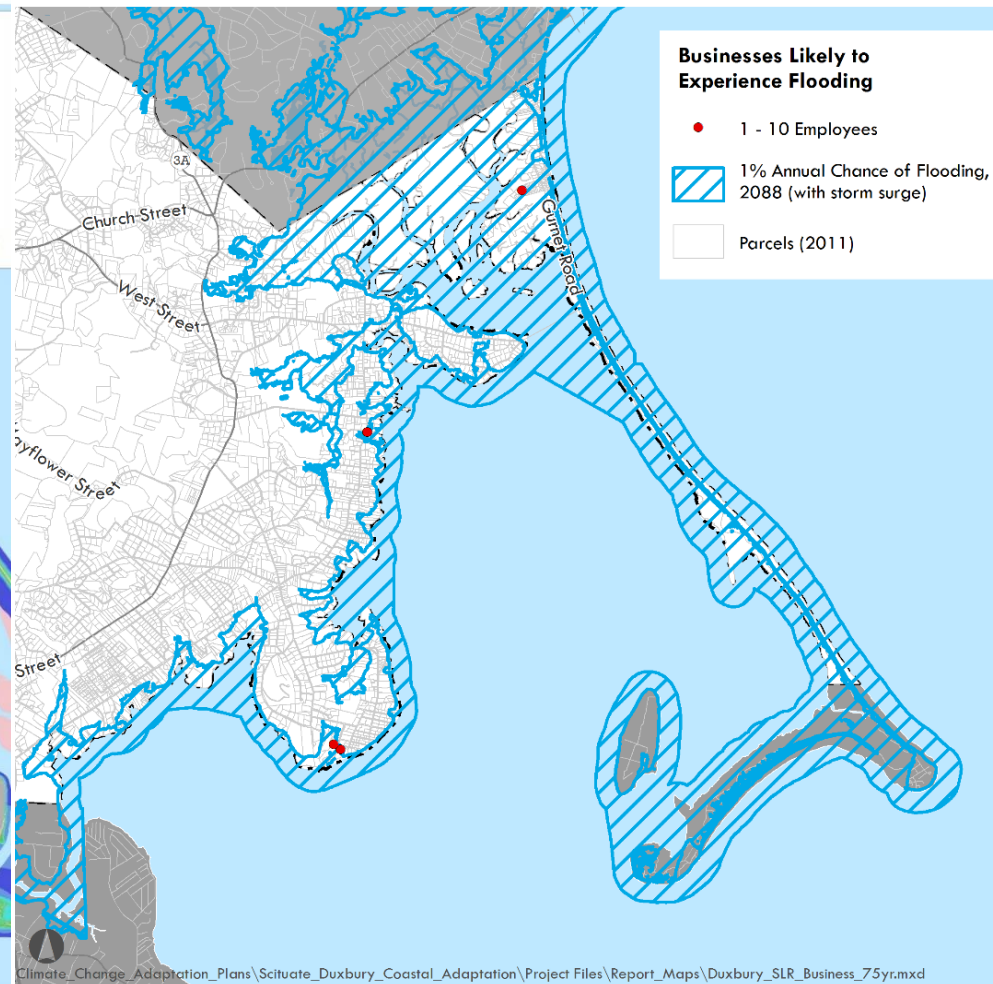
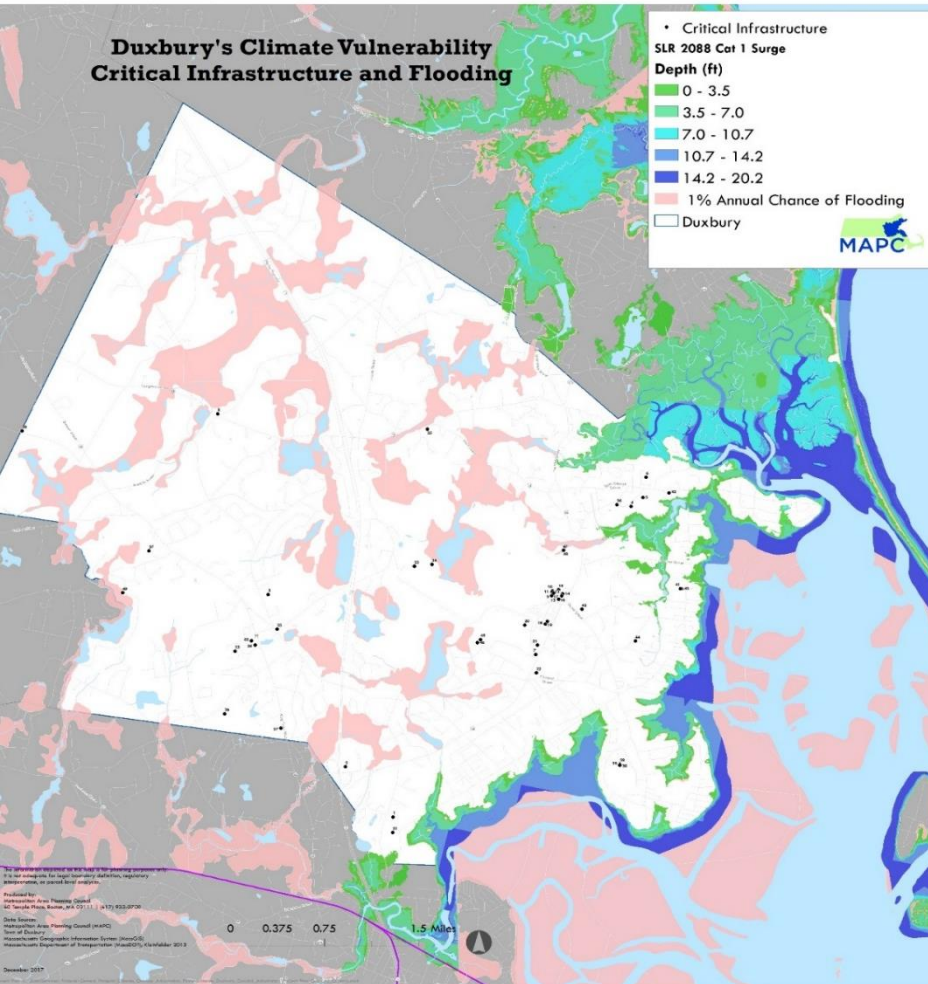
# Overarching Theme #4

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- Coastal resilience and sustainability efforts are a present need, not that of a distant future
- Sea level rise puts an estimated \$12M of commercial property at risk in Duxbury, impacts coastal homes and historic properties, and has potential impacts to shellfish industry and natural functions in Duxbury Bay

# Sustainability and Resilience

## Vulnerability – Sea Level Rise and Critical Facilities/Businesses



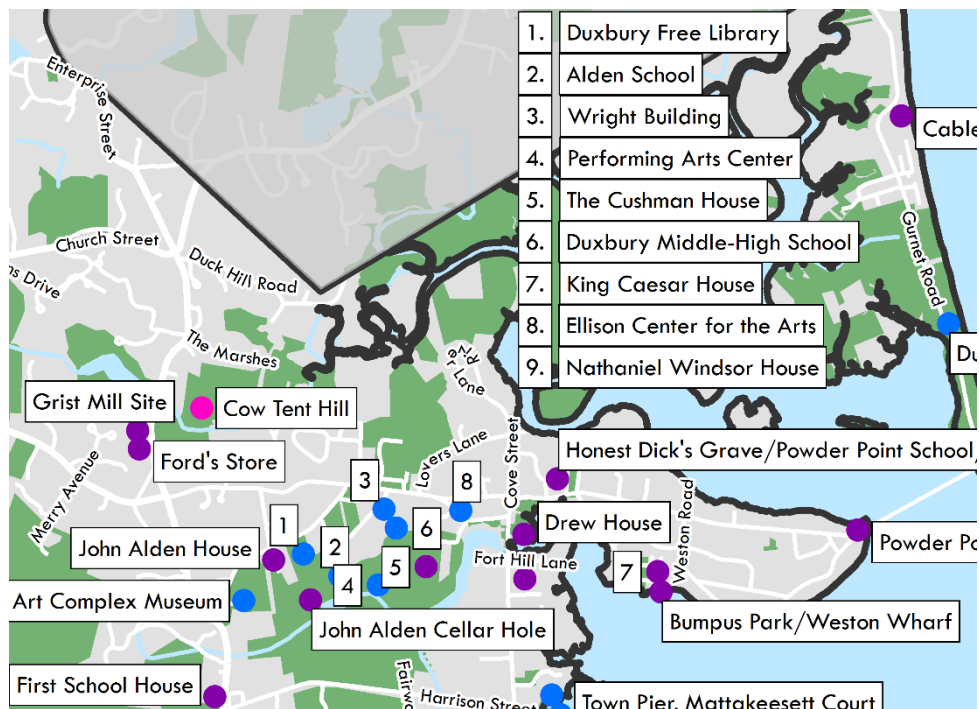
# Overarching Theme #5

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- Carry forward the legacy of the Town including the history, culturally significant sites, historic homes, dedication to conservation and the environment
- Thousands of acres of protected lands
- Greenbelt system and Bay Circuit Trail
- Legacy efforts of the Duxbury Rural and Historical Society

# Legacy

- Historic and Cultural asset cluster from Bluefish River to Alden Street highlights art, culture, history, education and land conservation
- Opportunity to strengthen connections among assets







# Summary of Recommendations



# What is in the Master Plan?

## MASTER PLAN ELEMENTS

### Phase 1

-  • **Duxbury Today**
-  • **Vision**
-  • **Housing**
-  • **Historic and Cultural Resources**
-  • **Open Space**

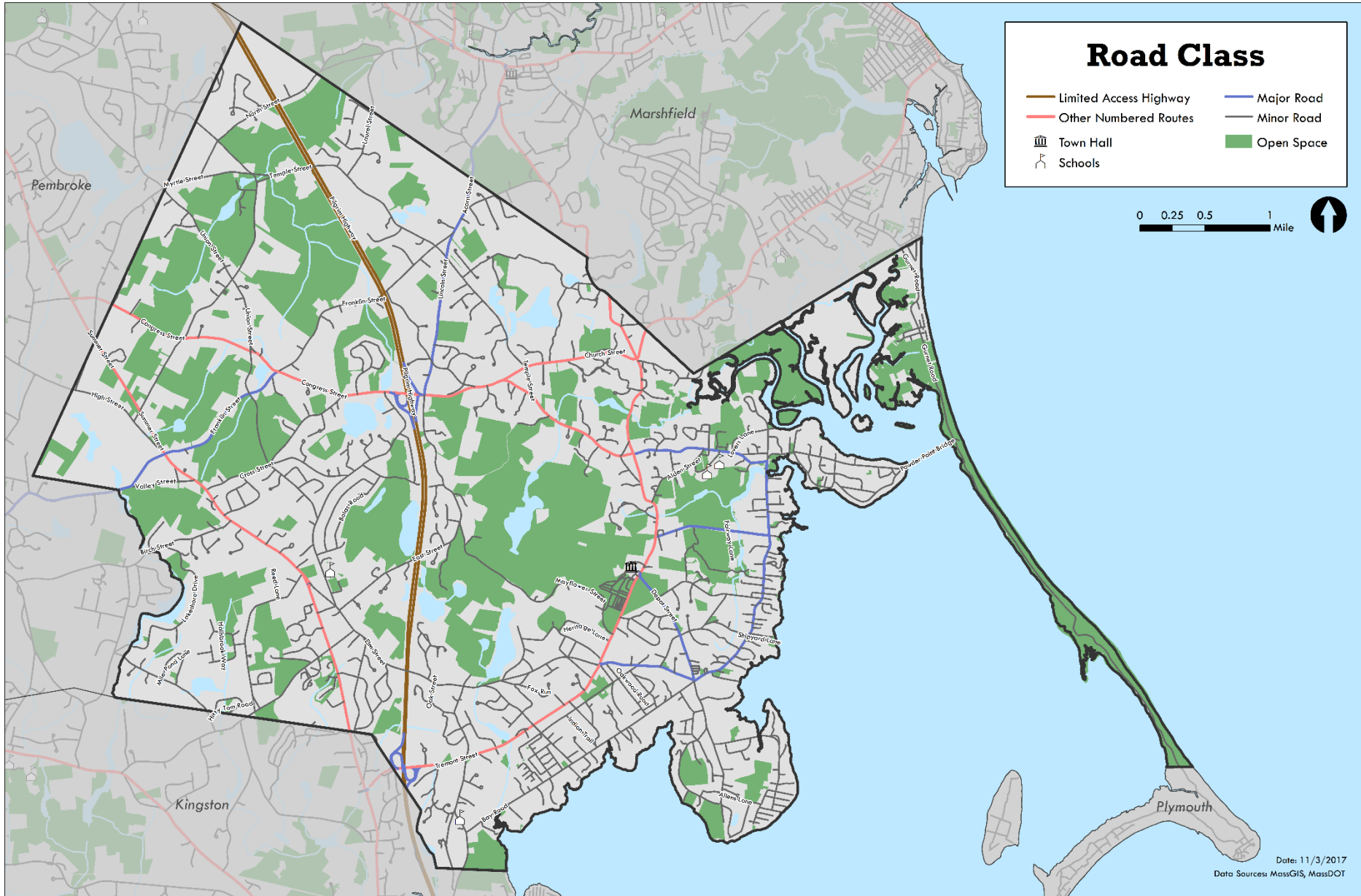
### Phase 2

-  • **Economic Development**
-  • **Transportation and Connectivity**
-  • **Public Facilities and Services**
-  • **Sustainability**  
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-  • **Land Use & Zoning**
-  • **Implementation**

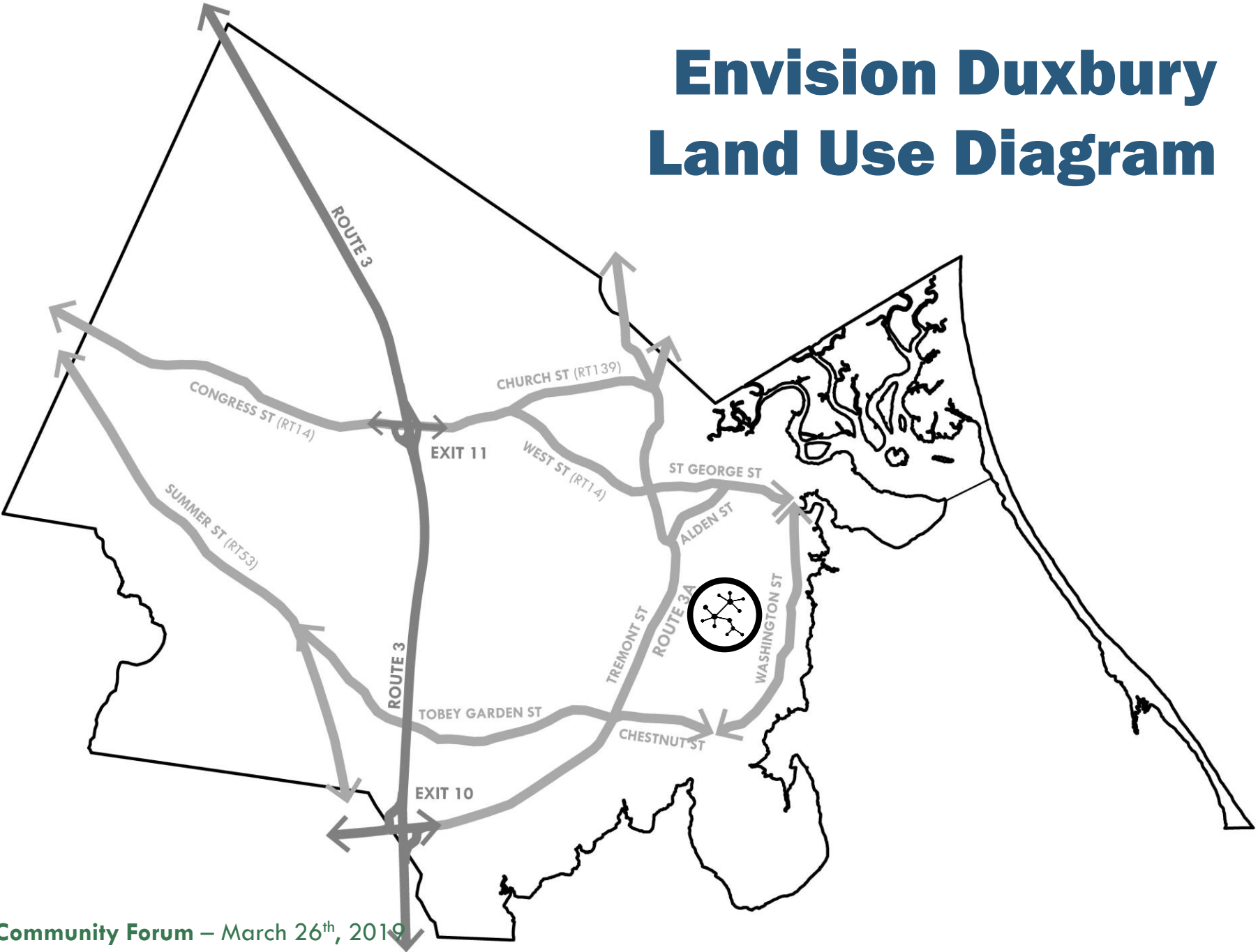




# Transportation and Connectivity



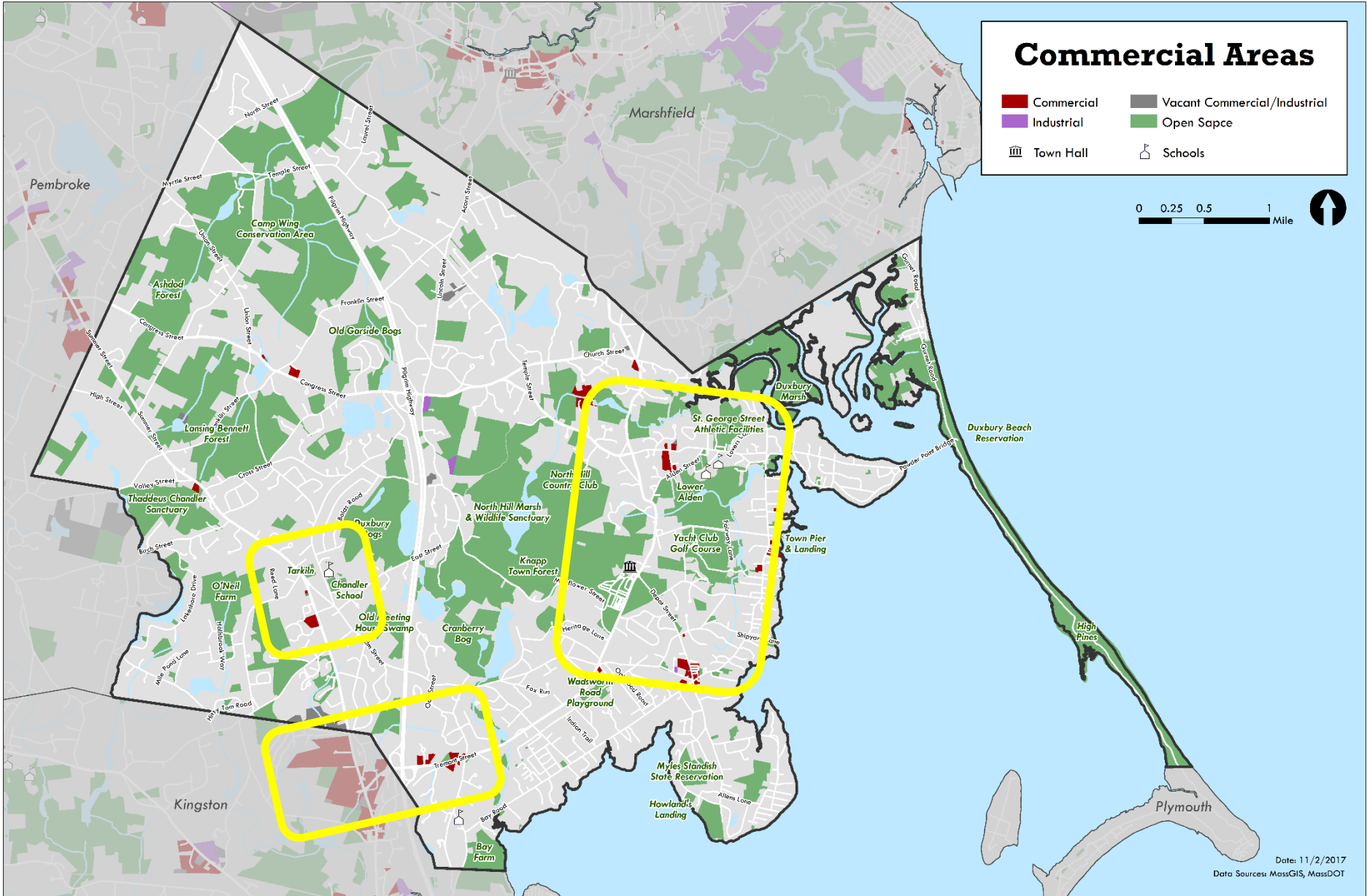
# Envision Duxbury Land Use Diagram







# Economic Development



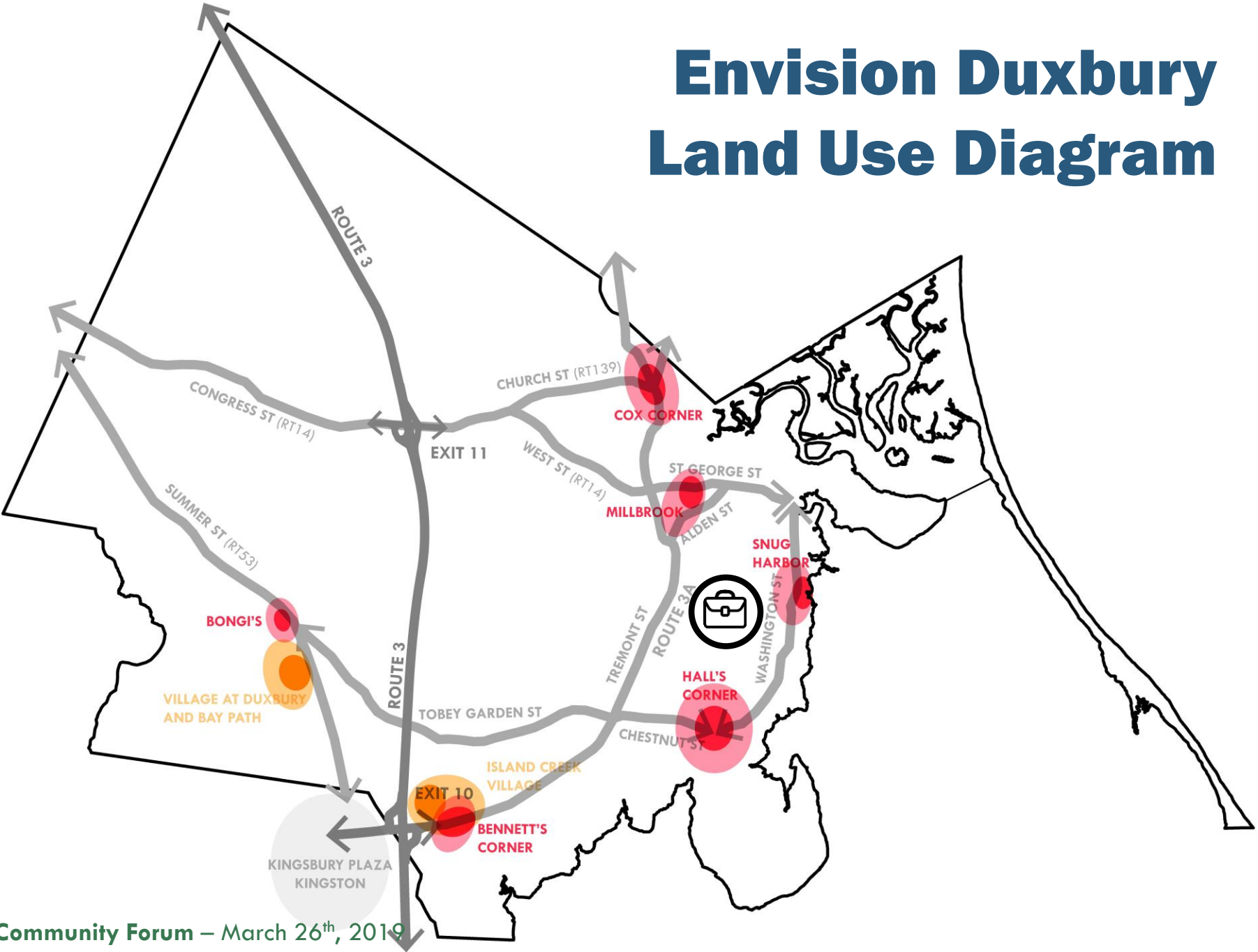
## Commercial Areas

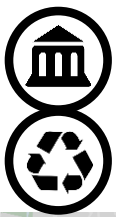
<span style="color: red;">■</span> Commercial	<span style="background-color: grey;">■</span> Vacant Commercial/Industrial
<span style="color: purple;">■</span> Industrial	<span style="color: green;">■</span> Open Sapce
Town Hall	Schools



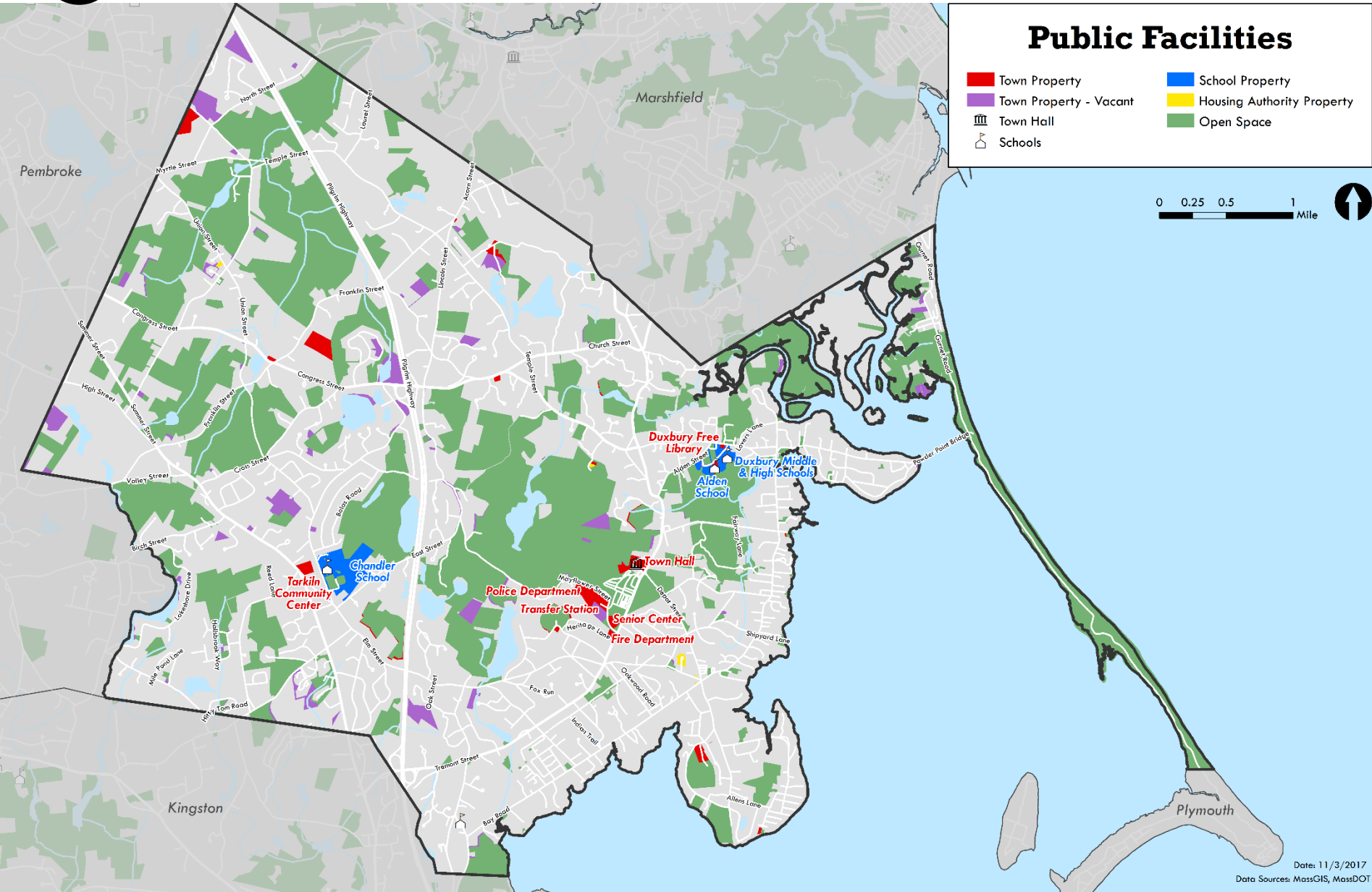


# Envision Duxbury Land Use Diagram

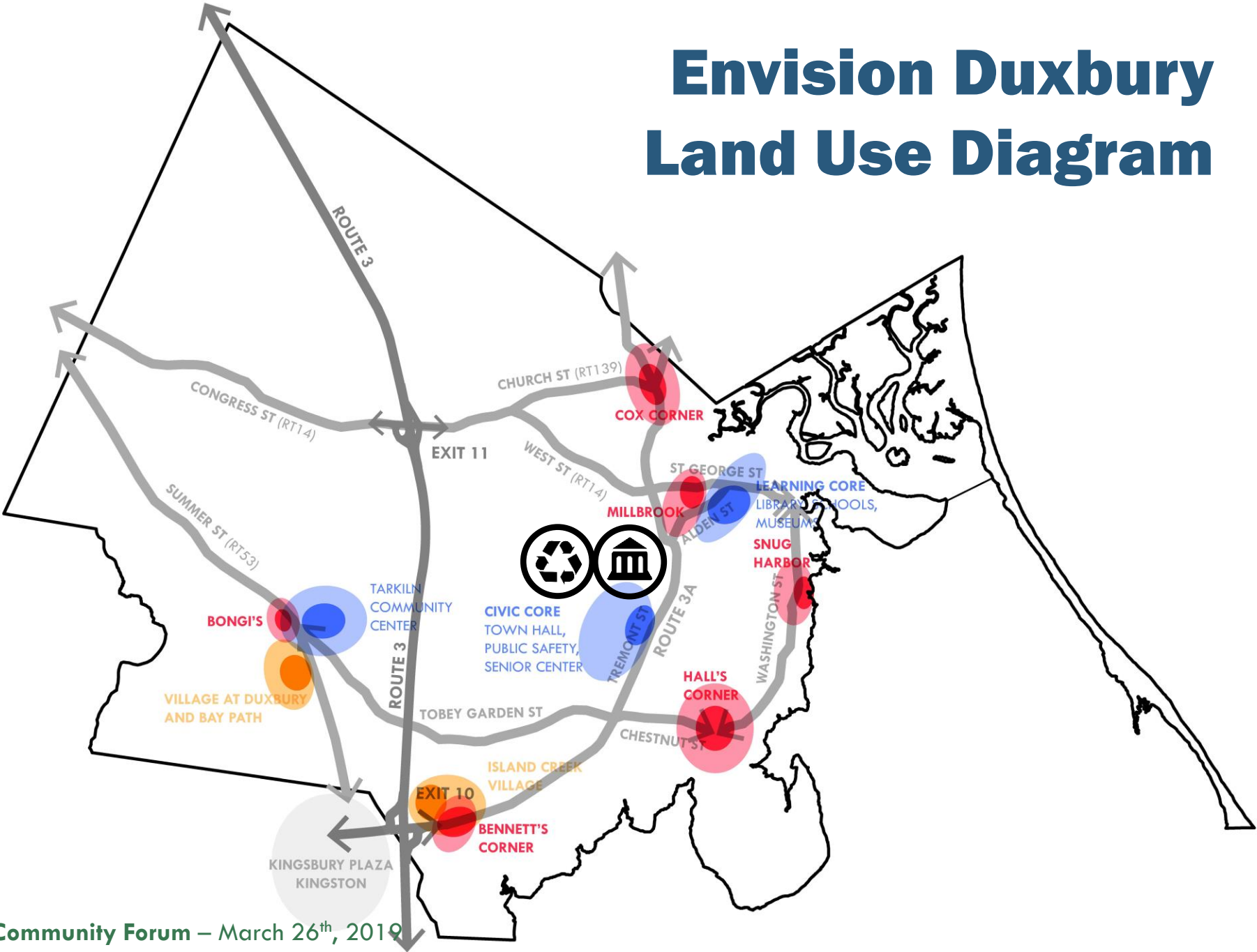




# Public Facilities and Services and Sustainability Energy

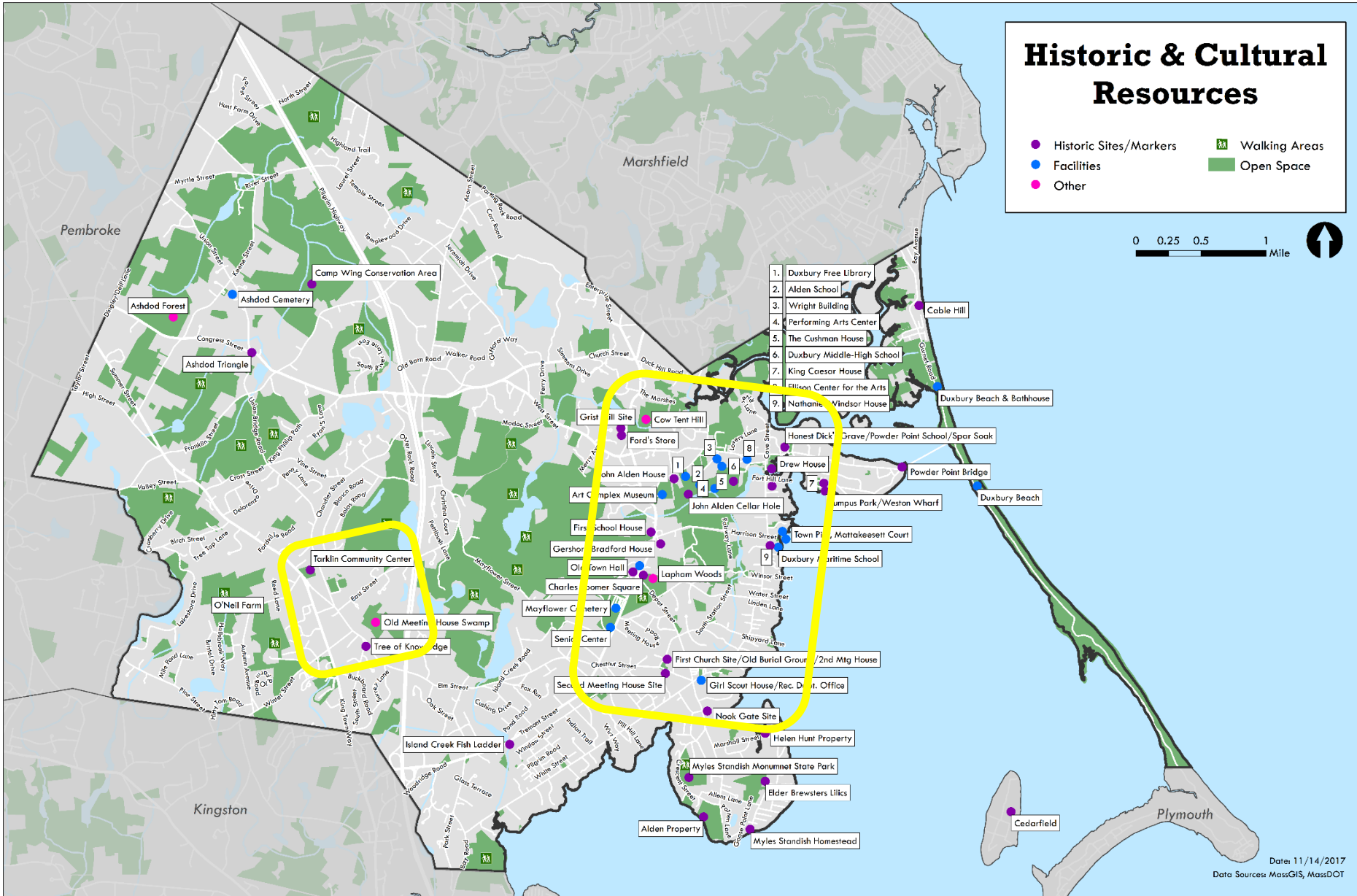


# Envision Duxbury Land Use Diagram



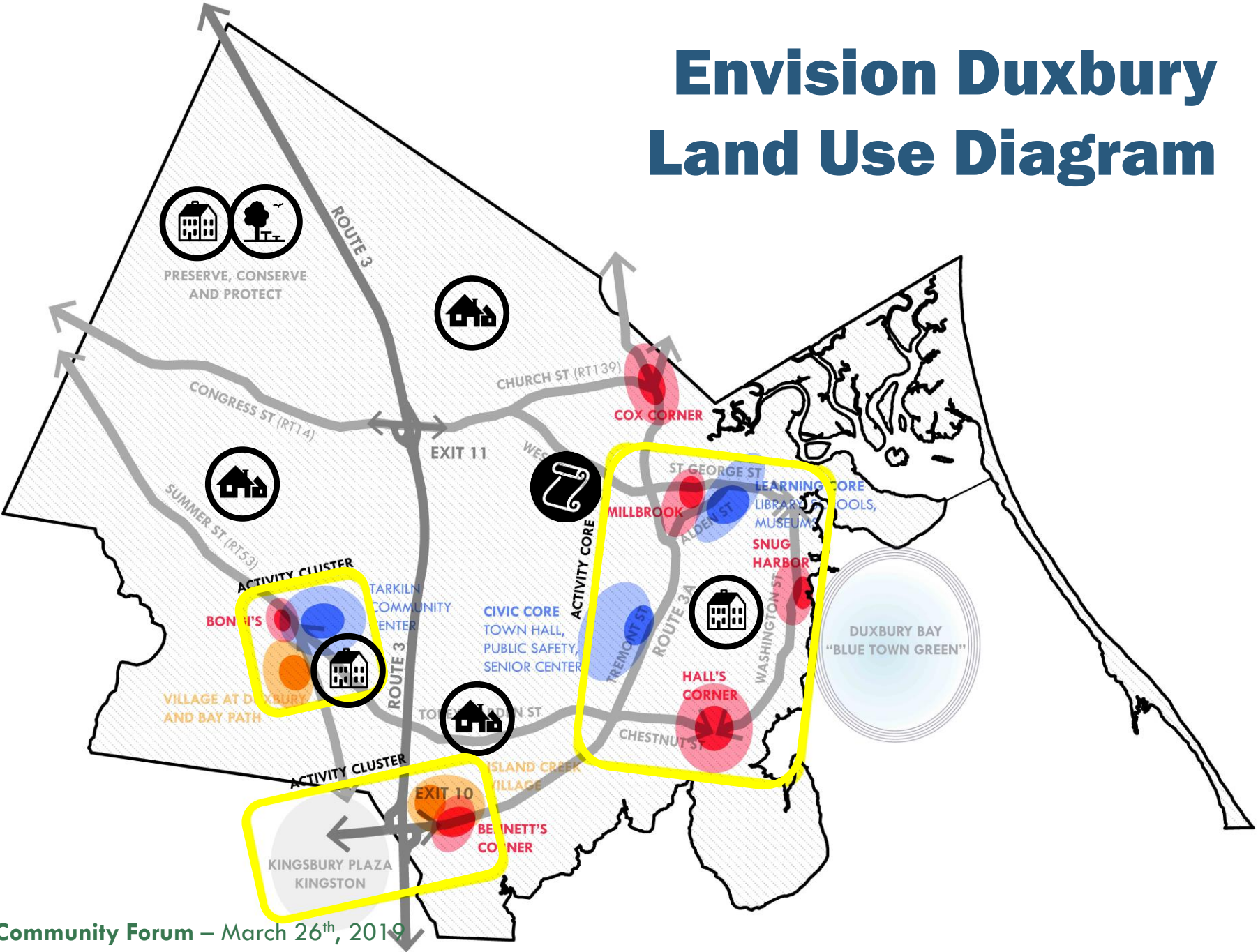


# Historic and Cultural Resources





# Envision Duxbury Land Use Diagram

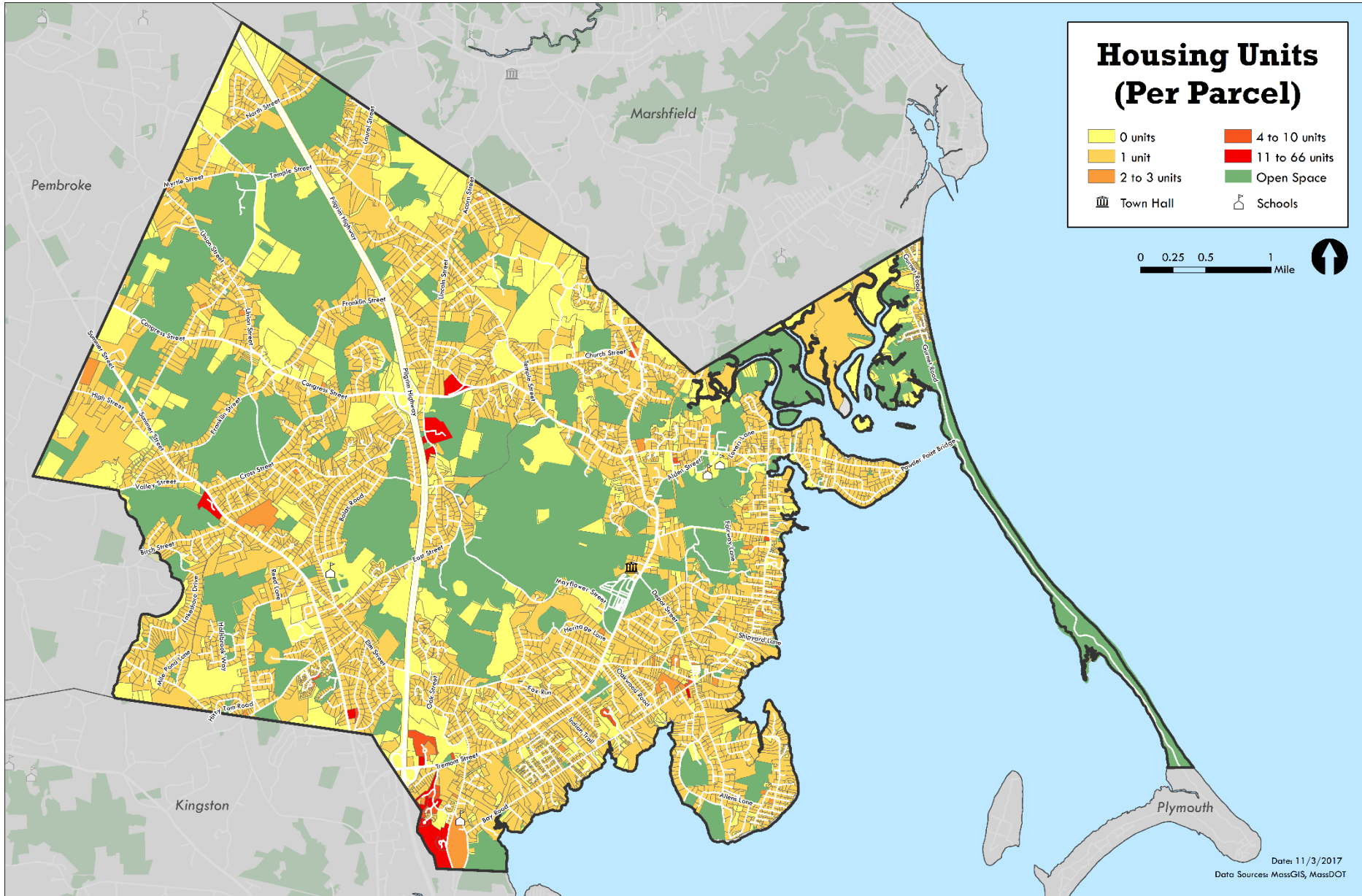






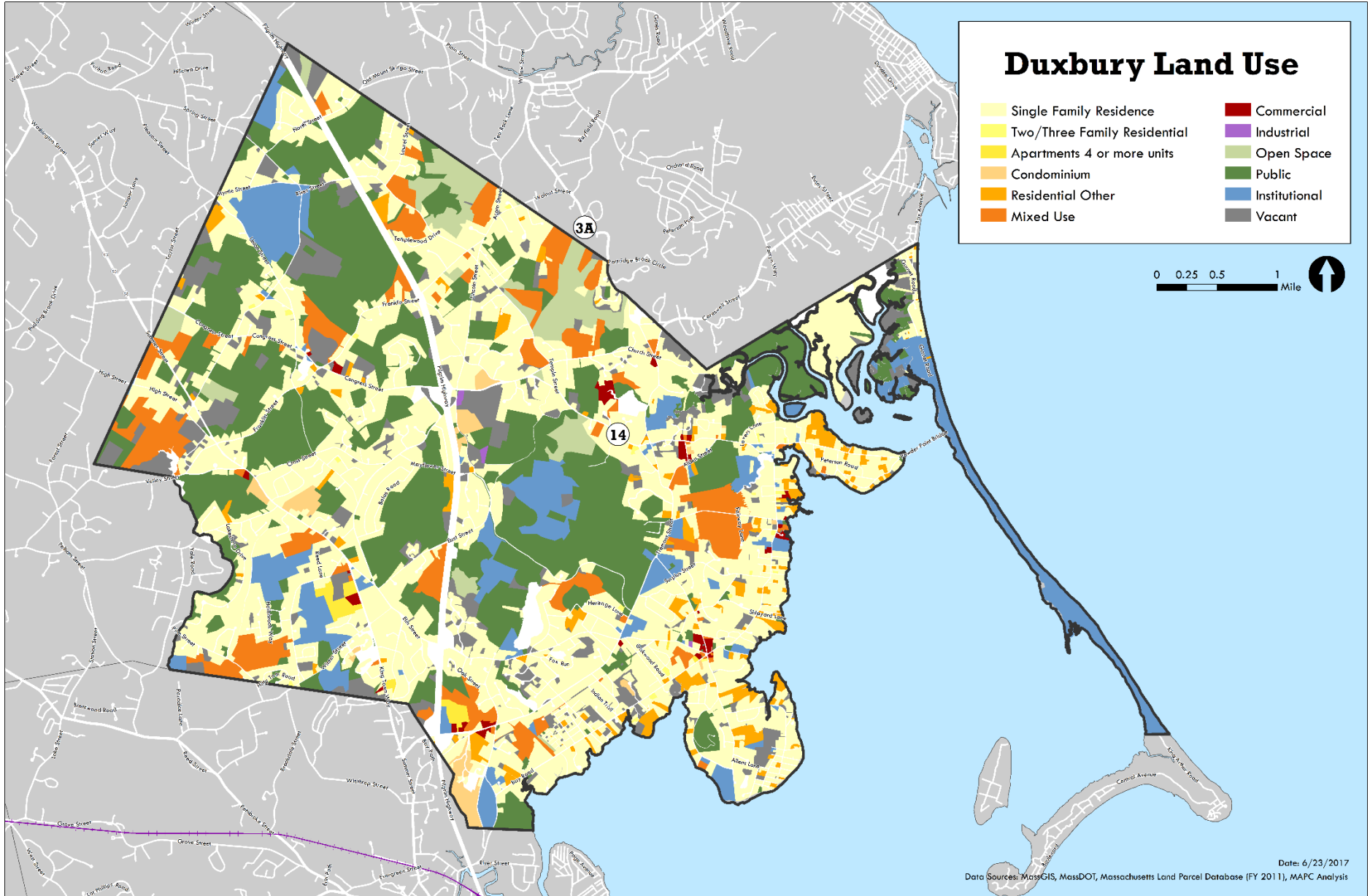


# Housing





# Land Use and Zoning







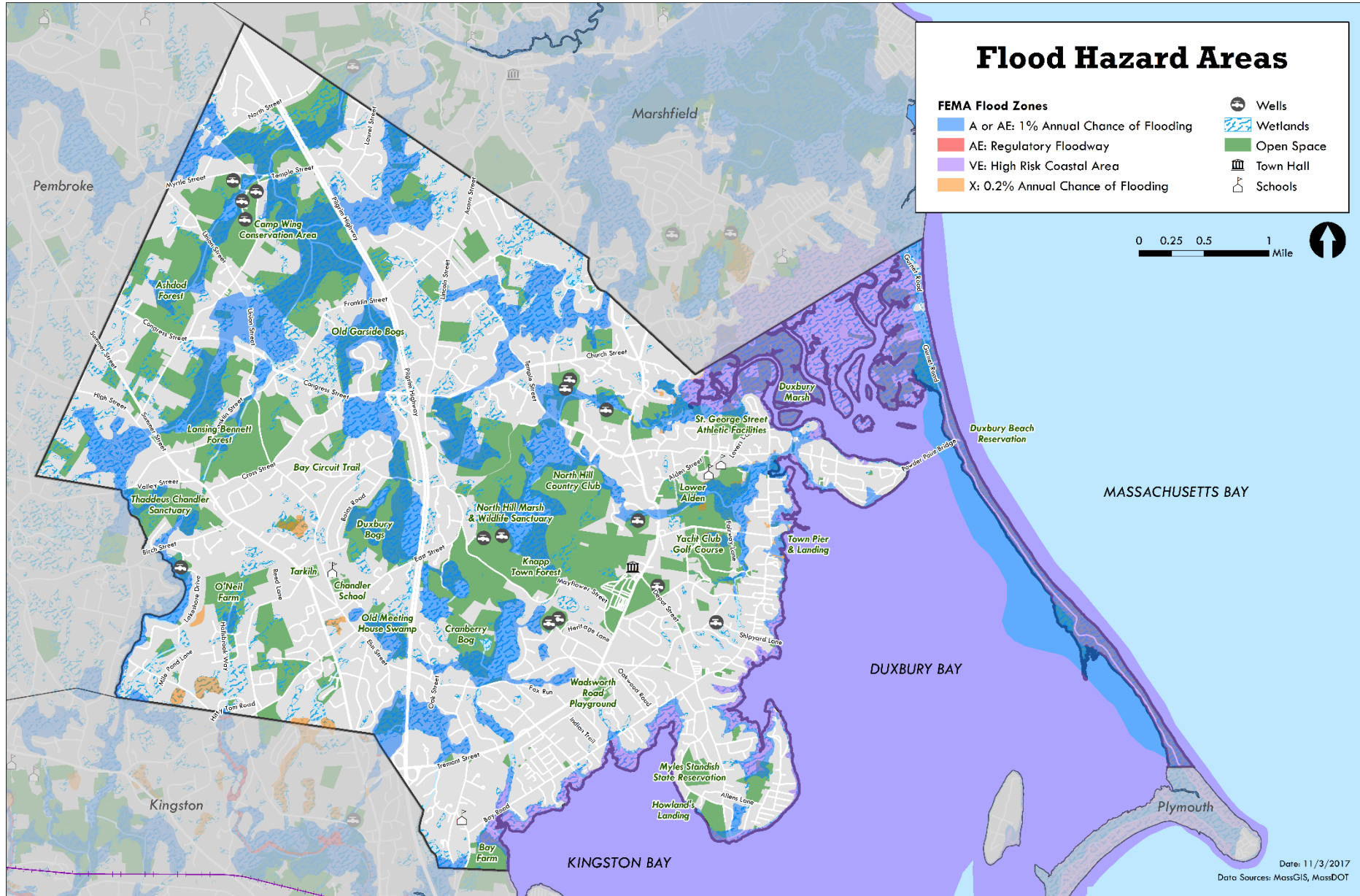
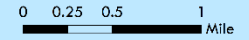
# Sustainability – Climate

## Flood Hazard Areas

### FEMA Flood Zones

- A or AE: 1% Annual Chance of Flooding
- AE: Regulatory Floodway
- VE: High Risk Coastal Area
- X: 0.2% Annual Chance of Flooding

- Wells
- Wetlands
- Open Space
- Town Hall
- Schools





# Open House and Next Steps





# Open House Feedback

- “Musical Boards”
  - (6) stations with MAPC staff
  - About (8) minutes per station
- We invite you to let us know your thoughts and priorities
  - Leave comments on boards with Post-it Notes
  - Dot vote your priorities in each topic
  - Fill-in handout and return
  - Discuss with planning team members, but please also leave notes in writing

Thank you!



# Next Steps

- All information available on website:  
**[envisionduxbury.mapc.org](http://envisionduxbury.mapc.org)**
- Integrate all community comments, priorities, and feedback
- Compile all drafts into Master Plan document
- Next Planning Board Meeting – May
  - Review Community Forum results
  - Initial compiled draft
- Planning Board Meeting – June
- Presentation to Board of Selectmen



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Duxbury Comprehensive Master Plan

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