



Town of Duxbury TOWN CLERK
Massachusetts 13 OCT 23 AM 8:43
Planning Board DUXBURY, MASS.

PLANNING BOARD AGENDA

**Duxbury Senior Center, Ellison Room
10 Mayflower Street**

**Monday, October 28, 2013
7:00 PM**

- 7:00 PM Call Meeting to Order / Open Forum
- ANR Plan of Land: 252 & 256 Chestnut Street / Sanchez & Shirley
- Approval of Proposed Homeowners' Association and Amended Plan:
MacFarlane Farms Definitive Subdivision, off High Street / MacFarlane Farms Realty, LLC
- ZBA Special Permit Referral: 64 Seabury Point Road / Phalen
- ZBA Special Permit Amendment Referral: Duxbury Estates, Carriage Lane / Giachetto
- 7:30 PM Joint Meeting with Zoning Board of Appeals
- Introductions
 - Purpose of Zoning Bylaws
 - ZBL Section 401.2.4 (Nonconforming Uses: Alteration, Reconstruction, Extension or Structural Changes to Pre-Existing Nonconforming Single and Two-Family Residential Structures)
 - Case Law
 - Example Case of a Pre-Existing Nonconforming Property
 - Multiple Dwellings
 - Other Topics
- Other Business
- 9:00 PM Adjourn

NEXT PLANNING BOARD MEETING:
Monday, November 25, 2013 at 7:00 PM
Town Hall, Small Conference Room, lower level

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The mission of the Town of Duxbury is to deliver excellent services to the community in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community and preserve the unique character of our town.