



Town of Duxbury
Massachusetts
Planning Board

TOWN CLERK
14 DEC 19 AM 8:56
DUXBURY, MASS.

Enclosed please find a legal notice for publication in the upcoming *Duxbury Clipper* issues on three consecutive weeks: December 24, 2014; December 31, 2014; and January 7, 2015. Please forward the invoice to:

Planning Department
878 Tremont Street
Duxbury, MA 02332
Tel -781-934-1100 (x 5476)

**PUBLIC HEARING NOTICE
DUXBURY PLANNING BOARD**

The Duxbury Planning Board hereby gives notice of a public hearing on **Monday, January 12, 2015 at 7:15 PM** at the Duxbury High School / Middle School, Library Conference Room, 71 Alden Street, 3rd floor, relative to three proposed zoning articles to appear before the Annual Town Meeting on Saturday, March 14, 2015:

AN ARTICLE submitted by citizen petition to see if the town will vote to amend the Town of Duxbury Zoning Map by modifying the boundary of the Wetlands Protection Overlay District on a property known as 0 North Street as shown on a map filed with the Town Clerk. The property is identified on the Duxbury Assessor's Map as parcel ID 009-010-001, and is shown as "Lot 2A" on a plan entitled, "Plan of Land, 388 North Street, Duxbury, Mass.," dated March 13, 2014 and revised on April 4, 2014 and recorded in Plan Book 58, Page 639 at the Plymouth County Registry of Deeds. The property is 2.27 acres in size and is owned by Frank W. Ness, Jr., Trustee of the Frank W. Ness, Jr. Trust; and Frank W. Ness, Jr., Trustee of the Marjorie L. Ness Trust, c/o Pamela Crowley, 142 Middle Road, Cumberland, ME 04021. Currently the land is zoned Residential Compatibility and a portion is zoned Wetlands Protection Overlay District.

AN ARTICLE submitted by citizen petition to see if the town will vote to amend the Town of Duxbury Zoning Map by modifying the boundary of the Wetlands Protection Overlay District on a property known as 0 North Street as shown on a map filed with the Town Clerk. The property is identified on the Duxbury Assessor's Map as parcel ID 023-010-001, and is shown as "Lot B" on a plan entitled, "Plan of Land in Duxbury Mass belonging to Est. of Mary F. Sherman," dated October 24, 1938 and recorded in the Plymouth County Registry of Deeds in Plan Book 5, Page 860. The property is 13.24 acres in size and is owned by Frank W. Ness, Jr., Trustee of the Frank W. Ness, Jr. Trust; and Frank W. Ness, Jr., Trustee of the Marjorie L. Ness Trust, c/o Pamela Crowley, 142 Middle Road, Cumberland, ME 04021. Currently the land is zoned Residential Compatibility, and a portion is zoned Wetlands Protection Overlay District and a portion is zoned Aquifer Protection Overlay District.

AN ARTICLE submitted by the Planning Board to see if the Town will amend the Duxbury Protective Bylaw Article 600 – Special Regulations, to create a new Section 618, "Ground-Mounted Solar Photovoltaic Installations," or take any other action in relation thereto.

Materials submitted for the proposed zoning amendments are available for review at the Town Clerk's Office and Planning Department at Duxbury Town Hall, 878 Tremont Street, during business hours. Any person interested or wishing to comment on the proposed amendments should appear at the time and place noted above. Any individual with a disability may request accommodation in order to participate in the public hearing and may request the materials in an accessible format. Requests for accommodation to participate in the public hearing should be made at least three business days in advance by contacting the Planning Office at 781-934-1100 x 5476.

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5476; www.town.duxbury.ma.us/planning

Cynthia Ladd Fiorini, Clerk
Duxbury Planning Board

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cc: Duxbury Town Clerk
Duxbury Town Manager
Duxbury Planning Director
Duxbury Director of Municipal Services
Duxbury Planning Board
Duxbury Zoning Board of Appeals
Department of Housing and Community Development
Metropolitan Area Planning Council
Old Colony Planning Council
Kingston Planning Board
Marshfield Planning Board
Pembroke Planning Board
Plymouth Planning Board

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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.