



Meeting Notice

Town of Duxbury, Massachusetts

Pursuant to MGL Chapter 30A, §18-25
All meeting notices and agenda must be filed and time stamped
in the Town Clerk's Office and posted at least 48 hours prior to
the meeting (excluding Saturdays, Sundays and Holidays)

TOWN CLERK'S STAMP

TOWN CLERK

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DUXBURY, MASS.

Board: Planning Board

Meeting Location: Town Hall, 878 Tremont Street, Small Conference Room (lower level)

Day & Date of Meeting: Monday, July 27, 2015

Time: 7:00 PM

Posted by: George Wadsworth, Chairman

AGENDA

7:00 PM

Call Meeting to Order / Planning Board Photo / Open Forum

1.0

Approval of Planning Board Covenant, Proposed Homeowners' Association, Endorsement of Final Approved Plans, and Correction to Certificate of Notification, Definitive Subdivision: Shantum Lane (Myles View Drive Extension) / Pontiff

The 20-day appeal period ended on 07/15/15, so the final subdivision plans are ready to be endorsed. In addition the applicant has submitted a draft HOA, Operation & Maintenance Plan, and a Planning Board Covenant. Town Clerk will be present to notarize PB signatures for the Planning Board Covenant (we will bring for PB to sign). In addition, the applicant is requesting a Lot Release for Lot C which he does not intend to be part of the HOA.

- 1.1 Cover letter from Withington & Bitters (*applicant's attorney*) dated 07/15/15
- 1.2 Proposed Declaration of Trust Establishing Shantum Lane Association Trust and Declaration of Easements submitted on 07/16/15
- 1.3 Proposed Operation and Maintenance Plan (During Construction and Post-Construction)
- 1.4 Instrument of Release of Covenant for Lot C submitted on 07/16/15
- 1.5 Emails between D. Grant, R. Read, N. Pickering-Cook and G. Hall dated 07/16/15 – 07/22/15 re: Town Counsel review of documents

7:05 PM

2.0

Continued Public Hearing, Definitive Subdivision: Littletown Way / Nass & Alfieri

The applicants have submitted a list of waivers, a draft Homeowners Association, and an Operation & Maintenance Plan for the rain gardens. They have also submitted stamped plans. Staff has prepared a draft decision. Pat Brennan from Amory Engineers, the town's consulting engineer for this project, will attend the meeting. The public hearing has not been closed yet.

- 2.1 Waiver Requests submitted by applicant at PB meeting on 06/08/15
- 2.2 Draft decision
- 2.3 Proposed Declaration of the 'Littletown Way Homeowners' Association Trust' submitted on 07/01/15
- 2.4 Emails between T. Broadrick, L. Alfieri, D. Grant and D. Orwig dated 07/01/15 – 07/07/15 re: plan revisions
- 2.5 Revised plans dated 07/08/15 and submitted on 07/20/15
- 2.6 Proposed Operation and Maintenance Plan submitted on 07/20/15
- 2.7 Email from P. Brennan dated 07/20/15 re: Review of O&M Plan
- 2.8 Email from G. Hall dated 07/21/15 re: Town Counsel review of proposed Declaration of the 'Littletown Way Homeowners' Association Trust' document
- 2.9 Emails between D. Grant, P. Brennan, L. Alfieri et.al dated 07/20/15 – 07/22/15 re: Review of subdivision plans

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

3.0 Recommendation for MAPC Representative

The Board of Selectmen is looking for a recommendation from the Planning Board to fill the vacant position of Duxbury representative to the Metropolitan Area Planning Council formerly held by Tom Broadrick. The MAPC Council meets three times per year in the morning in Boston or surrounding towns.

- 3.1 Letter dated 07/20/15 from M. Draisen of MAPC to T. Flynn / BOS re: MAPC representative

4.0 Update on Planning Director Search Process

George Wadsworth and John Bear will report from Planning Director Hiring Team. The deadline for candidates to submit applications is 08/06/15.

- 4.1 Updated Town of Duxbury Planning Director Hiring Search Timeline submitted to Planning Office on 07/09/15

5.0 Other Business

PB Action Items

- 5.1 Meeting minutes of 06/08/15
5.2 Amory Engineers invoice #14331A (\$187.50) re: Myles View Drive (Shantum Lane)

FYI Items

- 5.3 Letter from Mass Historical Commission to BOS dated 06/22/15 re: Myles Standish Burial Ground added to National Register of Historic Places

9:00 PM

Adjourn

NEXT PLANNING BOARD MEETING:

**Monday, August 3, 2015 at 7:00 PM
Duxbury Town Hall, 878 Tremont Street
Mural Room, lower level**