



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
15 AUG 14 AM 10:34
DUXBURY, MASS.

Board: Planning Board

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

Day & Date of Meeting: Monday, August 17, 2015

Time: 7:00 PM

Posted by: George Wadsworth, Chairman

REVISED AGENDA

(Revised from agenda posted with Town Clerk on 08/13/15 at 10:34 AM)

- 7:00 PM **Call Meeting to Order / Open Forum / Discussion of Planning Board Meeting Schedule**
(Discussion of Planning Board meeting schedule is the only item added to revised agenda)
- 7:05 PM 1.0 **Consolidated Public Hearing, Duxbury Planning Board and Tree Warden:**
100 Eagles Nest Road / Koenig
The applicant proposes to remove two pine trees with a DBH of 24-30 inches each.
- 1.1 Special permit application submitted on 07/21/15
 - 1.2 Public hearing notice
 - 1.3 Vision GIS map, aerial photo and Assessor's property card
- 7:10 PM 2.0 **Continued Public Hearing, Definitive Subdivision: Littletown Way, off Tremont Street / Nass & Alfieri**
A draft decision has been prepared reflecting stamped plans submitted on 07/27/15 and waivers requested by the applicant. The public hearing is still open. All Planning Board members are eligible to participate in the public hearing deliberation except for John Bear. The applicant has submitted a document establishing the HOA, and they still need to submit the restrictions and covenants of the HOA.
- 2.1 Consulting engineer review letters dated 05/27/15 and (via email) 07/22/15
 - 2.2 Stamped plans submitted 07/27/15
 - 2.3 Proposed Operation and Maintenance Plan submitted on 07/20/15
 - 2.4 Email from P. Brennan dated 07/20/15 re: Review of O&M Plan
 - 2.5 Waiver requests submitted at PB meeting on 06/08/15
 - 2.6 Draft Certificate of Notification
 - 2.7 Proposed Declaration of the "Littletown Way Homeowners' Association Trust" submitted on 07/01/15
 - 2.8 Emails between G. Hall, D. Grant and L. Alfieri dated 07/16/15 – 07/27/15 re: Town Counsel review of proposed Declaration of the 'Littletown Way Homeowners' Association Trust' document

3.0 Approval of Planning Board Covenant, Proposed Homeowners' Association, and Endorsement of Final Approved Plans for Definitive Subdivision: McLean's Way, off Bow Street / Reinhalter

The 20-day appeal period ended on 06/15/15, and the final subdivision mylars are ready to be endorsed for recording at the Registry of Deeds. The applicant has submitted proposed HOA documents, easements for the rain gardens, and a Planning Board Covenant. These documents are under review by Town Counsel. In addition, the applicant is requesting a Lot Release for Lot 6, a 2,845 SF piece of land that will be conveyed to the owner of 56 Bow Street.

- 3.1 Certificate of Notification dated 05/22/15
- 3.2 Proposed Declaration of Trust Establishing McLean's Way Homeowners Association Trust
- 3.3 Proposed Declaration of Covenants and Restrictions Establishing McLean's Way Homeowners Association (**yellow** = additions based on PB comments 05/11/15; **red** = additional changes from version PB reviewed on 05/11/15)
- 3.4 Proposed Declaration of Covenants and Restrictions Establishing McLean's Way Homeowners Association (*clean copy of 3.3*)
- 3.5 Proposed Grant of Easement to McLean's Way Homeowners Association for Lots 4, 5 and 7 (*rain garden maintenance until Town accepts the way*)
- 3.6 Proposed Grant of Easement to Town of Duxbury for Lots 4, 5 and 7 (*rain garden maintenance after Town accepts the way*)
- 3.7 Planning Board Covenant (*signed and notarized document will be available at meeting*)

4.0 ANR Plan of Land: 29 Summerhouse Lane & 366 Bay Road / Lancelot & 366 Bay Road LLC (Sheehan)

The applicants propose a 50/50 land swap.

- 4.1 ANR application and plan submitted on 08/10/15
- 4.2 Vision GIS map, aerial photo and Assessor's property card

5.0 Update on Planning Director Search Process

George Wadsworth and John Bear will report from Planning Director Hiring Team. The deadline for applications was 08/06/15 and six applications have been submitted. The hiring team is scheduled to meet the same day as the Planning Board meeting, 08/17/15 (no packet materials).

6.0 Other Business

PB Meeting Minutes

- 6.1 Minutes of 06/22/15
- 6.2 Minutes of 07/13/15

Amory Engineers Invoices

- 6.3 Invoice #14331C dated 06/30/15 (\$187.50) re: Fisher Ridge
- 6.4 Invoice #14281B dated 05/15/15 (\$406.25) re: Littletown Way
- 6.5 Invoice #14305B dated 06/03/15 (\$531.25) re: Littletown Way
- 6.6 Invoice #14331B dated 06/30/15 (\$93.75) re: Littletown Way

FYI Items

- 6.7 MassHousing notice received 07/29/15 re: Island Creek 40B development
- 6.8 Construction Cost Estimates for July 2015
- 6.9 Town of Plymouth public hearing notice for ZBL amendment re: Small Scale and Commercial Scale Solar Bylaw
- 6.10 PB Members "In the News"

9:00 PM

Adjourn

NEXT PLANNING BOARD MEETING:
 Monday, September 14, 2015 at 7:00 PM
 Duxbury Town Hall, 878 Tremont Street
 Mural Room, lower level