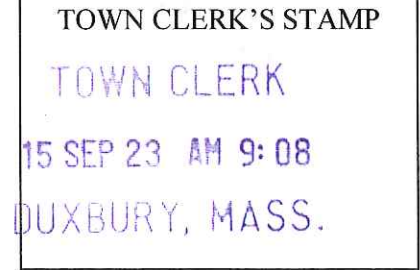




Meeting Notice

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)



Board: Planning Board

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

Day & Date of Meeting: Monday, September 28, 2015

Time: 7:00 PM

Posted by: Brian Glennon, Vice-Chairman

AGENDA

7:00 PM

Call Meeting to Order / Open Forum

1.0 Presentation of Informal Site Plan Review: Chapel Reconstruction, 21 Harden Hill / Sisters of Saint Margaret

The Sisters of Saint Margaret are proposing to raze an existing chapel and construct a new, larger one. The Building Inspector has determined that this religious facility is exempt from Administrative Site Plan Review. However, the applicants have requested to present the plan to the Planning Board as a courtesy.

1.1 Proposed site plan with cover letter dated 09/21/15

2.0 Planning Board Covenant and Endorsement of Mylars: Littleton Way Definitive Subdivision / Nass & Alfieri

The 20-day appeal period has passed with no appeal, so mylars are ready to be endorsed. The applicants have also submitted a standard Planning Board Covenant to be endorsed by the Planning Board members. These documents will be recorded at the Registry of Deeds along with the decision, homeowners' association documents, and Operations & Maintenance Plan.

2.1 Planning Board Covenant

3.0 ANR Plan of Land: 0 & 301 Temple Street / Merry

The applicant proposes to reconfigure three lots.

3.1 ANR application and plan submitted 09/14/15

3.2 Vision GIS maps, aerial photo, and Assessor's property cards

4.0 ANR Plan of Land: 30 Railroad Avenue & Saint George Street / S&G Associates

The applicant proposes to create separate lots for each building on the property, and also to create a new vacant parcel.

4.1 ANR application and plan stamped with Town Clerk on 09/22/15

4.2 Vision GIS maps, aerial photo, and Assessor's property cards

4.3 Email from M.E. Burgess to M. Pimentel dated 09/21/15

4.4 ANR Handbook excerpt on frontage

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.

5.0 ZBA Referral, Special Permit & Variance: 36 Priscilla Lane / Lovett

The applicants propose to construct various additions to a pre-existing nonconforming structure on a pre-existing nonconforming lot of 11,901 square feet, increasing the front setback nonconformity and increasing coverage beyond the allowable limit.

- 5.1 ZBA materials submitted to the Planning Office on 09/02/15
- 5.2 Vision GIS map, aerial photo, and Assessor's property card

6.0 ZBA Referral, Special Permit: 16 Washington Street / Sobran

The applicant proposes to change a use from residential to a home occupation in a Neighborhood Business District.

- 6.1 ZBA materials submitted to the Planning Office on 09/04/15
- 6.2 Vision GIS map, aerial photo, and Assessor's property card
- 6.3 ZBL 410.7 Home Occupation Special Permit Regulations

7.0 Other Business

PB Minutes

- 7.1 07/27/15
- 7.2 08/03/15
- 7.3 08/17/15
- 7.4 09/14/15

Other Action Items

- 7.5 Planning Board Annual Report FY2015

Other FYI Items

- 7.6 Special Town Meeting Warrant (Monday, 10/05/15 at 7:00 PM)
- 7.7 Construction Cost Estimates for August 2015
- 7.8 ZBA Decision: 105 Alden Street / Alden Kindred of America (*approved*)

9:00 PM

Adjourn

NEXT PLANNING BOARD MEETING:

**Monday, October 26, 2015 at 7:00 PM
Duxbury Town Hall, 878 Tremont Street
Small Conference Room, lower level**