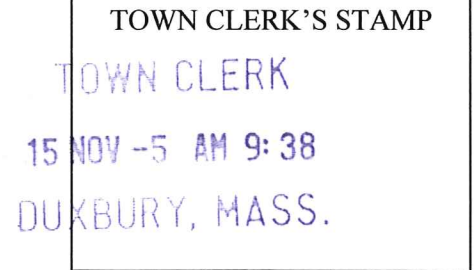




# Meeting Notice

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, November 9, 2015

Time: 7:00 PM

Posted by: George Wadsworth, Chairman

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## AGENDA

7:00 PM

Call Meeting to Order / Open Forum

- 1.0 ANR Plan of Land: 52 & 56 Bow Street / Moriarty & Bayside Properties**  
*The applicants propose to reconfigure two lots in order to improve front setbacks.*
- 1.1 ANR application and plan submitted on 10/30/15
  - 1.2 Vision GIS map, aerial photo and Assessor's property card
  - 1.3 Highlighted pdf of proposed plan
- 2.0 Endorsement of Mylars, Planning Board Covenant, and Operation & Maintenance Plan: Littletown Way Definitive Subdivision / Alfieri & Nass**  
*Wet-stamped mylars have been submitted and are ready for PB endorsement. A revised Planning Board Covenant and Operation & Maintenance Plan have been submitted for PB approval.*
- 2.1 Planning Board Covenant submitted 10/20/15 with staff edits
  - 2.2 Operation & Maintenance Plan revised 09/18/15 with staff edits
  - 2.3 Staff report
- 3.0 ZBA Referral, Special Permit: 879 Tremont Street / Stein**  
*The applicants propose to reconstruct and expand an existing kitchen and bedroom, extending the pre-existing nonconforming encroachment in the side setback.*
- 3.1 ZBA application and materials submitted to the Planning Office on 10/29/15
  - 3.2 Vision GIS map, aerial photo and Assessor's property card
  - 3.3 Staff report (*will be distributed at meeting*)

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.

- 4.0 ZBA Referral, Special Permit: 14 Winthrop Avenue / Cooke**  
*The applicants propose to raze and rebuild a pre-existing nonconforming structure that encroaches in the side setbacks on a lot of 11,250 square feet.*
- 4.1 ZBA application and materials submitted to the Planning Office on 11/04/15
  - 4.2 Vision GIS map, aerial photo and Assessor's property card
  - 4.3 Staff report (*will be distributed at meeting*)

- 5.0 Potential Planning Board Articles for Annual Town Meeting**  
*Based on comments from the Board, following is a list of potential articles for Planning Board discussion and prioritization:*

ZONING ARTICLES

- Zoning Bylaw Review Committee articles
- Solar (*staff to report at meeting*)
- Hall's Corner zoning district

OTHER ARTICLES

- Comprehensive Plan update (*funding*)
- Others?

- 5.1 Email from J. Barrett dated 11/02/15 re: No ZBRC articles yet
- 5.2 Staff memo re: Ground mounted residential solar panels
- 5.3 Proposed ground mounted solar article from ATM2015
- 5.4 Mass Clean Energy Center materials
- 5.5 Photograph of residential ground mounted solar panel submitted by S. Casagrande (*as discussed at PB meeting on 10/26/15*)
- 5.6 Email from J. Bear dated 11/02/15 re: EAC potential zoning articles
- 5.7 Proposed comprehensive plan update funding article from ATM2015 (*staff will provide report at meeting*)

- 6.0 Planning Staff Update**  
*The Planning Director will report to the Planning Board.*
- 6.1 Planning Board Agenda Working Calendar dated 11/04/15
  - 6.2 Pilgrim Nuclear Power Station Study dated April 2015

- 7.0 Other Business**
- 7.1 OCPC Upcoming Events
  - 7.2 Construction Cost Estimates for October 2015
  - 7.3 Updated PB Contact List dated 11/04/15

9:00 PM

Adjourn

**NEXT PLANNING BOARD MEETING:**  
**Monday, November 23, 2015 at 7:00 PM,**  
**Town Hall, Small Conference Room,**  
**878 Tremont Street**