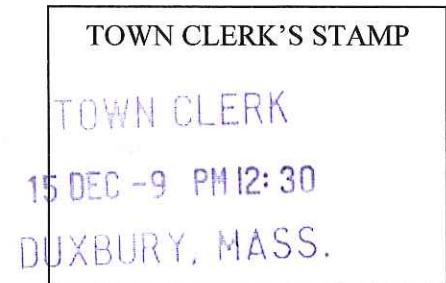




# Meeting Notice

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, December 14, 2015

Time: 7:00 PM

Posted by: George Wadsworth, Chairman

## AGENDA

7:00 PM

Call Meeting to Order / Open Forum

7:05 PM

1.0

**Consolidated Public Hearing, Duxbury Planning Board and Tree Warden:  
Standish Street / McArdle -- POSTPONED**

*The applicant proposes to trim or remove trees on the easterly side of Standish Street in order to relocate an existing dwelling from 195 Standish Street to 279 Standish Street. Planning Board members may wish to drive by the area to view the trees that are marked. PUBLIC HEARING IS POSTPONED EFFECTIVE 12/09/15 AND A NEW PUBLIC HEARING DATE OF 01/11/16 IS EXPECTED BUT NOT YET CONFIRMED.*

- 1.1 Public hearing notice stamped with Town Clerk on 11/23/15 and mailed to abutters on 11/24/15
- 1.2 Application and plan stamped with Town Clerk on 11/23/15
- 1.3 Duxbury Clipper article dated 11/11/15 (FYI)

2.0

**As-Built Review: Shantum Lane Definitive Subdivision / Pontiff**

*The applicants have constructed the roadway and have submitted an As-Built plan for Planning Board approval (plan will be available at meeting). The consulting engineer, Patrick Brennan of Amory Engineers, has reviewed the As-Built plans.*

- 2.1 Cover letter from Grady Consulting dated 11/20/15 re: As-Built review
- 2.2 Emails between V. Massard and P. Brennan dated 11/24/15

3.0

**As-Built Review and Request for Performance Bond Release: Gudrun Way Definitive Subdivision / Bartlett**

*The applicants have constructed the roadway and submitted As-Built plans. Amory Engineers, the consulting engineer, has not signed off on the As-Built review at this time.*

- 3.1 Emails between D. Bartlett and V. Massard dated 11/30/15
- 3.2 Cover letter dated 11/07/15 (plans will be available at the meeting)
- 3.3 Email from P. Brennan dated 12/08/15 with As-Built check list

4.0

**Discussion with Historical Commission re: Proposed Demolition Delay Bylaw Revisions**

*The PB chair has requested that the Historical Commission meet with the Planning Board regarding a proposed re-write of the Demolition Delay Zoning Bylaw (Section 609). Terry Vose (chair) and Tag Carpenter (vice chair) are expected to attend. The bylaw was re-written in order to clarify the process, but also includes major changes such as a 12-month delay instead of the current 6-month demo delay, and also a new provision that only the property owner may apply for a permit, which is also nontransferable.*

- 4.1 Proposed Zoning Bylaw as submitted to the Planning Office on 11/30/15
- 4.2 Email from T. Vose to BOS dated 11/25/15

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 Planning Staff Update**

*Listed below are the articles submitted to the BOS for publication in the ATM warrant. Public hearings for the zoning articles are expected to be held on January 11 & 25, 2016. The purpose of tonight's discussion is informational.*

ZONING ARTICLES

- 5.1 Nonconforming Uses and Structures (ZBRC) – draft dated 12/08/15
- 5.2 Residential Conservation Cluster (ZBRC) – ZBRC still working on
- 5.3 Planned Developments (ZBRC) – draft dated 12/08/15
- 5.4 Demolition Delay (Historical Commission) – see 4.1
- 5.5 Odd Lot Zoning (DAHT)
- 5.6 FEMA Map Adoption (BOS / Town Manager)

*The following are articles that do not require a public hearing with the Planning Board and are listed FYI. At a later date closer to Annual Town Meeting, the Planning Board may wish to make a recommendation on some or all of these articles.*

GENERAL

- 5.7 Tree Protection and Preservation Bylaw (Open Space Committee)
- 5.8 Sawmill Road acceptance (Citizen Petition / Brian Cook) – no materials
- 5.9 Hall's Corner consultant (EAC)
- 5.10 Hall's Corner Survey (PB)
- 5.11 Comprehensive Plan Update (PB) – update to be delivered via email
- 5.12 Municipal Aggregation (BOS / Town Manager)

**6.0 Other Business**

- 6.1 PB minutes of 11/09/15
- 6.2 PB minutes of 11/23/15
- 6.3 Construction Cost Estimates for November 2015
- 6.4 Discussion of Planning Board meeting schedule for 2016

**9:00 PM**

**Adjourn**

**NEXT PLANNING BOARD MEETING:**  
**Monday, January 11, 2016 at 7:00 PM,**  
**Town Hall, Small Conference Room,**  
**878 Tremont Street**