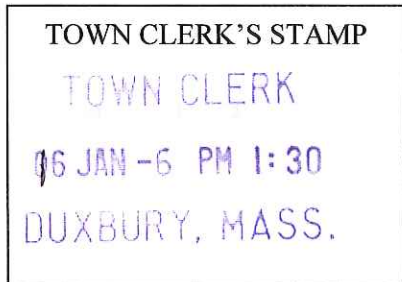




Meeting Notice

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, January 11, 2016

Time: 7:00 PM

Posted by: George Wadsworth, Chairman

AGENDA

7:00 PM

Call Meeting to Order / Open Forum

7:05 PM

1.0

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

The applicant proposes to trim or remove up to 18 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.

- 1.1 Revised plan with cover letter submitted by applicant on 12/16/15
- 1.2 Public hearing notice stamped with Town Clerk on 12/18/15 and mailed to abutters

2.0

ANR Plan of Land: 7 Old Farm Road & 0 Autumn Avenue / McSharry

The applicant proposes to reconfigure two lots into three buildable lots. This plan was submitted to the Town Clerk's office on 12/22/15, and the 21-day act-on date is 01/12/16.

- 2.1 ANR plan and materials submitted on 12/22/15
- 2.2 Vision GIS map, aerial photo and Assessor's property cards

Public Hearings for Annual Town Meeting 2016 Zoning Articles

Tonight the PB will review zoning articles submitted by the Historical Commission, the Duxbury Affordable Housing Trust, and the Board of Selectmen / Town Manager. (See Items 3.0 – 5.0 below.) Town Counsel has reviewed all three articles. Three additional zoning articles proposed by the Zoning Bylaw Review Committee will be reviewed at a public hearing scheduled for 01/25/16.

7:15 PM

3.0

Proposed Replacement of Demolition Delay Bylaw (Historical Commission)

The Historical Commission proposes to replace the existing Demolition Delay Bylaw with a new bylaw that would clarify the process for filing; incorporate a 12-month delay instead of the current 6-month demo delay; and a new provision that only the property owner may apply for a permit, which is also nontransferable.

- 3.1 Existing ZBL 609 (Demolition Delay Bylaw)
- 3.2 Proposed article submitted by the Historical Commission
- 3.3 Explanation of article submitted by Historical Commission on 01/05/16
- 3.4 Draft PB minutes of 12/14/15
- 3.5 Email from K. Batt dated 01/06/16 re: Town Counsel review of proposed article

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.

7:15 PM 4.0 **Proposed Replacement of Affordable Housing Bylaw (Duxbury Affordable Housing Trust)**
The DAHT proposes to replace the existing Affordable Housing Bylaw with a new bylaw that would change the minimum lot size for eligible lots from 10,000 square feet to 5,000 square feet; and also add a right of first refusal to the Town of Duxbury on subsequent sales of affordable housing properties.

- 4.1 Existing ZBL 570 (Affordable Housing Bylaw)
- 4.2 Explanation and proposed article submitted by the DAHT
- 4.3 PB minutes of 11/23/15

7:15 PM 5.0 **Proposed Amendments Regarding Flood Insurance Rate Map References and Flood Hazard Areas Overlay District Language (Town Manager / Board of Selectmen)**
FEMA has provided the Town of Duxbury with suggested language to incorporate into Zoning Bylaws regarding Flood Hazard Areas Overlay Districts. FEMA has also requested that the Town of Duxbury incorporate the date of the latest Flood Insurance Rate Maps (FIRM maps) into the Zoning Bylaws, anticipating a resolution of the Town's appeal.

- 5.1 Letter from FEMA dated 11/09/15
- 5.2 Existing ZBL Section 402 "Flood Hazard Areas Overlay District"
- 5.3 Explanation and proposed amendments to ZBL Sections 202.1 and 202.2 with new FIRM map dates; and proposed ZBL Section 402 incorporating suggested FEMA language

6.0 **Planning Director Update**

- 6.1 Comprehensive Plan Update warrant article with explanation

7.0 **Other Business**

- 7.1 Amory Engineers invoice #14451 dated 12/11/15 (\$65.00) re: Myles View Drive
- 7.2 ZBA decision, special permit: 38 Ocean Avenue / Dillon (*granted*)
- 7.3 ZBA decision, special permit: 879 Tremont Street / Stein (*approved*)
- 7.4 Construction Cost Estimates for December 2015
- 7.5 Discussion of Planning Board meeting schedule for February – December 2016 (*no materials*)

9:00 PM **Adjourn**

NEXT PLANNING BOARD MEETING:
Monday, January 25, 2016 at 7:00 PM,
Town Hall, Small Conference Room,
878 Tremont Street