



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
15 DEC 18 AM 11:38
DUXBURY, MASS.

Enclosed please find a legal notice for publication in the upcoming *Duxbury Clipper* issues on three consecutive weeks: December 23, 2015; December 30, 2015; and January 6, 2016. Please forward the invoice to:

Planning Department
878 Tremont Street
Duxbury, MA 02332
Tel -781-934-1100 (x 5476)

PUBLIC HEARING NOTICE DUXBURY PLANNING BOARD

The Duxbury Planning Board hereby gives notice of a public hearing on **Monday, January 11, 2016 at 7:15 PM** at the Duxbury Town Hall, 878 Tremont Street, Duxbury, MA, Small Conference Room, lower level, relative to three of six proposed zoning articles to appear before the Annual Town Meeting on Saturday, March 12, 2016:

AN ARTICLE submitted by the Historical Commission to see if the town will vote to amend the Duxbury Protective Bylaw Article 600 – Special Regulations, Section 609, “Demolition of Historically Significant Buildings,” in order to replace the existing bylaw with a new bylaw that would change the requirements and streamline the process for applications before the Historical Commission for structures that may be of historical significance.

AN ARTICLE submitted by the Duxbury Affordable Housing Trust to see if the town will vote to amend the Duxbury Protective Bylaw Article 500 – Requirements for Certain Land Divisions, Land Developments, and Inclusionary Housing, Section 570, “Affordable Housing,” in order to replace the existing bylaw with a new bylaw that would change the minimum lot size for eligible lots and add a right of first refusal to the Town of Duxbury on subsequent sales of affordable housing properties.

AN ARTICLE submitted by the Board of Selectmen and Town Manager to see if the town will vote to amend the Duxbury Protective Bylaw Article 200 – Establishment of Districts, Section 202.1 “Classes of Districts” and Section 202.2 “District Boundary Line Descriptions” in order to adopt the Duxbury Flood Insurance Rate Map dated effective July 6, 2016, in order to reference the latest Flood Insurance Rate Maps; and to amend the Duxbury Protective Bylaw Article 400 – Use, Intensity, Dimensional and Coverage Regulations for All Districts, Section 402 “Flood Hazard Areas Overlay District,” in order to replace the existing section with a new section using language recommended by the Federal Emergency Management Agency for Flood Hazard Areas Overlay Districts.

Materials submitted for the proposed zoning amendments are available for review at the Town Clerk’s Office and Planning Department at Duxbury Town Hall, 878 Tremont Street, during business hours. Flood maps are also available online at [FEMA’s Map Service Center](#) and the [Town of Duxbury website](#): see “Revised Preliminary SFHA” maps (dated November 2015). Any person interested or wishing to comment on the proposed amendments should appear at the time and place noted above. Any individual with a disability may request accommodation in order to participate in the public hearing and may request the materials in an accessible format. Requests for accommodation to participate in the public hearing should be made at least three business days in advance by contacting the Planning Office at 781-934-1100 x 5476.

Cynthia Ladd Fiorini, Clerk
Duxbury Planning Board

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5476; www.town.duxbury.ma.us/planning

The mission of the Town of Duxbury is to deliver excellent services to the community
in the most fiscally responsible and innovative manner while endeavoring to broaden our sense of community
and preserve the unique character of our town.

cc: Duxbury Town Clerk
Duxbury Town Manager
Duxbury Director of Municipal Services
Duxbury Planning Director
Duxbury Affordable Housing Trust
Duxbury Board of Selectmen
Duxbury Historical Commission
Duxbury Planning Board
Duxbury Zoning Board of Appeals
Department of Housing and Community Development
Metropolitan Area Planning Council
Old Colony Planning Council
Kingston Planning Board
Marshfield Planning Board
Pembroke Planning Board
Plymouth Planning Board

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