



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
14 FEB 26 AM 11:34
DUXBURY, MASS.

Minutes 01/27/14

The Planning Board met on Monday, January 27, 2014 at 7:00 PM at the Duxbury Town Hall, Mural Room, 878 Tremont Street for a joint meeting with the Board of Selectmen, and then continued its meeting at the Duxbury Senior Center, Ellison Room, 10 Mayflower Street.

Present: George Wadsworth, Chairman; Brian Glennon, Vice Chairman; Cynthia Ladd Fiorini, Clerk; John Bear, Scott Casagrande, Jennifer Turcotte and David Uitti.

Absent: No one was absent.

Staff: Thomas Broadrick, Planning Director; and Diane Grant, Administrative Assistant.

CALL MEETING TO ORDER

Mr. David Madigan, Chairman of the Board of Selectmen, called the meeting to order at 7:00 PM. He welcomed members of the Planning Board.

JOINT PRESENTATION AND VOTE WITH THE BOARD OF SELECTMEN ON PLANNED PRODUCTION PLAN

Present for the discussion were Ms. Diane Bartlett, chairman of the Duxbury Affordable Housing Trust (DAHT) and the DAHT consultant, Ms. Lynne Sweet of LDS Consulting in Newton, along with members of the public. Mr. Madigan invited Ms. Sweet to present the updated Planned Production Plan. Ms. Sweet presented the plan with a Power Point presentation. Board of Selectmen and Planning Board members asked questions for clarification.

MOTION: Ms. Ladd Fiorini made a motion, and Ms. Turcotte provided a second, to approve the Planned Production Plan as presented.

DISCUSSION: There was no discussion.

VOTE: The motion carried unanimously, with both the Board of Selectmen and the Planning Board voting to adopt it.

RECESS TO RECONVENE AT SENIOR CENTER

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to recess the Planning Board meeting so that Planning Board members can travel to the Duxbury Senior Center and reconvene the meeting at that location.

VOTE: The motion carried unanimously, 7-0.

878 Tremont Street, Duxbury, MA 02332; Telephone: 781-934-1100 x 5476; Fax: 781-934-1137

Therefore the Planning Board meeting was recessed at 8:00 PM.

OPEN FORUM

The Planning Board meeting reconvened at 8:09 PM at the Duxbury Senior Center, Ellison Room. There were no Open Forum items.

ANR PLAN OF LAND: 1 SOUTH STREET / OJALA

Present for the discussion were the applicant, Mr. Brian Ojala, and his representative, Mr. Kevin Forgue of G.A.F. Engineering in Wareham. Mr. Wadsworth invited Mr. Forgue to present the plan. Mr. Forgue stated that the plan proposes to satisfy an agreement with probate court to divide the property among family members so that there will be a house lot and a parcel with the remaining land, mostly bog. Mr. Forgue showed board members where the new lot lines will be. Mr. Forgue noted that all back lots will be combined into one lot. Currently there are three deeds under one ownership.

Mr. Glennon noted that the board needs to see all lots on an adequate way. Mr. Broadrick noted that although the dwelling lot needs to meet zoning requirements, the bog is unbuildable and access is not needed. The lots pre-date Subdivision Control Law.

Mr. Broadrick also noted that he had consulted with Mr. Scott Lambiase, Zoning Enforcement Officer, and Deputy Fire Chief Chris West regarding adequacy of the way, and both had reported that it is a tough access but passable. Both had noted that they had travelled the roadway on numerous calls. The house lot is accessed from Kingston to Duxbury because the lot is near the town line. Mr. Broadrick noted that once you get over the town line into Duxbury the roadway improves. Mr. Broadrick stated that he had confirmed with Deputy Chief West that Duxbury Fire Department is responsible for emergency services.

Mr. Wadsworth noted that the Planning Board is responsible for ensuring safe and adequate access as part of the ANR approval process. He noted that although a new lot will be created around the building it will not add to the traffic on the back lot because it is unbuildable.

Mr. Glennon noted that the court decree was twenty years old, and Mr. Ojala stated that the terms of his parents' divorce were never carried out until the matter came up at probate court and a "petition to partition" order was issued.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to approve a plan entitled, "Division of Land, 1 South Street, Duxbury, MA prepared for Estelle A. Ojala and Brian J. Ojala," dated May 18, 2011, latest revision December 16, 2013, scale 1" = 50', drawn by G.A.F. Engineering, Inc. 266 Main Street, Wareham, MA 02571, signed and stamped by Glenn D. Amaral, PLS, on January 6, 2014, one sheet, as not requiring approval under Subdivision Control Law.

VOTE: The motion carried unanimously, 7-0.

Board members signed the mylar and two paper copies of the ANR plan. The mylar was released to Mr. Ojala after he signed a mylar release form.

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ZBA REFERRAL, SPECIAL PERMIT AMENDMENT (CONTINUED): DUXBURY ESTATES, OFF SUMMER STREET

Present for the discussion were the applicant, Mr. Thomas Giacchetto, and his representative, Atty. Robert W. Galvin. Mr. Wadsworth noted that at the last Planning Board meeting on January 13, 2014, the applicant was directed to provide a proposal for meeting inclusionary provisions in ZBL Section 560.

Board members reviewed an email with attachments submitted by Mr. Giacchetto on January 24, 2014. In this email, Mr. Thomas Giacchetto proposed a revised payment schedule that would pay the remaining \$1,215,000 inclusionary fee in nine equal payments of \$135,000. The next payment would be due on the sale (not the building permit issuance) of the 31st unit and the sale of every unit thereafter through the 39th unit. Atty. Galvin noted that this proposed schedule would allow the applicants to repay their existing loan with Rockland Trust between now (the 21st building permit) and the sale of the 30th unit.

Atty. Galvin stated that the applicants will be most vested in the project after the sale of the 30th unit and therefore they are interested in allowing the project to continue and are not interested in walking away. Mr. Wadsworth noted that the Planning Board is limited to guidelines set in the Zoning Bylaws and cannot violate those bylaws.

Mr. Broadrick noted that it would take ten more building permits until another inclusionary payment would be made. To date the applicants have paid \$135,000 for the 21 building permits issued so far. He distributed his report dated January 27, 2014 that summarized his thoughts.

Mr. Broadrick stated that he has come to the conclusion that the Planning Board should honor the Fee-in-Lieu Agreement as currently in effect. It appears that the 2007 calculation is correct: the median new home sale price was provided by the Assessor using 2004, 2005, and 2006 FY data; the purchase price of a home affordable to a qualified purchaser was correctly determined using 2006 DHCD data; therefore the amount of \$1.35M is correct.

Mr. Broadrick continued, stating that determination of the schedule of fees was done correctly per ZBL Section 560.11 2. b) wherein a prorated payment may be used. The applicant chose between a lump sum and a prorated payment; in 2007 the applicant chose the prorated payment. The determination of prorated permits was done correctly: the first 36 building permits require payment of \$37,500 for each permit; at the time of the 36th permit the project would be 80% complete and no fees left to pay; this is required by ZBL Section 560.11 2. b).

Mr. Broadrick stated that somewhere between the correct calculation of the fee and the correct determination of the schedule, an "agreement" was reached; the time frame is between April 2, 2007 when the Planning Board reviewed the information and October 1, 2007 when the Agreement was signed. He stated that he has no knowledge of how that agreement was reached because he was not Planning Director at that time. Therefore he recommends keeping the existing agreement in effect.

Mr. Broadrick noted that if the Planning Board recommends a change in the Inclusionary Fee Schedule, it would need to be in complete compliance with the Zoning Bylaw. There have been 21 permits issued to date and each one should have been accompanied by a \$37,500 payment according to ZBL Section 560.11 2. b); the payment schedule should be 21 permits x \$37,500 = \$787,500 less the \$135,000 already paid for a subtotal of \$652,500 due immediately before the next building permit may be issued. Each subsequent permit requires an accompanying \$37,500 payment. There are 15 more payments due in order to reach the 80% completion mark.

Mr. Broadrick noted that the existing agreement requires a \$270,000 payment immediately and in exchange, the applicant gets the next 12 building permits. A new agreement would need to be in total compliance with

the ZBL Section 560.11 requiring new calculations and immediate payment for the 21 building permits issued to date. In conclusion, Mr. Broadrick recommended keeping the existing agreement in place and the applicant fulfilling the \$270,000 payment due. He added that the applicant appears to agree with the total amount due because that amount is reflected in the applicants' proposed Inclusionary Fee Schedule.

Mr. Uitti noted that Mr. Broadrick is saying that the original Inclusionary Fee Schedule signed by the Town of Duxbury and the applicant on October 1, 2007 appears to have violated Zoning Bylaws. Mr. Broadrick noted that he has no idea how the schedule was negotiated between April 2007 when the Planning Board discussed it and October 2007 when it was signed. He stated that the former Planning Director should not be contacted because she no longer works for the town and should not be expected to recall events from seven years ago.

Mr. Uitti noted that Town Counsel has stated that the Planning Board has latitude to change the payment schedule. Mr. Wadsworth added that Zoning Bylaws are silent about using sales versus building permits in an inclusionary fee schedule; therefore the Planning Board has no authority to use sales as a trigger for inclusionary fee payments. Atty. Galvin stated that the Zoning Board of Appeals could approve such a trigger. Mr. Broadrick noted that it would require a variance for the fee schedule to be amended in such a manner.

Mr. Bear suggested that the schedule could be changed to allow for payments every fourth building permit. Mr. Broadrick agreed that the Zoning Bylaws allow flexibility as long as the lump sums are equal. Mr. Bear asked if there may have been an error in the original calculations by using median sales price instead of new median sales price. Mr. Broadrick stated that he had researched the matter and confirmed that the calculations were based on new median home sales price. He also had researched and confirmed the median home sales prices for 2004-05-06 and 2011-12-13. Mr. Casagrande noted that median sales prices of condominiums were not used in 2006, and Mr. Broadrick responded that because there were no new condominiums at that time, it was agreed that single family homes would provide a reasonable basis. Mr. Broadrick also pointed out that the Zoning Bylaws state that condominium sales "may" be used, not "shall" be used.

Mr. Uitti asked if Atty. Galvin agreed with Mr. Broadrick's observation that changing the fee schedule may require a variance, and Atty. Galvin said that he did agree. Atty. Galvin stated that the mortgage company, Rockland Trust, controls everything and they will not release funds to give to the town until the site loan has been paid off. Atty. Galvin stated that if the Planning Board is open to the idea, the applicants could ask the Zoning Board of Appeals to grant relief through a variance.

Mr. Casagrande asked if the bank is aware that no further building permits can be issued until the next fee installment has been paid.

Ms. Turcotte stated that she likes the idea of amending the fee schedule, and she agreed it would require a variance. Mr. Uitti agreed with Ms. Turcotte and added a concern that even if the LLC builds all the units and pays Rockland Trust, what security does the town have to get the fees that are due to them? He noted that the LLC needs sufficient assets to cover the fees due to the town. Atty. Galvin replied that there is value in the land, so the town could take the land if the LLC were to default. Mr. Uitti noted that there is nowhere where this is spelled out. Atty. Galvin responded that the applicants would be "crazy" to walk away at that point due to the value of the project.

Mr. Broadrick noted that whatever the applicants choose to propose will need to be reviewed by Town Counsel prior to the next Planning Board meeting. Mr. Wadsworth noted that the town may want to get an appraisal on the land. Mr. Broadrick stated that it would be highly unusual for the town to mortgage a property to a property owner. Atty. Galvin stated that it has been done in the Town of Duxbury but never through the Planning Board.

Mr. Casagrande asked if only the Zoning Board of Appeals can grant a variance, does the Planning Board have authority to negotiate a change that would require a variance? Mr. Broadrick responded that the Planning Board does not have that authority. Mr. Casagrande noted that the Zoning Board of Appeals did ask the Planning Board to review the payment schedule.

Mr. Wadsworth stated that he is open to changing the fee schedule but only based on issuance of building permits, not sales because the Zoning Bylaws do not address sales. He asked if the applicant would be agreeable to paying off the installments by 80% of building permits. Mr. Thomas Giacchetto stated that they need to have inventory in order to sell units, and that is why sales figures are proposed. Mr. Thomas Giacchetto also stated that he does not believe that the original fee schedule was calculated correctly, noting that he will look at his back-up information.

Mr. Wadsworth noted that the project would be at 80% completion at the 36th building permit. He stated that he would rather work with building permits because it eliminates another variance requirement.

Mr. Bear suggested reconfiguring the fee schedule so that the final eight permits could be granted with the 36th building permit. Atty. Galvin stated that using building permits rather than sales is a problem. Mr. Thomas Giacchetto stated that after the 30th sale there is no site loan. Mr. Wadsworth noted that the owner is separate from the construction company, and asked if the construction company could defer its bills until after the sale of a certain number of units. Mr. Thomas Giacchetto responded that it would not be possible because subcontractors need to be paid.

Ms. Ladd Fiorini suggested that the payments could be deferred until the 32nd building permit because sale of the 31st unit would provide "front money." Ms. Turcotte noted that there are many options and the Planning Board appears to be open to modifying the fee schedule based on a variance that would be granted through the Zoning board of Appeals. She suggested that the applicant should work with their bank, make a proposal, and apply for a variance. Mr. Wadsworth noted that Town Counsel would need to be consulted no matter what.

Mr. Wadsworth noted that the Planning Board may consider deferring inclusionary fee payments until the 32nd building permit. Mr. Uitti noted that it may be a slower process to require payments by building permit rather than per sale. Mr. Wadsworth suggested that the agreement could be worded to cluster together several units. Mr. Uitti noted that there would still be no funds available until the units are sold. Mr. Wadsworth noted that the Zoning Bylaws do not allow for use of sales in determining an inclusionary fee schedule.

Mr. Uitti stated that he would not want to vote on a change in fee schedule without some type of surety to cover the outstanding funds owed to the town. He stated that it would need to be a legal, binding agreement, noting that assets disappear from LLCs all the time. Mr. Wadsworth stated that it would be difficult to put the Town of Duxbury on the deed without the town knowing what the land is worth. Mr. Glennon stated that he would be in favor of modifying the fee schedule but the applicants would need to do some homework to come up with options on a proposed surety.

Atty. Galvin stated that the applicants may be required to sell the project to someone else. Mr. Glennon noted that it would put the current owners in a difficult position. Mr. Thomas Giacchetto stated that they may have to remove the 55+ restriction. Mr. Glennon noted that it looks like the only viable option at this point is to modify the payment schedule. He added that there needs to be some sort of surety, and he does not like putting the town in the position of holding a mortgage if another option is available. He added that it is important for the board to consult with Town Counsel to determine what options may be viable.

Mr. James Sullivan of 13 Carriage Lane stated that the board members are concerned with protecting the town and asked why the protection cannot come from outside the LLC. Mr. Wadsworth responded that he has no clue what related assets may be worth.

Mr. Bear stated that in negotiating a new fee payment schedule, it is important that the schedule should be based on building permits and should be paid completely by the 80% point in order to meet Zoning Bylaw requirements. He noted that the Planning Board appears to be willing to make changes if they are acceptable to Town Counsel.

Mr. Uitti noted that the applicants need to do due diligence to determine the assets of the LLC. He stated that the Planning Board will be looking for a signed agreement by the managers of the LLC that the assets will not be conveyed and would give the town the ability to apply the assets toward any outstanding fee payments. If the applicants choose to provide a surety, they also need to provide an agreement signed by the managers of the LLC that they will not re-assign the assets to anyone else. In addition, the town needs to know what the assets are worth.

Mr. Thomas Giacchetto stated that they are prepared to make a lien. Mr. Wadsworth noted that this might be one of many questions for Town Counsel. Mr. Broadrick noted that he does not believe that the Duxbury Affordable Housing Trust (the town committee that receives the inclusionary fee payments) would allow any mortgage or real estate deals. Mr. Glennon added that the current owners may not want the town to own the land because they may have concerns over what the town would do with the land.

Mr. Thomas Nutter of 49 Carriage Lane stated that the land that has not yet been built upon is at the back side of the development, and Zoning Bylaws require that affordable units must be scattered throughout the development.

Mr. Francis Daly of 47 Carriage Lane stated that the current owners have met several times and agree that it is in everyone's best interests to accommodate the payment schedule. He stated that the Planning Board is concerned about a surety for the town, but there is no surety for the current owners.

Planning Board members then discussed various potential modifications to the fee schedule. Mr. Broadrick noted that it may not be fair to present several scenarios to Town Counsel. Mr. Wadsworth asked Board members to weigh in on whether the inclusionary fees should be paid by the 36th building permit, which would fit within the requirement to be paid off by the 80% mark and therefore would not require a variance, or whether Board members would allow the fees to be paid at some greater point than 80%. Mr. Casagrande agreed that payments beyond 80% should be considered. Ms. Turcotte and Mr. Uitti agreed, and Mr. Glennon agreed only if necessary.

Mr. Broadrick encouraged Board members to work with the applicants to get the payments taken care of by the 80% mark so that a variance would not be required. Ms. Ladd Fiorini noted that the applicant already stated that they could meet the 80% payoff, so why leave it on the table? Mr. Thomas Giacchetto stated that they could do it if it did not require a variance. Mr. Uitti asked for confirmation that if the applicant agrees to pay off the inclusionary fees by the 80% building permit marker that it would not require a variance. Mr. Wadsworth responded that Town Counsel will address that question. Mr. Thomas Giacchetto stated that it would slow down the process if the payments were to be made by building permit rather than by sales; however they would rather avoid a variance.

Ms. Georgia Blatterman of 45 Carriage Lane requested that the Board ask Town Counsel to develop a surety to protect the residents. Mr. Broadrick noted that no matter who owns the land, there is a special permit and the owner will need to comply with that permit.

Mr. Broadrick reviewed potential questions for Town Counsel:

- Verify that no variance would be required if the applicant agrees to pay off the inclusionary fees by the 36th building permit, the 80% completion mark.
- Surety that after the sale of the 30th unit that there will be sufficient assets held by the LLC. Mr. Uitti noted that some sort of appraisal would need to be done to determine the land value, and then Town Counsel could be asked if this is a sufficient surety.

Mr. Uitti noted that the Board needs paperwork from the applicant confirming that the bank is taking assets from the sales of units up to the 30th unit. Atty. Galvin agreed to provide that.

Mr. Broadrick stated that the Planning Board needs to let the Zoning Board of Appeals know that information is to be supplied by Atty. Galvin and that the Planning Board will hold off on a recommendation until Town Counsel can advise them.

MOTION: Mr. Glennon made a motion, and Ms. Ladd Fiorini provided a second, to continue the discussion regarding a ZBA special permit modification of the Inclusionary Payment Schedule for Duxbury Estates, off Summer Street / Giacchetto LLC, until Monday, February 10, 2014 at 7:30 PM at the Duxbury Senior Center.

VOTE: The motion carried unanimously, 7-0.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Glennon provided a second, to defer action on a ZBA special permit modification of the Inclusionary Payment Schedule for Duxbury Estates, off Summer Street / Giacchetto LLC, until Monday, February 10, 2014 at 7:30 PM at the Duxbury Senior Center.

VOTE: The motion carried unanimously, 7-0.

ZBA SPECIAL PERMIT REFERRAL: BENCHWARMER'S, 281-285 ST. GEORGE STREET / WALKER

Board members reviewed this special permit application to change a use from a take-out restaurant to an eat-in restaurant. No one was present to represent the application. Mr. Broadrick noted that parking exists but asked how it is allocated among units, and parking is not addressed until ten pages into the application.

Mr. Wadsworth recommended deferring judgment to the Zoning Board of Appeals while requesting that they assert the authority to direct the applicants to the Planning Board for Administrative Site Plan Review to sort out the parking. He noted that the number of parking spaces is not addressed in the special permit application, nor is handicap parking addressed. Mr. Bear noted that the plan submitted with the application is dated 1991 and is not drawn by an architect, engineer or surveyor.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Glennon provided a second, to defer judgment to the Zoning Board of Appeals regarding Special Permit Case #2014-0006, Benchwarmers / Walker, 281-285 Saint George Street, and also to recommend that the Zoning Board of Appeals direct the applicant to file for Administrative Site Plan Review per Zoning Bylaws Section 615.2.1c (Administrative Site Plan Review – Scope of Application).

VOTE: The motion carried unanimously, 7-0.

ZBA REFERRAL, SPECIAL PERMIT: 11 RYAN'S LANE / MCLAUGHLIN

Board members reviewed this special permit application for an existing accessory apartment that was constructed over the applicant's garage. No one was present to represent the application. Mr. Broadrick noted that Ryan's Lane is part of a standard subdivision. It is not part of a Planned Development project although the land is zoned Planned Development 1.

MOTION: Mr. Casagrande made a motion, and Ms. Turcotte provided a second, to defer judgment to the Zoning Board of Appeals regarding Special Permit Case #2014-0007, 11 Ryan's Lane McLaughlin.

VOTE: The motion carried unanimously, 7-0.

PLANNING BOARD VOTE ON ANNUAL TOWN MEETING 2014 ZONING ARTICLE: MEDICAL MARIJUANA MORATORIUM

Mr. Broadrick noted that the public hearing on this zoning article was closed at the Planning Board meeting on January 13, 2014. The Planning Board still needs to report a recommendation to Annual Town Meeting. The Planning Board can choose to recommend to approve, to indefinitely postpone, or to amend the article.

Mr. Broadrick noted that the primary reason for this article is to buy time to see what other communities are doing. The Town of Marshfield, for example, is voting on a proposed bylaw at its Annual Town Meeting. There would be no chance for the Town of Duxbury to adopt a zoning bylaw until the Annual Town Meeting in 2015. Because medical marijuana facilities are not explicitly allowed in the Town of Duxbury, they would be prohibited without a use variance. The Department of Public Health also has stringent rules.

Mr. Bear noted that the zoning article appears to be more of a public relations statement that the Town of Duxbury is not friendly toward medical marijuana facilities. He asked when the Attorney General has ruled as the latest date that a medical marijuana moratorium can last, and Mr. Broadrick responded that a moratorium can be in effect until December 31, 2014 at the latest.

Mr. Wadsworth stated that the purpose of the medical marijuana moratorium is to provide time to put together a zoning bylaw, noting that he does not believe any vendor is interested in opening a dispensary in Duxbury. Mr. Casagrande noted that the moratorium zoning article may provide a way to test the temperature in the town for whether they want to allow medical marijuana facilities or not. Board members agreed that adding time to the moratorium would be beneficial.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to recommend APPROVAL WITH AMENDMENT of a proposed zoning article that would provide for a medical marijuana moratorium until June 30, 2014, to be amended on Annual Town Meeting floor to extend the medical marijuana moratorium until December 31, 2014.

VOTE: The motion carried unanimously, 7-0.

Mr. Broadrick noted that staff will prepare a recommendation to be submitted to the Town Clerk.

DISCUSSION: APPEALS OF PLANNING BOARD DECISIONS

Mr. Wadsworth reported that he and Mr. Broadrick had met with Mr. René Read, Town Manager, to discuss Board of Selectmen support for potential future Planning Board decisions. Mr. Broadrick noted that Mr. Read was not Town Manager during a recent case where the Board of Selectmen had not approved funding for Town Counsel representation of the Planning Board when the applicant appealed its decision. Mr. Broadrick

stated that Mr. Read said that he would not expect the same thing to happen in the future. Mr. Wadsworth stated that Mr. Read recommended that the Planning Board not address the Board of Selectmen on this issue.

OTHER BUSINESS

Board members reviewed special permit decisions for 56 Surplus / Wright and 64 Seabury Point Road / Phalen without comment.

ADJOURNMENT

The Planning Board meeting adjourned at 10:25 PM. The next Planning Board meeting will take place on Monday, February 10, 2014 at 7:00 PM at the Duxbury Senior Center.

MATERIALS REVIEWED

ANR Plan of Land: 1 South Street / Ojala

- ANR application and plan submitted on 01/10/14
- Agreement of Divorce dated 08/23/1995
- Vision GIS map, aerial photo, Assessor's property card, and Pictometry orthophoto

ZBA Referral, Special Permit Amendment (Continued): Duxbury Estates / Giacchetto

- Inclusionary Payment Scheduled signed on 10/01/07 and worksheet
- Planning Director report distributed at 01/13/14 PB meeting
- "About By Design" from bydesign1.com web site

ZBA Special Permit Referral: Benchwarmer's, 281/285 St. George Street / Walker

- ZBA application and materials
- Vision GIS map, aerial photo, Assessor's property card, and Pictometry orthophoto

ZBA Special Permit Referral: 11 Ryan's Lane / McLaughlin

- ZBA materials submitted 12/23/13
- Vision GIS map, aerial photo, Assessor's property card, and Pictometry orthophoto

Planning Board Vote on Annual Town Meeting 2014 Zoning Article: Medical Marijuana Moratorium

- Article as printed in draft ATM warrant dated 12/13/13
- Email from MA Planner's list-serve dated 01/17/14

Other Business

- ZBA special permit decision: 56 Surplus / Wright
- ZBA special permit decision: 64 Seabury Point Road / Phalen

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