



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
15 JUL 31 AM 10:48
DUXBURY, MASS.

Minutes 06/08/15

The Planning Board met on Monday, June 8, 2015 at 7:00 PM at the Duxbury Town Hall, Mural Room, lower level.

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

Absent: John Bear.

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

Mr. Wadsworth called the meeting to order at 7:01 PM.

OPEN FORUM

PAC-TV: Mr. Wadsworth announced that tonight's Planning Board meeting is being broadcast live on PAC-TV government access channel and will be re-broadcast and available on line in the near future.

Planning Director Departure: Mr. Wadsworth announced that Mr. Thomas Broadrick, Planning Director, has announced his retirement from the Town of Duxbury, and he will be taking a position in Florida. His last day at Duxbury Town Hall will be July 2, 2015. Mr. Wadsworth reported that he and Mr. Broadrick had already scheduled a meeting with Town Manager, Mr. René Read, to help determine how the position can be filled as soon as possible.

Wi-Fi: Mr. Wadsworth reported that recently he visited Town Hall in Marshfield and they have public Wi-Fi with an easy password. He noted that in Duxbury the Senior Center, library and school system each has public Wi-Fi and stated that he would like to see Wi-Fi capabilities at Duxbury Town Hall.

REQUEST FOR LOT RELEASE: GUDRUN WAY DEFINITIVE SUBDIVISION, OFF FRANKLIN STREET / BARTLETT

Mr. Broadrick stated that Ms. Diane Bartlett has requested a Lot Release so that she can proceed with construction of a foundation for a dwelling on the new parcel while the roadway is being built. He noted that the surety that she has posted would cover the cost to complete the roadway.

MOTION: Ms. Ladd Fiorini made a motion, and Ms. Turcotte provided a second, to release Lot #1 and Lot #2 at Gudrun Way Definitive Subdivision / Bartlett.

VOTE: The motion carried unanimously, 6-0.

Planning Board members signed a Release of Lots Under Covenant or Surety document and Mr. Broadrick notarized the document for release to Ms. Bartlett.

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

ANR PLAN OF LAND: 158 TREMONT STREET / MCNEIL

Present for this discussion was the property owner, Ms. Constance McNeil. Board members reviewed this proposal to carve out a second lot fronting on Oak Street. Mr. Wadsworth noted that both lots contain adequate frontage.

MOTION: Ms. Ladd Fiorini made a motion, and Ms. Turcotte provided a second, to endorse an ANR plan of land entitled, "Plan of Land in Duxbury, Massachusetts, 158 Tremont Street, Prepared for Constance A. McNeil," prepared, stamped and signed by John R. Farren, PLS, 40 Newfield Street, Plymouth, MA 02360 on May 5, 2015, scale 1" = 40' as not requiring approval under Subdivision Control Law.

VOTE: The motion carried unanimously, 6-0.

Planning Board members signed the mylar and two paper copies, and the applicant signed a Mylar Release form and took the mylar for recording at the Plymouth County Registry of Deeds.

CONTINUED PUBLIC HEARING, DEFINITIVE SUBDIVISION: MYLES VIEW DRIVE EXTENSION / PONTIFF

Present for the discussion were the applicant, Mr. Eric Pontiff, and his representative, Mr. Rick Grady of Grady Consulting, LLC in Kingston. Also present was the town consulting engineer, Mr. Patrick Brennan of Amory Engineers. Mr. Wadsworth opened the continued public hearing at 7:11 PM. Ms. Ladd Fiorini read the correspondence list into the public record:

- Mutual extension form signed by applicant and PB on 05/11/15
- Email cover letter dated 05/26/15 from K. Grady to T. Broadrick et. al re: revised plans and materials
- Emails between P. Brennan and K. Grady dated 05/26/15 re: Questions on revised plans
- Cover letter dated 05/27/15 and revised plans and materials submitted to the Planning Department on 05/27/15
- Letter from P. Brennan of Amory Engineers dated 05/27/15 re: review of revised plans
- Emails between T. Broadrick and Chief Nord et. al dated 05/28/15 – 06/01/15 re: Site visit invitation.

Board members reviewed revised plans dated May 26, 2015 showing wetlands lines as approved by the Conservation Commission. Mr. Wadsworth noted that the applicant has requested an additional waiver request for the length of the roadway at approximately 1,300 feet to the end of the T. Ms. Turcotte noted that plans show an additional 260 feet beyond the 1,000 foot maximum length allowed by Subdivision Rules and Regulations.

Mr. Wadsworth asked if the Police and Fire Departments had weighed in on the proposed roadway length. Mr. Broadrick reported that Officer Tom Brown had attended the Planning Board site visit, and he had not heard back from the Fire Department.

Mr. Wadsworth asked if any trees would need to be cut in order to install the roadway, and Mr. Grady responded "no."

Mr. Wadsworth asked about maintenance for the proposed porous pavement material to be used for the roadway. Mr. Grady responded that there would be no additional runoff compared to impervious pavement because water infiltrates through the ground. In icy weather the road does not have the freezing effect of traditional impervious pavement and would not require maintenance like impervious pavement.

Mr. Brennan, the town's consulting engineer, noted that a pervious parking lot at Walden Woods in Concord has been in use since 1977 and continues to work perfectly. He stated that quarterly sweeping is recommended. Mr. Wadsworth asked about the strength of the pavement, and Mr. Brennan responded that it is typically used

on parking lots because it cannot withstand heavy truck traffic. He stated that the proposed use appears to be a good application for this material.

Mr. Wadsworth asked if the surface becomes more impervious over time, and Mr. Brennan replied that over time it would but it takes longer than previously thought. He pointed out that at the University of New Hampshire there was no difference in whether pervious pavement was swept or not over 10-15 years that it has been studied.

Mr. Wadsworth stated that he is not particularly a fan of pervious pavement because it does not catch contaminants such as nitrogen and phosphates that might affect the bay. He stated that he would like to see soil on the downhill slope, assuming the pavement will not be maintained.

Mr. Wadsworth asked if a berm is proposed, and Mr. Brennan responded that there is a break in the berm toward the driveway, and it could overflow. Mr. Wadsworth asked what about future owners, and Ms. Turcotte noted that there will be an Operation & Maintenance Plan. Mr. Grady stated that future owners may want a wider or narrower opening and it is difficult to speculate what future owner may want. Mr. Broadrick pointed out that anything different from the plan would be a violation and would require a modification through the Planning Board. Ms. Turcotte noted that if the road changes from pervious to impervious the Planning Board could ask them to fix it. Mr. Broadrick stated that it is a minor street serving three or less lots, so another option might be to incorporate an Operations & Maintenance plan into the Homeowners Association.

Mr. Wadsworth asked if any protection is in place for the existing spring during construction, and Mr. Grady responded that no work is being performed near the spring and no drainage is going toward it. Mr. Wadsworth asked if the spring is privately owned, and Mr. Grady replied that it is now and will continue to be. Mr. Wadsworth asked about Conservation Commission protections, and Mr. Grady stated that protections are in place for a 50-foot buffer.

Mr. Wadsworth invited public comment. Mr. John Steele of 271 Standish Street asked if the proposed subdivision would affect the use of Phelps Lane, noting that he currently uses the ancient way to walk up to the Myles Standish Monument. Mr. Grady replied that there would be no restriction of access and existing access rights will be maintained. Mr. Wadsworth noted that some people have deeded access and others do not.

Mr. William Keith of 11 Myles View Drive stated that a vast amount of fill was required in order to construct the existing dwelling at 80 Myles View Drive in order to prevent water from coming into the home and it basically altered the wetlands. He stated that if it was wet then, why is it not wet now? He asked if a hydrologist had been consulted about the flow of water through the stream.

Mr. Wadsworth stated that there are ways to go about getting water diverted, noting that it had not been apparent to him that the ground was wet when he walked the site. He asked if percolation tests had been performed, and Mr. Grady responded that the ground perced to 15 feet in some areas and 7 to 9 feet in other areas. Ms. Turcotte asked if the fill had been observed, and Mr. Grady replied that it was, to about six feet. Mr. Wadsworth noted that septic issues are not under the purview of the Planning Board.

Mr. Mark Davis of 53 Myles View Drive asked if the proposed pervious pavement is susceptible to standing water, noting that there has not been a lot of rain recently but in the past there has been standing water. Mr. Wadsworth replied that rainwater would infiltrate through the pervious pavement. Mr. Davis stated that it may not drain well. Mr. Grady stated that the underlying soils are sandy and there is a good depth to groundwater.

Ms. Lizzie Ross of 68 Myles View Drive asked about the impact to the existing roadway from trucks during construction. She reported that last week the electricity was cut off to her home from work being done on the

site, which was a significant inconvenience. Mr. Grady stated that Dig Safe had mis-marked the depth of cables and it blew a fuse on the transformer. He stated that it was a rare error on the part of Dig Safe and it had taken two hours for NStar to fix the issue. Mr. Wadsworth noted that vehicles for construction of the roadway will be digging two feet down and there is no drainage system that would require excavation. Ms. Ross asked what about the construction of the dwellings, and Mr. Wadsworth replied that he did not anticipate construction to take place near the electrical service. Ms. Ross expressed concern that three new houses would have a significant impact to that area, including construction activity and traffic.

Ms. Karen Fekete of 79 Myles View Drive asked about a lot that is not part of the Definitive Subdivision but was created recently by the same applicant via an ANR Plan of Land. Mr. Grady noted that the lot fronts on Standish Street. Mr. Casagrande noted that the owner may be able to gain access to this lot through fifteen feet of frontage on Myles View Drive. Ms. Ross noted that it is part of the collective impact on the area.

Mr. Davis asked how the extension would be designated: as Myles View Drive or Phelps Lane? Mr. Broadrick stated that it would be named Myles View Drive unless the Planning Board votes to name it otherwise. He noted that Phelps Lane is not on the Town of Duxbury Street List. Mr. Davis asked who owns Phelps Lane, and Mr. Broadrick replied that it is owned by the property owners who have it on their deeds.

Mr. Michael Felton of Myles View Drive asked what are the guidelines around what can and cannot be done on the three properties off the cul de sac. Mr. Wadsworth responded that a buildable lot requires at least 40,000 square feet of upland, and Mr. Grady added that each lot does contain more than the minimum square footage.

Mr. Davis asked who will be responsible for maintaining and plowing the new roadway, and Mr. Uitti responded that a legal entity will be created to do just that through a Homeowners' Association, where responsibilities will be split between trustees. Ms. Ross asked if the property owners can change the deeded rights to access over Phelps Lane, and Mr. Uitti replied that they cannot.

Ms. Kathy Stein of 879 Tremont Street asked if the only frontage for the second lot would be through a pretend cul de sac, and Mr. Wadsworth responded that the lot accrues frontage over that paper cul de sac. Ms. Stein asked if this is allowed throughout the town, because it appears to be nonconforming on the ground, and Mr. Broadrick responded that all subdivisions create frontage in order to create buildable lots, and hammerheads are allowed as a design option through Subdivision Rules and Regulations.

Mr. Wadsworth entertained a motion to close the public hearing.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to close the public hearing for the Myles View Drive Extension Definitive Subdivision / Pontiff.

VOTE: The motion carried unanimously, 6-0.

Therefore the public hearing was closed at 8:04 PM. Mr. Wadsworth announced that no further public input could be taken. Board members reviewed proposed waivers.

MOTION: Mr. Casagrande made a motion, and Ms. Turcotte provided a second, to approve a waiver to Section 7.3.3 DESIGN AND CONSTRUCTION STANDARDS, CROSS-SECTION for Myles View Drive Extension Definitive Subdivision / Pontiff to waive the requirements for pavement type, depth, cross section slope and sub-base structure, as the proposed roadway will be constructed using porous pavement to meet the objectives of the Subdivision Rules and Regulation and Stormwater Drainage by implementing Best Management Practices to promote infiltration and reduce runoff.

VOTE: The motion carried unanimously, 6-0.

MOTION: Mr. Casagrande made a motion, and Ms. Ladd Fiorini provided a second, to approve a waiver to Section 7.3.9(a) DESIGN AND CONSTRUCTION STANDARDS, DEAD END STREETS for Myles View Drive Extension Definitive Subdivision / Pontiff to waive the requirement for streets no longer than 1,000 feet in length, as the proposed street length is 1,300 feet and the existing gravel road to Phelps Lane and Crescent Street will continue to allow accessibility with the extension of the roadway.

DISCUSSION: Mr. Wadsworth stated that he has no concern with this waiver and Police and Fire had also expressed no concern. Ms. Ladd Fiorini stated that it is not technically a dead-end street, and Mr. Casagrande agreed that it was more like a glorified two-lot driveway.

VOTE: The motion carried unanimously, 6-0.

MOTION: Mr. Casagrande made a motion, and Ms. Turcotte provided a second, to approve a waiver to Section 11.0 SHADE TREES for Myles View Drive Extension Definitive Subdivision / Pontiff as the proposed 14-foot roadway has a minimal impact on aesthetics and already reduces the need for natural tree clearing.

DISCUSSION: Mr. Casagrande stated that he had concerns until he visited the site and realized that no trees would be removed in order to construct the roadway.

VOTE: The motion carried unanimously, 6-0.

Board members agreed to review the draft decision at their next meeting on June 22, 2015.

CONTINUED PUBLIC HEARING, DEFINITIVE SUBDIVISION: LITTLETOWN WAY, OFF TREMONT STREET / NASS & ALFIERI

Mr. Wadsworth opened the continued public hearing at 8:16 PM. Present for the discussion were the applicant, Atty. Lee Alfieri, and his representative, Mr. Daniel Orwig of Orwig Associates. Also present was Mr. Patrick Brennan of Amory Engineers, town consulting engineer. Ms. Ladd Fiorini noted the correspondence list on file for the public record:

- Mutual extension form signed by L. Alfieri and PB on 05/11/15 and stamped with Town Clerk on 05/12/15
- Revised plans and materials submitted by D. Orwig on 05/26/15
- Letter from P. Brennan of Amory Engineers dated 05/27/15 re: Review of revised plans
- Email from D. Grant to L. Alfieri & D. Orwig dated 06/08/15 re: Copy of Amory letter.

Mr. Wadsworth asked Mr. Brennan to outline any new comments, and Mr. Brennan stated that the latest revised plans show four rain gardens to mitigate post-development runoff and a proposed Easement B for Rain Garden #4. He stated that a more detailed Operations and Maintenance Plan should be submitted. He also noted that Lot B on the plan needs to show a driveway accessed through the frontage of the lot.

Mr. Wadsworth asked about Mr. Brennan's opinion on the sight distance, and Mr. Brennan replied that he had stood at the site and looked and he believes that the sight distance is adequate. Ms. Turcotte noted that the sight distances shown on Sheet 4 and Sheet 5 do not match, and Mr. Orwig agreed to revise Sheet 5 to show a sight distance of 324 feet.

Mr. Glennon asked if drywells will be shown on the plans, and Mr. Orwig stated that they have shown the detail but current drainage calculations do not consider the drywells.

Ms. Turcotte asked if snow removal would be the responsibility of only Lot B owners, and Mr. Orwig replied that he would correct the Operation and Maintenance Plan to include both Lot A and Lot B.

Atty. Alfieri noted that an 18-foot roadway width should be adequate for plowing, and Mr. Orwig added that they are proposing a width of 18 feet rather than the required 14 feet for that reason.

Mr. Glennon asked if 907 Tremont would gain access from the new roadway, and Atty. Alfieri stated that a new owner just closed on that property and has the option to join in on the driveway. Mr. Glennon asked if there is any chance of combining driveways with abutters on the other side, and Mr. Joel Stein of 879 Tremont Street stated that it would not be acceptable to him nor the other abutting property owners. Mr. Broadrick noted that if 907 Tremont becomes part of the access to the new roadway, a revised homeowners' association would need to be submitted to the Planning Board. Atty. Alfieri stated that he is just now creating the homeowners' association document.

Mr. Uitti asked Atty. Alfieri to review and revise the Operations and Maintenance plan according to tonight's discussion.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Glennon provided a second, to continue the public hearing for Littleton Way Definitive Subdivision, off Tremont Street, to Monday, July 13, 2015 at 7:15 PM, with revised plans and materials due by Monday, July 6, 2015.

VOTE: The motion carried unanimously, 6-0.

Mr. Wadsworth directed staff to prepare a draft decision for review at the continued public hearing.

ZBA REFERRAL, SPECIAL PERMIT AMENDMENT: 282 SAINT GEORGE STREET / JEFFCOTE

Board members reviewed this special permit amendment application to construct an 8' x 10' structure for a seasonal take-out food establishment. Mr. Broadrick noted that it would be a wood shelter for a brick pizza oven. The structure would have electricity but no water service. He noted that the structure may need to be moved so it is not located over the septic system.

Mr. Wadsworth asked if it would be a take-out establishment, and Mr. Broadrick replied that three seats are proposed for a waiting area.

Mr. Glennon asked if the structure would be accessory to an existing business, noting that there would be no water service or facilities for employees. Mr. Broadrick responded that it is an amendment of an existing special permit that allows other businesses. A five-gallon water container is proposed with a three-compartment handwashing sink. Mr. Wadsworth expressed a concern with public health issues related to the lack of water, including facilities for the staff. Mr. Glennon stated that although he does not want to go beyond Planning Board jurisdiction, hot and cold water should be provided for sanitary conditions.

Mr. Uitti applauded the application as a fantastic idea using creative thinking.

Mr. Wadsworth asked if the project would be undergoing Administrative Site Plan Review, and Mr. Broadrick responded that the Zoning Board of Appeals would determine if there is safe and adequate parking.

Ms. Turcotte made a motion to defer judgment to the Zoning Board of Appeals for this special permit amendment noting particular attention should be paid to water and sanitary issues, but after discussion she withdrew the motion. Mr. Uitti stated that he would rather recommend approval because it is not the Planning

Board's place to approve or deny a special permit amendment. Mr. Glennon stated that the Zoning Board of Appeals is requesting the Planning Board's input. Ms. Ladd Fiorini stated that she agrees with Mr. Uitti that she would rather recommend approval than defer judgment. Mr. Wadsworth stated that he would prefer to add comments to a motion that would include sanitary issues such as access to hot water and staff facilities, along with adequate parking. He stated that he would not be opposed to the Planning Board review of proposed parking.

MOTION: Ms. Turcotte made a motion, and Mr. Glennon provided a second, that the Planning Board recommend APPROVAL to the Zoning Board of Appeals regarding a special permit amendment at 282 Saint George Street / Jeffcote, subject to the Board of Appeals' satisfaction with proposed parking, water, and sanitary plans.

VOTE: The motion carried unanimously, 6-0.

ZBA REFERRAL, VARIANCE / SPECIAL PERMIT: 344 TEMPLE STREET / CARTY

Board members reviewed this variance / special permit amendment application that is a retroactive filing for two decks that were constructed and both encroach on the side setback. Mr. Broadrick stated that the dwelling was constructed with decks in 1984, and more recently the decks were extended without permits. Mr. Casagrande stated that it looks like the Zoning Board of Appeals will need to sort this one out to determine whether it is a variance or special permit.

Mr. Glennon stated that it appears that one deck crosses the lot line onto an abutting property. He stated that the ZBA will need to determine whether it is a pre-existing nonconforming structure or legally conforms. Ms. Ladd Fiorini stated that it is possible that the architect drawing plans for a new addition may have noticed that the decks encroached on the side setback. Ms. Turcotte noted that a surveyed plan would determine the location of the lot line.

MOTION: Ms. Turcotte made a motion, and Ms. Ladd Fiorini provided a second, to DEFER JUDGMENT to the Zoning Board of Appeals regarding a special permit / variance application for 344 Temple Street / Carty, noting that the proposed plan has been stamped by an architect and that the Planning Board recommends further research by a Registered Land Surveyor to confirm property lines in order to determine whether the construction was on a pre-existing nonconforming structure, or whether a variance is required.

VOTE: The motion carried unanimously, 6-0.

UPDATE: DUXBURY ESTATES FEE IN LIEU OF AFFORDABLE HOUSING PAYMENT SCHEDULE

Mr. Broadrick stated that the Planning Board members had asked for an update on the payments for this Planned Development project. He stated that ten payments of \$25,000.00 are due upon the sale of ten units. To date five sales have produced \$125,000.00 so far. In addition, partial payments are due upon building permits beginning with the 32nd building permit, which is the next building permit. At that time a payment of \$193,000.00 would be due before a building permit could be issued. Mr. Glennon stated that he is pleased that the payment schedule is working as planned.

DISCUSSION: COMPREHENSIVE PLAN UPDATE

Mr. Broadrick distributed two compact disks: one to Mr. Wadsworth and one to Mr. Glennon. Mr. Broadrick stated that he will not be here to carry out any further action on the Comprehensive Plan, and the new Planning Director may embrace the idea of working on the Comprehensive Plan as a way to get to know the town.

Mr. Wadsworth reported that according to Mr. Shawn Dahlen of the Board of Selectmen, the Finance Committee currently opposes the idea of allocating funds toward a Comprehensive Plan update. Mr. Broadrick noted that the Towns of Marshfield and Kingston are currently updating Comprehensive Plans at a cost of approximately \$120,000.00 each. He agreed to post a query to his planner list-serve to determine which towns are updating Comprehensive Plans and the cost for consultants.

OTHER BUSINESS

Salt Marsh Protection: Board members reviewed a letter from Mr. Philip Tuck regarding his concern for protecting the town's considerable acreage of salt marsh. Mr. Glennon stated that he serves on the Open Space Committee with Mr. Tuck, who asked him to share his concern with the Planning Board. Ms. Ladd Fiorini asked if it would be reasonable for her to share Mr. Tuck's letter with the Community Preservation Committee (CPC), and Mr. Glennon suggested that Ms. Ladd Fiorini talk to Ms. Kathy Palmer, who serves on both the Open Space Committee and the CPC. Mr. Broadrick stated that marsh areas are of great concern with sea level rise, noting that if the town owns the marsh it would be much easier to address. Mr. Wadsworth suggested that perhaps the town could allocate funds through the CPC to address this issue. Ms. Ladd Fiorini agreed that it is an important issue.

Meeting Minutes:

MOTION: Mr. Uitti made a motion, and Mr. Casagrande provided a second, to approve meeting minutes of April 27, 2015 as amended.

VOTE: The motion carried, 5-0-1, with Ms. Turcotte abstaining.

MOTION: Mr. Uitti made a motion, and Ms. Turcotte provided a second, to approve meeting minutes of May 11, 2015 as amended.

VOTE: The motion carried unanimously, 6-0.

TOWN CLERK
15 JUL 3 AM 10:48
DUXBURY, MASS.

ADJOURNMENT

The Planning Board meeting adjourned at 9:27 PM. The next Planning Board meeting will take place on Monday, June 22, 2015 at 7:00 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

MATERIALS REVIEWED**Request for Lot Release: Gudrun Way Definitive Subdivision, off Franklin Street / Bartlett**

- Letter from D. Bartlett dated 05/20/15

ANR Plan of Land: 158 Tremont Street / McNeil

- ANR application and plans submitted on 05/19/15
- Vision GIS map, aerial photo and Assessor's property card

PLANNING BOARD MINUTES

Date: June 8, 2015

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Approved 07/29/2015

Continued Public Hearing, Definitive Subdivision: Myles View Drive Extension / Pontiff

- Draft PB minutes of 05/11/15
- Cover letter and revised plans dated 05/26/15
- Letter from Grady Consulting dated 05/27/15
- Declaration of Trust Establishing Myles View Drive Association Trust and Declaration of Easements submitted on 05/25/15
- Letter from P. Brennan of Amory Engineers dated 05/27/15
- Letter from T. Kelso (Town Historian) dated 05/08/15
- Emails between T. Broadrick & Chief Nord dated 05/28/15 – 06/01/15

Continued Public Hearing, Definitive Subdivision: Littletown Way, off Tremont Street / Nass & Alfieri

- Draft PB minutes of 05/11/15
- Revised plans dated 05/25/15
- Letter from P. Brennan of Amory Engineers dated 05/27/15

ZBA Referral, Special Permit Amendment: 282 Saint George Street / Jeffcote

- ZBA application and materials
- Vision GIS map, aerial photo, and Assessor's property card
- ZBA Special Permit #79-14

ZBA Referral, Variance / Special Permit: 344 Temple Street / Carty

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

Update: Duxbury Estates Fee in Lieu of Affordable Housing Payment Schedule

- Email from T. Broadrick to S. Woods dated 03/31/15 re: payments

Other Business

- Correspondence from P. Tuck of Open Space Committee re: Salt marsh protection
- Meeting minutes of 04/27/15
- Meeting minutes of 05/11/15
- Construction Cost Estimates for May 2015
- ZBA decision: 28 Chapel Street
- ZBA decision: 24 Bryant Street

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