

Approved 08/10/2016



# Town of Duxbury Massachusetts Planning Board

TOWN CLERK  
2016 AUG 11 AM 9:44  
DUXBURY, MASS.

## Minutes 07/27/16

The Planning Board met on Wednesday, July 27, 2016 at 7:00 PM at the Duxbury Town Hall, Mural Room.

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

Absent: John Bear, Jennifer Turcotte, and David Uitti.

Staff: Valerie Massard, Planning Director; and Diane Grant, Administrative Assistant.

Mr. Glennon called the meeting to order at 7:03 PM.

### OPEN FORUM

One Dwelling Per Lot: Mr. James Lampert of 148 Washington Street stated that he was a former member of the committee that reviewed and worked on drafting the current Zoning Bylaw, and a former chairman of the Zoning Board of Appeals. He stated that the Zoning Bylaw was intended to be written to require a minimum square footage for lots and one dwelling per lot. He stated that due to recent activity it is clear that a zoning amendment needs to be put before the town to make sure there is only one dwelling per lot. He stated that he had emailed the Planning Director on this matter. He commented that most residents would be surprised to find that building permits are being issued for two or more dwellings per lot. Most residents are under the impression that only one dwelling is allowed per lot. He stated that it would be prudent for the Planning Board to bring an article to Town Meeting quickly. He stated that this issue was identified in a Zoning Bylaw Review Committee report over 2 ½ years ago and should be brought to closer to the head of the line. Mr. Glennon deferred further discussion until later in the meeting during the Planning Director's report.

Duxbury Article in Vogue Magazine: Mr. Glennon reported that a recent article in *Vogue* magazine featured Duxbury and called it "New England's Best Kept Secret." He stated that the article contained a number of remarks about the character of the town and stated that this is a good reminder of why planning is important.

Massport Environmental Impact Report (EIR): Ms. Massard reported that Massport has issued a notice seeking environmental impact comments on a proposed modernization of Terminal E at Logan Airport, the international terminal. Ms. Massard provided contact information for anyone who wishes to comment.

### ANR PLAN OF LAND: 0 & 1 MODOC STREET / BOYNTON

Present for the discussion were the property owners, Mr. Freeman Boynton, Jr. and Mr. Freeman (Bo) Boynton III. Mr. Bo Boynton explained that he would like to build a farmer's porch but it would not meet the property setback requirements, so he proposes to swap land with another parcel that he also co-owns in order to meet the setback requirements.

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

Ms. Massard stated that it is a straightforward application where the applicants are swapping land with themselves. She noted that the ANR provides a good solution to his setback issue.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Casagrande provided a second, to approval an ANR plan of land entitled, "Plan of Existing Conditions, 1 Modoc Street, Duxbury, MA," dated 05/28/16, prepared by J. Lowell Associates, 21 Fish Street, Pembroke, MA 02359, stamped and signed by Lloyd J. Lowell, RPLS on 05/28/16, scale 1"=40,' one sheet, as not requiring approval under Subdivision Control Law.

**VOTE:** The motion carried unanimously, 4-0.

Planning Board members signed the ANR mylar for the applicants to pick up the next day at Town Hall.

**PUBLIC HEARING, SPECIAL TOWN MEETING ZONING ARTICLE: ADOPTING FEMA FLOOD INSURANCE RATE MAPS**

Mr. Glennon opened the public hearing at 7:17 PM.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Wadsworth provided a second, to waive the reading of the public hearing notice and correspondence list, both of which are on file at the Planning Department.

**VOTE:** The motion carried unanimously, 4-0.

The correspondence list for this public hearing:

- Email from V. Massard to R. Read et. al dated 04/26/16 re: Question for FEMA
- Note from A. Chalifoux of 577 Union Street dated 04/29/16 re: LOMA
- Letter from FEMA to BOS dated 05/04/16 re: FEMA map adoption process and information
- Email from V. Massard to S. Dunn, et. al dated 05/05/16 re: Put a new page on web site for summer? NEW FEMA MAPS
- FEMA Map Review Requests log-in sheet for public inquiries dated 05/09/16 – 06/03/16
- "Mapping the Risk" FAQ sheet updated 6/2015
- Public hearing notice stamped with Town Clerk on 07/01/16; published in the Duxbury Clipper on 07/06/16 and 07/13/16; and mailed to the Department of Housing and Community Development, the Metropolitan Area Planning Council, the Old Colony Planning Council, and the Planning Boards of the Towns of Kingston, Marshfield, Pembroke and Plymouth on 07/01/16
- Article language submitted to the Board of Selectmen and Town Clerk on 07/06/16
- Letters dated 07/14/16 from V. Massard to property owners at 282 Powder Point Avenue, 18 Hicks Point Road, and 294 King Caesar Road re: superceding LOMAs
- "Prepared by Duxbury Planning Office in consultation with FEMA and MEMA" further explanation of the "FINAL SUMMARY OF MAP ACTIONS" listed in the May 4, 2016 FEMA report (undated)

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Ms. Massard noted that the scheduling of a fall Special Town Meeting was driven by this article. The Towns of Duxbury, Marshfield and Scituate had issues with preliminary Federal Emergency Management Agency (FEMA) flood maps issued in 2013. Ongoing dialogue has continued with these towns and FEMA. A workshop was held in late fall 2015 led by the towns' consultant, Woods Hole Group. FEMA issued revised maps in March 2016 and the towns still have issues with these revised maps. The towns are being asked to adopt a set of maps dated November 4, 2016 and then continue to work with FEMA through a Letter of Map Amendment (LOMA) to be filed by the towns after Special Town Meeting.

Ms. Massard stated that language to amend the Town of Duxbury's Zoning Bylaws has been submitted for the Special Town Meeting. Town Meeting adoption of the November 4, 2016 FEMA maps will allow residents to

maintain flood insurance through the National Floodplain Insurance Program (NFIP), and will maintain the Town of Duxbury's eligibility for federal assistance for repairs after major storms. Ms. Massard noted that a similar article brought before Annual Town Meeting in March 2016 was indefinitely postponed because the FEMA maps were not ready at that time.

Ms. Massard reported that FEMA has issued superseding LOMAs for three properties in the Town of Duxbury and these three properties will have a change in flood insurance rates when the new FEMA maps go into effect on November 4, 2016. She noted that hundreds of properties are affected in Scituate and Marshfield.

Mr. Wadsworth asked what would happen if Special Town Meeting voted against adopting the FEMA maps, and Ms. Massard replied that the Town of Duxbury and property owners in the town will be dropped from the NFIP and the Town of Duxbury would become ineligible for federal assistance from future storm damage.

Mr. Casagrande noted that many residents purchase flood insurance, not only coastal residents. Losing NFIP rates would affect many property owners. Ms. Massard reported that FEMA is surveying inland areas now and revised maps will be issued once more when that study is completed.

Mr. James Lampert of 148 Washington Street asked how significant the changes to the FEMA map are. Ms. Massard replied that she, René Read (Town Manager) and Shawn Dahlen (Board of Selectmen) met with state and federal FEMA officials at the same time a local delegation met in Washington DC with officials from FEMA. They are exploring different models that predict storm patterns and flooding effects from FEMA and from the towns' consultant, Woods Hole Group. The consultant is helping the three towns prepare a LOMA that is expected to be filed. Mr. Lampert asked if the Town of Duxbury is confident that FEMA will agree with the Woods Hole model, and Ms. Massard replied, "Yes."

Ms. Massard noted that FEMA mapping information is available on the Town of Duxbury web site under the Planning Department page, where residents can look up their property to find out if it is located within a floodplain.

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

**MOTION:** Mr. Wadsworth made a motion, and Ms. Ladd Fiorini provided a second, to close the public hearing for a zoning article for Special Town Meeting regarding the adoption of FEMA Flood Insurance Rate Maps and related zoning amendments for the Flood Hazard Overlay District.

**VOTE:** The motion carried unanimously, 4-0.

Therefore the public hearing closed at 7:30 PM.

**MOTION:** Mr. Wadsworth made a motion, and Mr. Casagrande provided a second, for the Planning Board to recommend APPROVAL of a proposed zoning article for Special Town Meeting regarding the adoption of FEMA Flood Insurance Rate Maps and related zoning amendments for the Flood Hazard Overlay District.

**VOTE:** The motion carried unanimously, 4-0.

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**PUBLIC HEARING, SPECIAL TOWN MEETING ZONING ARTICLE:  
ZONING BYLAW REFERENCE TO THE OFFICIAL ZONING MAP OF THE TOWN  
OF DUXBURY**

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Mr. Glennon opened the public hearing at 7:32 PM.

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Wadsworth provided a second, to waive the reading of the public hearing notice and correspondence list, both of which are on file at the Planning Department.

**VOTE:** The motion carried unanimously, 4-0.

The correspondence list for this public hearing:

- Public hearing notice stamped with Town Clerk on 07/01/16; published in the Duxbury Clipper on 07/06/16 and 07/13/16; and mailed to the Department of Housing and Community Development, the Metropolitan Area Planning Council, the Old Colony Planning Council, and the Planning Boards of the Towns of Kingston, Marshfield, Pembroke and Plymouth on 07/01/16
- Article language submitted to the Board of Selectmen and Town Clerk on 07/06/16.

Ms. Massard explained that this is a housekeeping article. The current zoning map references in the Zoning Bylaws are inconsistent, with different map names and dates. The Town of Duxbury has new technology, Arc GIS mapping software, that allows the town to create maps in-house. She stated that the bylaw should name one Official Zoning Map. There are no changes proposed to the content of any existing zoning map.

Ms. Massard stated that the current separate maps are already combined to form one Official Zoning Map of the Town of Duxbury in a 2009 set. Amendments to Zoning Bylaws will not be necessary anymore when the map changes. This article has been vetted with Town Counsel.

Planning Board members reviewed proposed article language. Ms. Massard explained that repetitive references have been removed and now there is only one place to look for the Official Zoning Map. She noted that other inconsistencies throughout the bylaw are not addressed at this time.

Ms. Ladd Fiorini noted that the proposed language affecting Article 200 (Establishment of Districts), Section 202.2 (District Boundary Line Descriptions), only paragraph 10 (Waterfront Scenic Overlay District) is proposed to be removed when the zoning map is also referenced in paragraph 9 (Flood Hazard Areas Overlay District). She asked if paragraph 9 needs to be amended as well. Ms. Massard replied that paragraph 9 does need to be amended and she will do so. Mr. Glennon noted that the other FEMA map reference is located in Section 202.1 (Zoning Map).

Mr. Glennon asked where the term "Official Zoning Map" is defined. Ms. Massard stated that it is included in Article 200, Establishment of Districts, and is otherwise not defined. Mr. Glennon asked how the Official Zoning Map can be determined without a date, and Ms. Massard replied that the Town Clerk can show anyone who asks to see the current Official Zoning Map. She stated that there is no need to reference an Official Zoning Map date within the Zoning Bylaws.

Mr. Glennon stated that while it is a good idea to de-clutter the Zoning Bylaw, he believes it may lead to confusion over the Official Zoning Map regarding the most recent date. He confirmed with Ms. Massard that anyone asking about the Official Zoning Map will be directed to the Town Clerk, and Ms. Massard replied that language is already in the Zoning Bylaws that the Official Zoning Map is "on file with the Town Clerk."

Mr. James Lampert of 148 Washington Street asked for clarification, and Ms. Massard responded that in Zoning Bylaw 202.2 (District Boundary Line Descriptions), paragraphs 1-8 will remain the same, and

paragraphs 9 and 10 will be amended. Mr. Casagrande noted that paragraph 9 will be removed as part of the FEMA article and paragraph 10 will be amended as part of the Official Zoning Maps article at Special Town Meeting.

Mr. Lampert also confirmed with Mr. Casagrande that there would be no substantial changes to the content of the zoning maps.

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

**MOTION:** Mr. Wadsworth made a motion, and Mr. Casagrande provided a second, to close the public hearing for a zoning article for Special Town Meeting regarding references to the Official Zoning Map.

**VOTE:** The motion carried unanimously, 4-0.

Therefore the public hearing closed at 7:49 PM.

**MOTION:** Mr. Wadsworth made a motion, and Ms. Ladd Fiorini provided a second, for the Planning Board to recommend APPROVAL of a proposed zoning article for Special Town Meeting regarding references to the Official Zoning Map.

**VOTE:** The motion carried unanimously, 4-0.

Mr. Glennon directed staff to prepare Moderator reports for both zoning articles.

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**PLANNING DIRECTOR REPORT AND DISCUSSION ITEMS**

Access Standards: Ms. Massard asked if Planning Board members had driven by Modoc Street as she had suggested prior to the meeting, and all members had driven by. Mr. Wadsworth commented that he went in through Teakettle Road and could not enter because another vehicle was approaching and there was no room to pass. He stated that after that he met a Water Department vehicle that had to back up 200 feet to allow him to get by. He noted that he had seen work being done to widen the road on the sides, but it is mostly sand and dirt right now.

Mr. Casagrande asked if both Modoc Street and Teakettle Road are private roads. Ms. Massard replied that they are private roads and part of Modoc Street abuts town-owned conservation land. Ms. Ladd Fiorini noted that it appears that the widening appears to be taking place at points that connect portions of conservation trails and portions of the trails appear to have been eliminated and are not as accessible now. Mr. Glennon reported that he encountered turkeys crossing Modoc Street. He stated that the beginning of Modoc Street was smooth and narrow, and one vehicle would need to have backed up to allow another oncoming vehicle to pass. Mr. Glennon noted that a house is being constructed on Modoc Street, and Mr. Wadsworth identified it as belonging to Mr. Bo Boynton, who presented the ANR plan tonight.

Ms. Massard asked how board members would react if they had seen a significant portion of Modoc Street paved with sidewalks and streetlights. Ms. Ladd Fiorini noted that as a private lane property owners could add these but they would not necessarily fit into the character of the town. Mr. Casagrande stated that the property owners have a right to improve the road. Ms. Massard asked what if every private road owner widened and paved their roads and added streetlights. Mr. Wadsworth stated that his concern would be maintaining the road. He stated that if there were five different owners and each one widened the road to a different width it may be a concern, especially for public safety vehicle access. Mr. Casagrande stated that if a property owner paves the

road then it becomes more accessible. Ms. Massard asked what if that property owner then came to the Planning Board with an ANR plan, and Mr. Casagrande responded that the Planning Board determines if there is adequate access. Ms. Massard asked Mr. Casagrande to define adequate access, and Mr. Casagrande replied that he would refer to the judgment of the Police and Fire Departments.

Ms. Massard stated that other towns that are concerned about private road improvements have defined access standards if an individual wants to improve access in order to build a house. She noted that the town is struggling with advising property owners on how to define access and asked board members to consider defining standards for constructing dwellings.

Ms. Amy MacNab of 269 Old Tobey Garden Street stated that as a former long-time Planning Board member, she recalled a situation in the 1990s where an applicant filed an ANR plan on a cart path and the Planning Board felt that the road was not safe and adequate. After years of litigation the lots were not created. Ms. Massard stated that her main focus is building on existing lots, not ANRs, although this issue may ultimately affect ANRs also.

Ms. Ladd Fiorini asked if a lot is on a private road would a property owner be required to come to the Planning Board. Ms. Massard responded that there are options. Often Planning staff would make a determination for the Building Inspector to use. This could be done administratively. If a property owner was making improvements, there is no process in place currently. She stated that she believes that an administrative process should be put in place to help administer some of the issues surrounding improvements for access to build a home.

Mr. Glennon stated that the Planning Board determines if access is safe and adequate. He stated that driving on Modoc Street as Ms. Massard suggested had been helpful in identifying potential issues, and it is a good idea to consider now before it becomes more of an issue.

Scheduled Joint Meeting with Zoning Bylaw Review Committee (ZBRC) on August 2: Ms. Massard reported that an agenda will be posted for both the ZBRC and Planning Board. The meeting will take place in the Mural Room at 7:30 PM. The purpose of the meeting is to get the groups together to vet potential zoning articles. Dialogue has been ongoing between the Planning Department, the ZBRC and the Planning Board already. The ZBRC consultant will be in attendance also. The topics will include the cluster bylaw, which will be addressed by both groups, and cleaning up the Neighborhood Business Districts and Administrative Site Plan Review.

Zoning Articles for Annual Town Meeting 2017: Planning Board members reviewed a list of approximately 12 potential zoning articles for Annual Town Meeting in March 2017 prepared by Ms. Massard. Articles that may be sponsored by the Zoning Bylaw Review Committee (ZBRC) include:

- APOD – revise and clarify standards and definitions
- Inclusionary – remove conflict with by-right subdivision law
- Definitions – address overlap and conflicting language
- ASPR & Special Permits –address where permits overlap
- Nonconformities – may not be included but needs to be resolved.

Potential Planning Board articles include:

- RCC (with ZBRC) – remove conflict with by-right subdivision law
- Comprehensive Plan Update report
- Stormwater – keeping stormwater runoff on property
- Solar By-Right and Stretch Code (with Town Manager and Selectmen) – school needs ground-mounted solar by-right
- One Unit per Lot.

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Ms. Massard stated that zoning articles will be advertised in late September, and public hearings will be held in October/November prior to the warrant closing on December 12, 2016. Due to the large number of articles, the Planning Board may need to meet weekly during the months of October and November. She noted that some articles will go forward and some may not be ready in time for Annual Town Meeting in 2017.

Ms. Massard stated that the Residential Conservation Cluster (RCC) bylaw would be a total re-write. As a member of the ZBRC Mr. Casagrande has interviewed potential developers to get input.

In addition to the ZBRC and Planning Board articles, the Historical Commission is intending to propose an overhaul of the Demolition Delay bylaw which was indefinitely postponed at Annual Town Meeting 2016.

Also, the Local Historic District Commission is proposing new Historic Districts, mainly on Surplus Street. She has advised them to consult with Mr. Tony Kelso, the Town Historian, on naming the districts.

Mr. Glennon noted that the goal of the process is to make Zoning Bylaws more user-friendly. He asked if some of the "low hanging fruit" articles that are ready could be placed on the Special Town Meeting warrant. Ms. Massard noted that Special Town Meeting does not provide as much notice to residents and therefore may not provide enough of an opportunity for dialogue.

Ms. Amy MacNab of 269 Old Tobey Garden Street stated that she is a former member of both the Planning Board (chair) and the board that worked on drafting the current Zoning Bylaw. She stated that it is extremely important to move up the timeline for a zoning amendment to clarify "one dwelling unit per lot." She noted that although the bylaw itself has not changed since adopted by the Town of Duxbury in 2003, the interpretation appears to have recently changed to allow more than one dwelling unit on a lot. She stated that building permits have been issued for multiple dwellings on a single lot. She noted that this appears to her to be a change in how the Town of Duxbury has been doing business. Ms. MacNab stated that she believes residents want to preserve the semi-rural character of the town and this change in interpretation will change the town. She added that the interpretation may render the build-out analysis in the Comprehensive Plan as flawed because it would mean a change in amount of all figures including a change in the number of school children. She stated that she has spoken with many residents and no one agrees that multiple dwellings should be allowed on a single lot. Ms. MacNab stated that in her opinion the Planning Board is empowered to uphold the Zoning Bylaws, and that it is her opinion that the Planning Board and the Zoning Board of Appeals interpret bylaws and Town Counsel upholds the boards' interpretations.

Mr. James Lampert of 148 Washington Street stated that he formerly served as chair of the Zoning Board of Appeals (ZBA) and that the Subdivision Rules and Regulations clearly state that only one dwelling unit is allowed per lot.

Ms. Massard stated that building intensity is typically found in municipal zoning bylaws but it is not clearly stated in Duxbury Zoning Bylaws that only one dwelling per lot is allowed, as is commonly done in other communities, if that is the intent.

Mr. Casagrande noted that this question has been raised in the Zoning Bylaw Review Committee (ZBRC), and that one dwelling per 40,000 square feet of upland per lot is thought to be intended but several attorneys have advised the ZBRC that as written it can be interpreted to mean one dwelling per 40,000 square feet of density but more than one dwelling is allowed. He agreed that the issue should be cleared up at the next Town Meeting.

Mr. Glennon cautioned that there may be unintended consequences of rushing a Zoning Bylaw amendment. He stated that it is obvious that the intent appears to be that only one dwelling is allowed per lot and

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questioned how advantageous it would be for a property owner to build another dwelling on their lot and that it is more complicated because of single ownership. Mr. Casagrande stated that the land would be under common ownership. Ms. Massard stated that it gets tricky with water and septic requirements that can be expensive. Mr. Casagrande stated that there could be a potential for a 20-acre parcel to have 20 dwellings. Ms. MacNab stated that building permits have already been issued under this interpretation. She urged the Planning Board to get an article moving for Special Town Meeting.

Ms. Massard stated that the one dwelling per lot had never been vetted with the current Town Counsel. An attorney challenged the Building Inspector's interpretation, noting that it is his job to interpret the Zoning Bylaw. The Building Inspector, Mr. Scott Lambiase, brought the issue to Ms. Massard's attention and together they took the question to Town Counsel. She stated that the bylaw is not clearly worded. There was no arbitrary decision to re-interpret the bylaw. It had been identified by the ZBRC in the past and now attorneys are challenging the bylaw.

Ms. MacNab stated that litigation can be expensive but it is a method to clarify interpretations. She noted that the fact that the Zoning Bylaw has been challenged does not make it incorrect. She cautioned town officials to not cave in simply because an attorney threatens to go to court. A court can resolve a dispute over interpretation.

Mr. Casagrande asked if it would be possible to bring an article to Special Town Meeting, and Ms. Massard replied that there would be time to run a public hearing notice; however, it would be up to the Board of Selectmen who post the warrant. Mr. Glennon again cautioned about potential unintended consequences as his only reservation. Mr. Casagrande stated that he would like to pursue the possibility. Ms. Massard offered to text Mr. René Read, Town Manager. She reported that Mr. Read responded that the Board of Selectmen may be agreeable if it is a priority. Ms. Massard stated that the entire Zoning Bylaw would need to be reviewed for related language and a warrant article would need to be available within a week.

Planning Board members reviewed other potential zoning articles for Annual Town Meeting 2017. Mr. Glennon thanked Ms. Massard for her spreadsheet outlining the potential articles as a good roadmap for Town Meeting.

**OTHER BUSINESS**

Engineering Invoices:

**MOTION:** Mr. Wadsworth made a motion, and Ms. Ladd Fiorini provided a second, to approve the following Merrill Engineers invoices for services related to the McLean's Way subdivision.

- Invoice #3005 dated March 31, 2016 in the amount of \$350.00
- Invoice #30282 dated July 11, 2016 in the amount of \$350.00.
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**VOTE:** The motion carried unanimously, 4-0.

Meeting Minutes:

**MOTION:** Ms. Ladd Fiorini made a motion, and Mr. Casagrande provided a second, to approve the following meeting minutes:

- August 13, 2012 as written
- September 15, 2012 (site visit) as written
- June 8, 2016 as written
- June 22, 2016 as amended.

**VOTE:** The motion carried unanimously, 4-0.

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Comprehensive Plan Update Sub-Committee: Ms. Ladd Fiorini asked about the status of the Comprehensive Plan Update Sub-Committee that had been created at the June 22, 2016 Planning Board meeting, and Ms. Massard responded that it has been deferred because there have been too many zoning issues to address.

Hall's Corner: Ms. Massard reported that the Economic Advisory Committee is planning an October workshop for community input. More information is to follow.

**ADJOURNMENT**

Planning Board meeting adjourned at 9:17 PM. The next Planning Board meeting will take place at a joint meeting with the Zoning Bylaw Review Committee on Tuesday, August 2, 2016 at Town Hall, Mural Room. The next regularly scheduled Planning Board meeting will take place on Wednesday, August 10, 2016 at 7:00 PM at Duxbury Town Hall, Mural Room, 878 Tremont Street.

**MATERIALS REVIEWED**

- Draft STM warrant language for FEMA floodplain maps article (stamped with Town Clerk 07/06/16)
- Draft STM warrant language for Official Zoning Map (stamped with Town Clerk 07/07/16)
- Email from V. Massard to D. Grant and B. Glennon dated 07/18/16 re: ZBRC joint meeting
- "Working Draft Compiled by Planning Office of Duxbury, July 2016" dated 07/20/16
- "Agenda Planner – Planning Board"
- Email from V. Massard to PB dated 07/14/16 re: Modoc Street
- Merrill Invoice #3005 dated 03/31/16 re: McLean's Way
- Merrill invoice #3282 dated 07/11/16 re: McLean's Way
- PB minutes of 08/13/12
- PB minutes of 09/15/12
- PB minutes of 06/08/16
- PB minutes of 06/22/16
- PB Contact List dated 06/09/16
- ZBA decision: 237 King Caesar Road / Garrett
- Construction Cost Estimates for June 2016.

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