



Town of Duxbury Massachusetts Planning Board

TOWN CLERK
2017 SEP 15 AM 10:06
DUXBURY, MASS.

Minutes 07/26/2017

The Planning Board met on Wednesday, July 26, 2017 at 7:00 PM at the Duxbury Town Hall, 878 Tremont Street, Mural Room.

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

Absent: David Uitti, Vice Chairman.

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

Mr. Casagrande called the meeting to order at 7:00 PM.

OPEN FORUM

Hall's Corner: Mr. Bear noted that there is a piece of land available off Bay Road between Chestnut Street. He asked if the Planning Board could get involved and requested that the item be placed on the next Planning Board agenda. Ms. Massard recommended that the discussion be forwarded to the Duxbury Affordable Housing Trust (DAHT). Mr. Wadsworth confirmed that the land is on tomorrow's DAHT agenda. Mr. Casagrande asked Mr. Wadsworth to report on it at the next Planning Board meeting.

ANR PLAN OF LAND: 36 WASHINGTON STREET / ENDRESEN & DUNDAS

Present for the discussion were the applicant, Mr. Mark Endresen, and Mr. Rob Fawcett, the abutter to whom the land will be conveyed. Ms. Massard explained that the applicant is splitting off vacant land in the rear of his property to convey and he will keep the lot with the existing dwelling. Ms. Ladd Fiorini and Ms. Turcotte had questions on the ANR plan. Ms. Turcotte noted that it is confusing because the locus and the plan are not oriented the same direction.

Mr. Glennon stated that there appear to be a number of issues with the proposed plan. Mr. Wadsworth noted that the plan shows lot lines through parking spaces and buildings on the abutting property, and Ms. Massard replied that it is pre-existing. Mr. Bear noted that it must have been built that way.

Mr. Casagrande noted that the abutting property, the Duxbury Marketplace Shops, have a different zoning (Neighborhood Business) than the ANR lot (Residential Compatibility). Ms. Massard noted that the zoning will not change even if the lots are combined.

Mr. Glennon noted several recommended changes to the ANR plan:

- Note 1 on the ANR plan references "subdivision," when this is an Approval Not Required (ANR) plan.
- The parcel to be conveyed should be labelled as a parcel instead of a lot because a "lot" denotes a piece of land that is buildable
- Tie lines need to be added to show the parcel to be conveyed and the land to be combined
- General Note 1 should be revised to clearly identify that the intention is to "create Parcel A for the purposes of combining the parcel..."

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- Existing property lines should be darkened instead of lighter
- The Book and Page identifying 28 Washington Street should be corrected.

Ms. Ladd Fiorini asked about Note 4 on the ANR plan that no layout is found for Washington Street, and Ms. Massard responded that the road was never laid out so there is no reference. Mr. Wadsworth added that many old roads do not have a layout.

Mr. Casagrande asked the applicants to bring revised plans to the next Planning Board meeting for review.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to continue an ANR Plan of Land for Washington Street / Endresen & Dundas to Wednesday, August 9, 2017 at 7:01 PM.

VOTE: The motion carried unanimously, 6-0.

The Planning Board and the applicant, Mr. Endresen , signed a Mutual Extension form to continue the public meeting discussion.

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DISCUSSION OF CONCEPTUAL PLAN: 136 ALDEN STREET / SOUTH SHORE SURVEY

Present for the discussion was Mr. Mark Casey of South Shore Survey representing the potential developer, Sealund Corp. Mr. Casagrande invited Mr. Casey to explain the concept plan. Mr. Casey stated that six residential lots are proposed on a lot that currently includes a dwelling and a large horse barn. He noted that there is a riverfront area on the property that is currently being evaluated by a wetlands scientist and it will be noted on future plans.

Mr. Casey stated that the drainage plans will have a Low Impact Design (LID) as much as possible, with rain gardens and roof area runoff collected in storm chambers. No waivers are anticipated for a Definitive Subdivision. The road will be a 551 foot long cul de sac with the purchase of a portion of adjacent land. He asked for any Planning Board input.

Mr. Bear asked if 142 Alden Street would be included in the development, and Mr. Casey replied, "No." He added that the lot was divided off by an ANR and will be separate from the subdivision.

Mr. Bear asked about the scale of the proposed road, and Mr. Casey replied that it will be 20 feet wide with a 1.5 foot Cape Cod berm which is adequate for a six-lot subdivision. Ms. Massard added that state fire code currently does not allow less than 20 feet in width.

Mr. Bear asked if sidewalks are proposed, and Mr. Casey replied that they have not yet decided. He noted that the Sidewalk & Bikepath Committee is looking at installing sidewalks in the vicinity. Ms. Massard added that the applicant may be interested in contributing a fee in lieu of sidewalks although she would want to confirm that this would pass muster with the Attorney General as recent case findings have changed how these types of provisions can be conditioned. Mr. Casey stated that he is sure that some arrangement can be made to benefit the town.

Ms. Ladd Fiorini asked if the barn is included in the subdivision, and Mr. Casey responded that the barn is on proposed Lot 5. Mr. Casagrande asked if the owner at 142 Surplus would have to provide access to the subdivision, and Mr. Casey replied that they will know more once the riverfront alternatives analysis has been completed.

Mr. Bear asked if there were any elevation concerns on the property, and Mr. Casey responded that there are none, noting that the property rises and then flattens and there are gentle slopes from Alden to the back of the property. Mr. Glennon asked if cut and fill would be required on Lots 3 and 4, and Mr. Casey replied, "No." Mr. Casey stated that the riverfront area has a 100-foot buffer and the leaching area is required to be 150 feet away.

Mr. Glennon stated that he is glad that the proposed driveway will have a good sight line. Mr. Casey responded that the speed limit on Alden Street is 30 MPH so a 300-foot sight line is required and it is approximately 400 feet to Tremont Street (Route 3A). He noted that some trees may need to be removed along the street toward Railroad Avenue. Ms. Massard noted that the access is over lot lines that do not exist yet and the plan is simply for discussion purposes.

Mr. Wadsworth asked about any overlay zoning on the property and Mr. Casey replied that it is not in the Aquifer Protection Overlay District or the Wetlands Protection Overlay District. In addition, it is not on the Natural Heritage map as a Priority Habitat or Estimated Habitat.

Mr. Casagrande asked if anyone in the audience had questions regarding the concept plan and there were none. Ms. Massard noted that if a Definitive Subdivision is filed there will be abutter notification and a public hearing.

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**INITIAL PUBLIC HEARING, DEFINITIVE SUBDIVISION:
EVENTIDE, 0, 397, 401 & 405 WASHINGTON STREET / DIAMOND SINACORI**

Mr. Casagrande opened the public hearing at 7:39 PM. Present for the discussion representing the applicants, Diamond Sinacori of Boston, were Atty. Robert W. Galvin; Mr. Brad McKenzie of McKenzie Engineering Group in Norwell. Representing the property owners, Battelle, was Atty. John McLaughlin.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to waive the reading of the public hearing notice and correspondence list, both of which are on file at the Planning Office, for the Eventide Definitive Subdivision at 0, 397, 401 & 405 Washington Street / Diamond Sinacori.

VOTE: The motion carried unanimously, 6-0.

Mr. Casagrande asked Ms. Massard for an overview of the proposal. Ms. Massard stated that the property encompasses 11 acres. At Annual Town Meeting in March residents voted down a proposal to rezone the area as its own unique zoning district. Now the applicants are filing for eight by-right residential lots. The property is located south of the Snug Harbor business area, and it is the former site of Battelle Laboratories and those buildings are still standing.

Atty. Galvin provided his overview of the proposal, stating that five parcels of land were acquired between 1947-1966 and they are under common ownership as four parcels of land totaling 11 acres with the following distinctions:

- 405 Washington has the Richards House
- 397 Washington has the Bridge House
- 401 Washington has the Hillman House
- 0 Washington has the Clapp Building.

Atty. Galvin stated that there are six former residences and three lab buildings plus several small outbuildings. Additionally there are two revetments and a dock. All buildings had been converted to office use in the Residential Compatibility (RC) District. This year the applicants unsuccessfully attempted to create a new overlay district. The zoning along the waterfront is Wetlands Protection Overlay District (WPOD).

Atty. Galvin stated that a total of eight dwellings are proposed, each with the required 200 feet of frontage and each with at least the minimum requirement of 40,000 square feet, with Lot F at 52,000 square feet. The proposed roadway length is 600 feet, in compliance with Subdivision Rules & Regulations. A stormwater infiltration system is proposed under the cul de sac, and each lot will have individual septic systems.

Atty. Galvin stated that they have filed for demolition delay of the five existing dwellings, and are waiting to find out if the delay is required. A dock was permitted in 1971 and the intention is to apply for a license under Chapter 91 for use of the dock by the residents of the subdivision. Access easements will be granted to residents of the subdivision, and they may allow other abutters access as well.

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Mr. Brad McKenzie was invited to speak. He stated that the WPOD line is 25 feet landward of the mean high tide line. Part of this land is also in the AE FEMA coastal floodplain (Flood Hazard Overlay District) and is subject to the Wetlands Bylaw. The existing topography of the site goes from elevation 39 at Washington Street to 8 or 9 feet along the water with vegetated wetlands. He stated that they have met with the Conservation Commission and agreed on the wetlands lines. The 100-foot buffer is shown in green on the plans and the Flood Hazard Overlay is shown in purple. He stated that the construction in the base flood elevation must comply with Zoning and Building Codes for this designation. He stated that filling will be done to the rear of the three waterfront houses with added retention walls.

Mr. McKenzie stated that the proposed roadway meets standards and will be 18 feet wide on a 50-foot right of way with two 18-inch Cape Cod berms and a 4.5 foot sidewalk. A few test pits have been excavated to 14 feet with no groundwater. A 14-foot water main will be connected to Washington Street and utilities will be underground. Impervious coverage will go from the existing 2.6 acres to a proposed 1.7 acres which will be an improvement. In addition, stormwater will now be treated which will be a vast improvement. He noted that they intend to respond to Amory Engineer's letter dated July 10, 2017 within the next few days.

Ms. Massard informed the Planning Board that she had asked Mr. Patrick Brennan of Amory Engineers, the town's consulting engineer, not to attend tonight's meeting because plans will be revised. Mr. Casagrande asked for Ms. Massard's comments. Ms. Massard reported that the Development Review Team had questions regarding the phasing and clean-up of existing utilities, and land disturbance for removing the existing building utilities. Mr. Glennon requested that the applicant's engineer respond directly to each of Mr. Brennan's individual questions so that it is clear that there is a satisfactory response for each issue raised.

Atty. Galvin noted that Mr. Brennan had raised some legal questions. He noted that the Homeowners Association will be responsible for the roadway until it is accepted at Town Meeting. Mr. Casagrande asked who will own the boathouse, and Atty. Galvin stated that the boathouse will be under common ownership of the Homeowners Association and there will be an easement for access. Mr. Casagrande asked if this will be the case for the pier also, and Atty. Galvin stated that is correct.

Mr. Bear asked if irrigation wells are proposed for watering lawns, and Mr. McKenzie stated that any irrigation wells would be the property owner's responsibility.

Mr. Wadsworth asked what the applicants have done to prevent stormwater contaminants from reaching the bay. Mr. McKenzie stated that the proposed plans fully comply with Department of Environmental Protection (DEP) Total Suspended Solids (TSS) standards. He noted that the site qualifies as a redevelopment project due to the existing impervious coverage and the current plans fully comply with those standards. He noted that although Subdivision Rules & Regulations require stormwater treatment for a 25-year storm, they have provided treatment for a 100-year storm, which is a vast improvement over existing conditions. Currently water discharges into an existing stormwater detention area with an outlet pipe to the bay, not in compliance with current stormwater regulations. With the proposed plan stormwater will be treated before it runs into the ground. Mr. McKenzie added that there are no standards in Subdivision Rules & Regulations for phosphorous, noting that phosphorous does not move through the ground like nitrogen does. Mr. Wadsworth stated that it does move although slowly and it will affect the shoreline. Mr. McKenzie disagreed, stating that he believes there will be less contaminants discharging into the bay.

Mr. Wadsworth stated that instead of four septic systems there will be eight septic systems on the property, which will have an impact on the bay. He stated that Title 5 does not treat phosphorous and nitrates. Mr. McKenzie stated that all they can do is comply with state and local regulations. Mr. Wadsworth encouraged the applicants to consider Low Impact Designs for stormwater in order to reduce the impact to the bay.

Atty. Galvin noted that previously there were approximately 100 employees on site every day for years, so he is not sure he agrees with Mr. Wadsworth's assumptions. He agreed to look into the possibility of a FAS system to reduce nitrogen. He noted that the applicants have hired Mr. Peter Dillon to do an analysis and he believes the result will be a lesser impact to the bay.

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Mr. Casagrande invited public comment. Mr. Sherm Hoyt of 51 Abram’s Hill encouraged the Planning Board and its consulting engineer to consider mitigation in addition to Title 5. He noted that the site has been unoccupied for several years and he has noticed that the bay had more slime when the site was occupied by the business. He noted that there are nearby oyster farms on the bay and stated that there will not be “no impact.”

Mr. Fernando Guitart of 14 Powder Point Avenue asked about the sequence of events with the potential demolition of historic houses on the property. Atty. Galvin stated that the plan is to save the first two homes that front on Washington Street. However, if there is no purchaser willing to keep the existing home or if it is too costly to renovate, then the houses will be torn down. He noted that it is unlikely that the other historic buildings on the property will be saved. Mr. Guitart asked if the two houses will be left standing while the roadway is built, or exactly what the timeline will be. Atty. Galvin stated that he does not have the answer tonight but he may have more information for the next Planning Board meeting. He stated that the applicant, Mr. Merrill Diamond, is an architect and may prefer to design and sell the existing historic dwellings.

Mr. Thomas Tucker of 18 Winsor Street stated that he is an abutter with one yard in between. He asked if his neighbor is granted an access easement if he would be granted an access easement as well. Atty. Galvin stated that he is willing to discuss the matter with Mr. Tucker. Mr. Tucker disclosed that he is selling his property but a new owner may be interested. Mr. Tucker asked what restrictions will be placed on the new lots to be sold. Atty. Galvin replied that there will be a minimum size and high end design standards through covenants or restrictions. Mr. Tucker asked what will be the use of the retained boathouse. Atty. Galvin responded that it will provide storage for kayaks and canoes and will be exclusively used by residents of the subdivision. Mr. Tucker asked if there will be a clubhouse, and Atty. Galvin replied that he does not believe that is the plan. Mr. Tucker asked if the dock will serve multiple boats, and Atty. Galvin stated that the Chapter 91 license may request a reconfiguration of the dock to accommodate more boats. Mr. Casagrande noted that design standards are outside the purview of the Planning Board.

Mr. Casagrande requested that the next set of revised plans be printed larger so that it is possible to see the road grading and cutting at the entrance, and to see the fill along the flood zone. He noted that there may be concerns from abutting commercial properties.

Mr. Jackson S. Kent, Jr. of 1351 Tremont Street noted that the former property owner, Battelle, allowed parking on site for church on Sundays, and asked what the town plans to do for parking in the area on Sundays. Ms. Massard stated that private arrangements would need to be made. Mr. Glennon asked if there is an easement for parking and Atty. Galvin replied that there is no easement.

Ms. Ladd Fiorini asked if the boathouse will have bathroom facilities, and Atty. Galvin replied that he is not sure but it is possible.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to continue the public hearing for the Eventide Definitive Subdivision off Washington Street / Diamond Sinacori, to August 9, 2017 at 7:10 PM.

VOTE: The motion carried unanimously, 6-0.

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ZBA REFERRAL, APPEAL OF ZONING ENFORCEMENT OFFICER’S DETERMINATION: 78 SAWMILL ROAD / DUXBURY FARMS HOMEOWNERS ASSOCIATION

No one was present to represent this appeal of the Zoning Enforcement Officer’s determination that ground-mounted solar panels on a residential property do not present a hazard. Mr. Casagrande asked Ms. Massard to provide some background. Ms. Massard stated that the Town of Duxbury currently does not regulate ground-mounted solar arrays, and the state does not allow over-regulation. By right they are allowed under state law. The abutters have appealed

that the solar panels are a health hazard at this location. She recommended that the Planning Board consider deferring judgment to the Zoning Board of Appeals (ZBA) because the issues are more related to state law.

Mr. Casagrande noted that it appears that the solar panels are not placed within setbacks and the property owner did receive a building permit. He noted that the Planning Board has discussed the matter but there is currently no town regulation of ground-mounted solar panels. He stated that he does not see how the Planning Board could question the solar panels since they are allowed. Ms. Turcotte agreed that there is really nothing the Planning Board can do today even though regulations are needed. She noted that the panels are quite an eyesore and she found it amazing that a building permit had been issued.

Mr. Casagrande asked about the lot coverage, and Ms. Massard replied that she could not speak to that matter. She noted that future regulations may require screening and provide setback requirements. She noted that the solar array under question is not large enough to be considered a commercial use.

Mr. Glennon stated that he drove by the property and that although the ZBA materials have a photograph with two solar panels there are actually six of them for a total of twelve panels. He stated that it appears that the solar panels are connected to the dwelling on the property which also has solar panels on the roof. He noted that solar panels on the roof should be sufficient to provide energy for the dwelling. He stated that it should not be assumed that the panels are not a commercial operation. Mr. Glennon stated that the neighbors have raised a number of valid issues properly. He noted that the solar panels are not fenced, and the Building Department said that someone could be burned by touching the solar panels. He stated that it should be made clear that there are no health risks by prevention instead of after an accident has occurred. He stated that the ZBA ought to consider whether the Building Department got this right, noting that it is the largest residential solar installation in the town.

Mr. Casagrande stated that he also is concerned that the panels may not be only serving the home, and the property is located in the Residential Compatibility (RC) District. He stated that if there is net gain based on the size of the solar panels, then he would consider it a business which is not allowed in the RC District.

Mr. Bear stated that his two main issues would be the need for fencing around the panels and looking at the scale of the solar panels to determine if it is a business. Mr. Glennon suggested that the Planning Board consider recommending to uphold the abutter's appeal unless the ZBA finds that the issues raised are not valid.

Ms. Ladd Fiorini asked how the net gain would be determined. Mr. Bear replied that it would be up to the ZBA to decide whether it is a business or not. Ms. Massard noted that the state building code would possibly address this but we do not have that information tonight. Ms. Turcotte stated that it would be important to know the threshold between residential and business scale use. Mr. Glennon stated that there should be no net plus. Mr. Casagrande agreed that having solar panels on the roof plus ground mounted installations seems to push the limits.

Ms. Ladd Fiorini suggested that the Planning Board consider deferring judgment to the ZBA so it can determine the issue of commercial use. Mr. Wadsworth stated that he cannot find information on the lot coverage with solar panels, noting that there is a 15 percent limit in the RC District. He asked if reflection might be another issue. Ms. Massard responded that reflection is not an issue. Mr. Casagrande noted that solar manufacturers have addressed the issue of glare onto abutting properties.

MOTION: Mr. Glennon made a motion, and Ms. Turcotte provided a second, to recommend that the Duxbury Farms Homeowners Association appeal be upheld unless the Zoning Board of Appeals finds the following to its satisfaction:

1. That the generation of electricity by all the panels at the property (both rooftop and ground-mounted combined) does not regularly exceed actual on-site consumption, such that excess electricity production into the grid is more than negligible and constitutes a prohibited commercial use;

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2. That the property owner has screened/fenced the ground-mounted solar array, as is customary with such non-rooftop installations, so as to reasonably prevent unauthorized access; and
3. That the impervious lot coverage on the property does not exceed the maximum of 15 percent per Zoning Bylaws for the Residential Compatibility District.

PLANNING DIRECTOR REPORT

Comprehensive Plan Update: Ms. Massard provided information on the Master Plan outreach process. She noted that she is doing one-on-one outreach to Ambassadors which is taking a lot of time. A new web site has been created for Envision Duxbury and a press release will be published in next week's *Duxbury Clipper*. The online survey will go live next week, and it will be covered by the Clipper and WATD radio. She asked Planning Board members to review the survey provided in their packets and provide any additional comments by tomorrow at 10:00 AM. She noted that Ambassadors and staff have reviewed the survey and provided input.

Ms. Massard reported that there are a total of 18 Ambassadors and 12 or 13 are actively involved. Instagram and Twitter feeds are going live with links to the survey and provide opportunities for participants to post photos of their favorite places in Duxbury.

Mr. Casagrande asked how long the survey process will be, and Ms. Massard replied that it will go until the end of September, approximately 12 weeks. Ms. Ladd Fiorini asked about the purpose of household income question on the survey, and Ms. Massard responded that they are addressing the demographics and the Metropolitan Area Planning Council (MAPC) wants to make sure all of Duxbury is represented geographically and demographically. Mr. Glennon suggested that it may be more effective to condense the spectrum of responses on the survey from four to three, and also commented that he likes the multiple fill-in sections in the survey.

Status Update on Other Projects: Ms. Massard reported that she is working on Requests for Proposals for zoning recodification, zoning maps, and stormwater guidelines. A public hearing for Duxbury's Hazard Mitigation Plan will be held in late September or early October and is expected to be finalized by 2019. The Sea Level Rise II work by the Metropolitan Area Planning Council (MAPC) is underway again after a delay caused by staffing turnover at MAPC. Ms. Massard reported that FEMA has issued inland maps for Town of Duxbury review but not for public view. There are no coastal revisions on these maps.

Planning Board Meeting Schedule: Ms. Massard suggested that the Planning Board consider cancelling its meeting on Wednesday, August 23, 2017 because there are no items on the agenda. Mr. Casagrande agreed to cancel the meeting on August 23, 2017.

OTHER BUSINESS

Meeting Minutes:

MOTION: Mr. Wadsworth made a motion, and Ms. Ladd Fiorini provided a second, to approve meeting minutes of June 14, 2017 as amended.

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

Engineering Invoices:

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Wadsworth provided a second, to approve payment of the following Amory Engineers invoices dated June 30, 2017:

- Invoice #14711A in the amount of \$1,620.00 for services related to Eventide / Diamond Sinacori
- Invoice #14711B in the amount of \$506.25 for services related to Bongis's
- Invoice #14711C in the amount of \$1,586.25 for services related to 1065 Summer Street / Tedeschi.

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VOTE: The motion carried unanimously, 5-0.

MOTION: Ms. Ladd Fiorini made a motion, and Mr. Wadsworth provided a second, to approve payment of Merrill Engineers Invoice #41158 dated June 30, 2017 in the amount of \$1,101.25 for services related to Duxbury Yacht Club / 489 Washington Street.

DISCUSSION: Mr. Glennon asked why this invoice is being submitted, and Ms. Massard replied that she is at an impasse with the Yacht Club on changes made from their originally approved Administrative Site Plan Review, and the topic has been scheduled for the next Planning Board agenda.

VOTE: The motion carried unanimously, 6-0.

CPTC Survey: Ms. Massard asked Planning Board members to review and respond to a survey issued by the Citizen Planner Training Collaborative to help the organizers decide which courses to offer locally.

Eventide Fiscal Analysis: Mr. Wadsworth distributed a Fiscal Analysis spreadsheet that he had created to help determine the fiscal impact of the proposed subdivision. Mr. Glennon suggested that the topic should be discussed during the public hearing.

ADJOURNMENT

The Planning Board meeting adjourned at 9:23 PM. The next Planning Board meeting will take place on Wednesday, August 9, 2017 at 7:00 PM at the Duxbury Town Hall, Mural Room.

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MATERIALS REVIEWED

- PB agenda for 07/26/17
- ANR application and plan for 36 Washington Street / Endresen & Dundas
- GIS map dated 07/20/17 prepared by Duxbury Planning Department
- Assessor's property card for 36 Washington Street
- "Conceptual Subdivision Plan" for Surplus Street dated 06/28/17
- GIS map for 136 Surplus Street dated 07/19/17 prepared by Duxbury Planning Department
- Assessor's property card for 136 Surplus Street
- Public hearing notice for Eventide Definitive Subdivision stamped with Town Clerk on 06/30/17
- Definitive Subdivision application and plan for Eventide stamped with Town Clerk on 06/16/17
- Environmental Impact Report for Eventide dated 06/15/17
- GIS map for Eventide dated 07/19/17 prepared by Duxbury Planning Department
- Assessor's property card for 0, 397, 401 & 405 Washington Street
- Amory Engineers letter dated 07/10/17 re: Eventide
- Staff report dated 07/26/17 for Battelle
- Memorandum from T. Mayo to PB dated 07/12/17 re: Eventide
- Memorandum from A. Ball to PB et al dated 07/14/17 re: amended public hearing notice
- ZBA materials for 78 Sawmill Road
- Assessor's property card for 78 Sawmill Road
- "Duxbury Master Plan Ambassador Outreach Process" information sheet
- Draft "Envision Duxbury" survey for Master Plan
- Draft PB Minutes of 06/14/17
- Amory Engineers invoice #14711A dated 06/30/17 re: Eventide
- Amory Engineers invoice #14711B dated 06/30/17 re: Bong's
- Amory Engineers invoice #14711C dated 06/30/17 re: 1065 Summer Street
- Horsley Witten invoice #41158 dated 06/30/17 re: Duxbury Yacht Club
- Construction Cost List for June 2017

Distributed at Meeting:

- "Fiscal Analysis Method" spreadsheet distributed by G. Wadsworth re: Eventide
- Email from E. Schnur to V. Massard et al dated 07/18/17 re: Greetings from your new SSC Coordinator