



# Town of Duxbury Massachusetts Planning Department

To: John Tuffy, Town Moderator  
Duxbury Board of Selectmen  
René Read, Town Manager  
Finance Committee  
Susan Kelley, Town Clerk

From: Valerie Massard, Planning Director

Date: April 29, 2021

RE: Planning Board Report to Annual Town Meeting 2021

## **Article 22 Amend Zoning Bylaws and Map – FEMA Flood Risk Maps**

After a public hearing held on January 25, 2021 and closed on that date, the Planning Board voted unanimously to support the Article.

## **Article 28 Amend Zoning Bylaws – Citizen’s Petition: Raise Building Height**

After a public hearing held on January 25, 2021 and closed on that date, the Planning Board voted unanimously NOT to support the Article. The Planning Board is supportive of the need to address the issue of elevating homes due to flooding and sea level rise, and there are massing, definition, roofline, height and other variables that will be explored by the Planning Department to bring suggested options to the Planning Board for an article at the 2022 Town Meeting.

## **Article 30 Amend Zoning Bylaws – Citizen’s Petition: Building Permit Notification**

After a public hearing held on February 22, 2021 and closed on that date, the Planning Board voted unanimously NOT to support the Article. The Planning Board is supportive of the need to explore a suitable option for notification of neighbors about building permits, and notes that the Director of Inspectional Services does not support the article as worded. Appropriate wording and mechanisms to implement such a notification will be explored by the Planning Department, working with the Inspectional Services Department, to bring suggested options to the Planning Board for an article at the 2022 Town Meeting.

## **Article 21 Local Historic Districts**

The Planning Board recommends favorably in support of adding the new proposed districts/additions to districts, which are voluntarily proposed by the owners of the properties and have been reviewed by the state and met the other obligations as required for inclusion as a district.

Respectfully submitted and presented by David Uitti, Planning Board Clerk.

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)