



TOWN CLERK

2020 FEB 10 AM 8:29

DUXBURY, MASS.

PUBLIC HEARING NOTICE DUXBURY PLANNING BOARD

The Duxbury Planning Board hereby gives notice of a public hearing on **Wednesday, February 26, 2020 at 7:20 PM** at the Duxbury Town Hall, 878 Tremont Street, Duxbury, MA, Mural Room, lower level, relative to proposed zoning articles to appear before the Annual Town Meeting on Saturday, March 14, 2020:

AN ARTICLE submitted by citizens to see if the Town will vote to amend the Zoning By-laws, Article 905 Plot Plan Accompanying Application, Section 905.2 Additional Requirements, with text to be inserted shown in bold underline (such markings for illustrative purposes only) as follows:

905.2 Additional Requirements

In addition, for all new buildings and structures and all existing buildings and structures to be externally enlarged or expanded in ground area to an extent greater than thirty (30) percent of internal floor area or ground coverage, or six hundred (600) square feet, whichever is larger, plot plans shall show existing and approved abutting street grades, the proposed elevation of the top of the foundation of existing and proposed buildings or structures, existing and proposed topography, existing septic disposal 185 systems, private wells, wetland boundary delineation as approved by the Conservation Commission, gas, water and other public utilities in the abutting street and the zoning classification of the abutting properties. Plot plans shall also show such other information as may be necessary to provide for the verification of compliance with the applicable provisions and the enforcement of the Bylaw, including, but not limited to, off-street parking, screening and fencing. Plot plans shall be certified by a registered professional engineer or land surveyor. **The applicant shall provide proof of written notification to the landowners of parcels of land that are adjacent and contiguous to the parcel of land that a building project, in excess of 1,000 square feet, is being submitted for a building permit.** A record of all applications, plans and permits shall be kept on file by the Zoning Enforcement Officer.

Copies of the proposed zoning amendments are available for review at the Town Clerk's Office and Planning Department at Duxbury Town Hall during business hours. Any person interested or wishing to comment on the proposed amendment should appear at the time and place noted above, or submit written comments at least one week in advance of the public hearing.

David C. Uitti, Clerk
Duxbury Planning Board

cc:	Duxbury Town Clerk	Citizen Petitioners
	Duxbury Town Manager	Department of Housing and Community Development
	Duxbury Director of Municipal Services	Metropolitan Area Planning Council
	Duxbury Planning Director	Old Colony Planning Council
	Duxbury Board of Selectmen	Kingston Planning Board
	Duxbury Historical Commission	Marshfield Planning Board
	Duxbury Planning Board	Pembroke Planning Board
	Duxbury Zoning Board of Appeals	Plymouth Planning Board

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