



TOWN CLERK

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DUXBURY, MASS.

PUBLIC HEARING NOTICE DUXBURY PLANNING BOARD

The Duxbury Planning Board hereby gives notice of a public hearing on **Monday, February 22, 2021 at 5:00 PM** via remote Zoom meeting relative to proposed zoning articles to appear before the Annual Town Meeting on Saturday, March 13, 2021:

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 amendment is available for review online at <https://www.town.duxbury.ma.us/planning-department/pages/2021-town-meeting>, or review at the Town Clerk's Office and Planning Department at Duxbury Town Hall during business hours by appointment only as COVID restrictions apply. Any person interested or wishing to comment on the proposed amendment should submit written comments at least one week in advance of the public hearing.

David C. Uitti, Clerk
Duxbury Planning Board

cc: Duxbury Town Clerk
Duxbury Town Manager
Duxbury Director of Municipal Services
Duxbury Planning Director
Duxbury Board of Selectmen
Duxbury Historical Commission
Duxbury Planning Board
Duxbury Zoning Board of Appeals

Citizen Petitioners
Department of Housing and Community Development
Metropolitan Area Planning Council
Old Colony Planning Council
Kingston Planning Board
Marshfield Planning Board
Pembroke Planning Board
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.