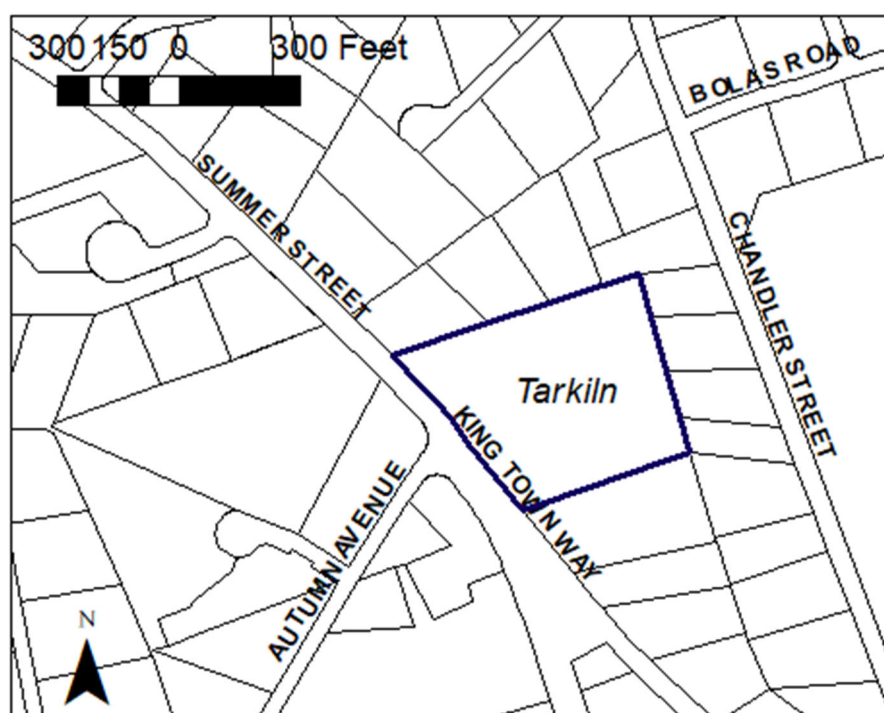
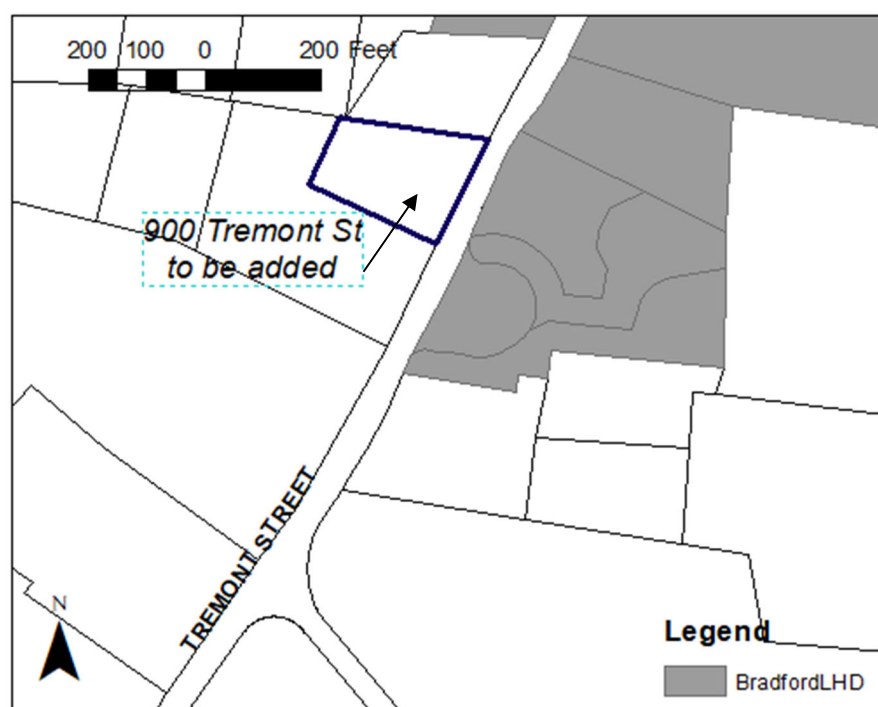


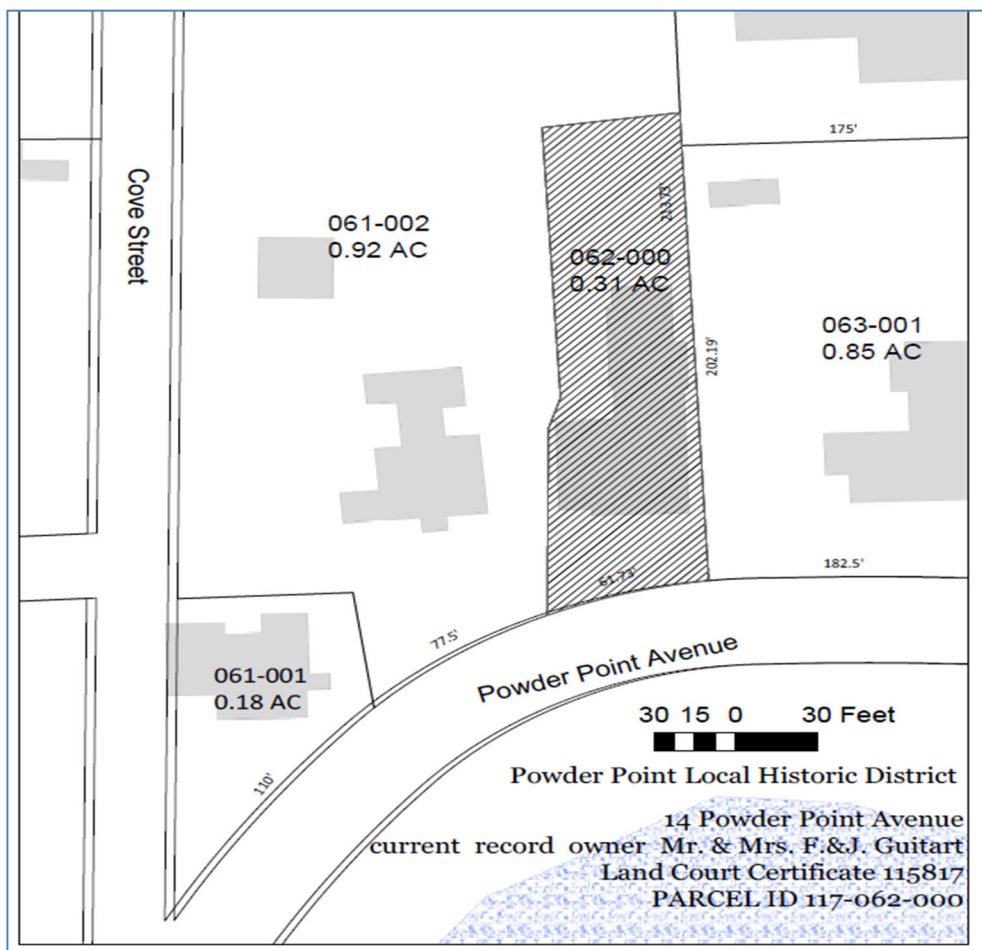
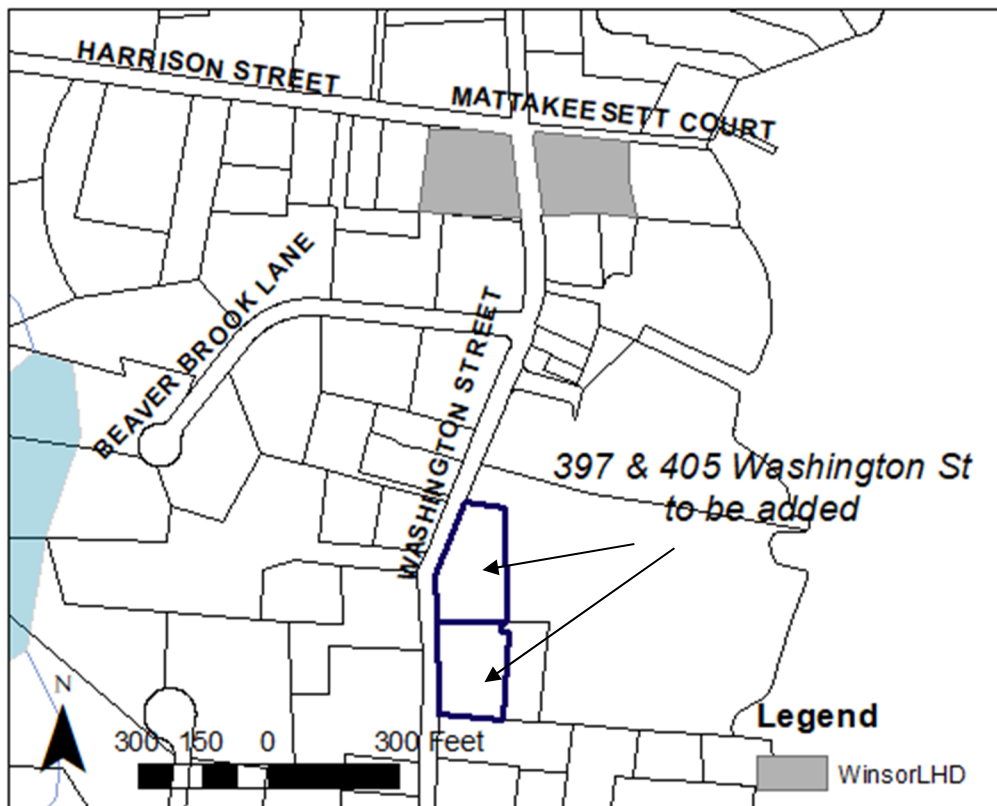
## **ARTICLE 21 – AMEND GENERAL BY-LAWS – PROPOSED NEW LOCAL HISTORIC DISTRICTS**

To see if the Town will vote to amend the General By-laws by creating the following new local historic districts to be administered through the Duxbury General By-law, Chapter 12, and to update the Official Local Historic District Maps of the Town of Duxbury to include the Local Historic Districts as set forth below; or take any other action in relation thereto:

	<b>Proposed Local Historic District Name</b>	<b>Address</b>	<b>Owner/Deed Reference</b>	<b>Parcel ID MBLU</b>
1	Tarkiln	245 Summer Street	Town of Duxbury Book 1527, Page 14	045-500-023
2	Bradford	900 Tremont Street	Mr. & Mrs. M.&A. McGee LCC 122138	108-015-000
3	Winsor	397 Washington Street	Waterfront World HQ LLC Book 50920, Page 302	119-147-405
4	Winsor	405 Washington Street	Ditch Digger LLC Book 49131, Page 116	119-146-405
5	Powder Point	14 Powder Point Avenue	Mr. & Mrs. F. & J. Guitart LLC 115817	117-062-000

As further described in the Preliminary Study Report entitled “Proposed Local Historic District: Tarkiln Local Historic District, Proposed Properties to be Added to Existing Local Historic Districts: Bradford Local Historic District, Winsor Local Historic District, Powder Point Local Historic District, King Caesar Local Historic District. Prepared by the Duxbury Local Historic District Commission, November 2019.





**Explanation:** The Duxbury Historic District Commission is proposing the creation of four (4) new Local Historic District properties as described in the preceding table. The districts are each comprised of sole residences within Duxbury whose owners have volunteered their property into this process as a mechanism to preserve the historic integrity of their homes, which in turn helps to preserve the historic fabric of Duxbury. Each District will be established and maintained per the Local Historic District By-law.

A two-thirds vote of Town Meeting will be required to approve this article.

Proposed by the Duxbury Historic District Commission

**Recommendations:** *Board of Selectmen Voted 3-0-2 to Recommend*  
*Finance Committee Voted 8-0 to Recommend*

## **ARTICLE 22 - AMEND ZONING BYLAWS: FLOOD HAZARD AREAS OVERLAY DISTRICT** **AND ZONING MAP AMENDMENT: FLOOD HAZARD AREAS OVERLAY DISTRICT**

To see if the Town will amend the Town of Duxbury Zoning Bylaws and Official Zoning Map (all referenced Maps herein are on file with the Town Clerk, and available for viewing in the Planning Department and on the town website at: <https://www.town.duxbury.ma.us/planning-department/pages/2021-town-meeting>) by amending Sections 202.1, as follows, with text deleted from said Bylaw sections struck through and text added to said Bylaw sections underlined to read as shown by underlining for additions and interlineation for deletions and renumbering (such markings for illustrative purposes only), and by deleting the existing Section 402 in its entirety and replacing with a new Section 402 (Flood Hazards Areas Overlay District) to read as follows:

### **ARTICLE 202 LOCATION OF DISTRICTS**

#### **202.1 Zoning Map**

Said districts are located and bounded as delineated on the "Town of Duxbury, Massachusetts Zoning Map" dated March 2009 as created by Greatwall GIS Services consisting of seven (7) sheets in total as revised and amended to date and on file in the office of the Town Clerk including the Wetland and Watershed Protection District Map dated March 4, 1971, as revised and amended to date and on file in the office of Town Clerk, and an Aquifer Protection District Map, dated January 15, 1986, as revised and amended March 24, 1993 and December 4, 2002 on file in the office of Town Clerk, and the Plymouth County Flood Insurance Rate Maps as further described in Section 402.2 Flood Hazard Areas Overlay District Boundaries, and on file in the office of the Town Clerk. The zoning map with boundaries of the districts and all explanatory matter thereon is hereby made a part of this Bylaw. Any conflict between the map and the description of any district in the written terms of this Bylaw shall be resolved according to the written terms.

**And**

### **ARTICLE 402 FLOOD HAZARD AREAS OVERLAY DISTRICT**

#### **402.1 Purpose of the Flood Hazard Areas Overlay District**

The purposes of the Flood Hazard Areas Overlay District are to: