

PLANNING DEPARTMENT ARTICLES

Article 18 Beach

Nourishment at Bay Ave./

Gurnet Ave. This article is not fiscal in nature—it grants permission to the Town to record easements required to supplement the public sea wall repairs and improvements with beach nourishment, extending the life of the sea wall. Extensive outreach with the residents relative to this easement is ongoing. This activity is grant-funded by Coastal Zone Resiliency Grants from the Commonwealth.



Duxbury Planning Department

Valerie Massard, AICP, CFM
Planning Director
massard@town.duxbury.ma.us

Article 20 Engineering/

Design Exit 10

Support the article?

- Each town commits \$117,000, expended over three years;
- Transportation Bond Bill (2021) \$250,000;
- 2025 construction \$1.8 million construction paid by state/federal funds;
- Duxbury Planner oversight of project & coordination for both towns;
- Kingston is positioned to support at this time

If the article is not supported, the project will likely be dropped from the TIP after this one-year extension, no alternative funding source is known—towns may have to bond full construction or submit a new application to the TIP and wait 10-15 years for funding.



Duxbury Planning Board



2021 Annual Town Meeting

The Planning Board held three public hearings relative to zoning articles this year, and an overview is available on the adjacent panels. Only one zoning article is proposed for this town meeting.

The Planning Board is working on the recodification process, and if you are interested in following this dialogue, we welcome you to sign up for agenda notices. The Board meets on Mondays via Zoom and will be discussing this process from time to time in the coming year.

We thank you for your interest and support of the Envision Duxbury Plan, and the next steps forward, which include the recodification effort.

PLANNING ARTICLES

Article 22 Inland flood risk maps have been updated by FEMA using newer technology, moving a significant number of structures out of the flood hazard area, especially in the vicinity of local bogs. The town must adopt the updated Flood Risk Maps to participate in the National Flood Insurance Program, and to remain eligible for federal funding through FEMA. New bylaw language is also required for all of the towns in this watershed (the Cape Cod Watershed), and this language has been approved by the state and town counsel; it does not alter previous language, which has been adapted into the update.

The language and supporting materials are located on the Planning Department web page for viewing or downloading:

<https://www.town.duxbury.ma.us/planning-department/pages/2021-town-meeting>

CITIZEN PETITIONED ARTICLES

Article 28 Maximum Building Height

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; there are massing, definition, roofline, height and other variables that must be considered in elevations of structures, and the Planning Board will aim to bring a solution for an article at the 2022 Town Meeting with input from the Planning Director and the Director of Municipal Services, as well as local architects. *The article makes no reference to zoning; Marshfield's version of this language has sun-setted with the amended 2016 maps; Scituate did not amend its flood maps, but has much more detailed language within its zoning relevant to the height and massing of buildings.*

Article 30 Building Permit Notification

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.