



TOWN OF DUXBURY



BOARD OF APPEALS

DUXBURY BOARD OF APPEALS  
MEETING MINUTES

April 27, 2023 @ 7:00 p.m.

TOWN CLERK

2023 JUL 14 AM 9:05

DUXBURY, MASS.

**ATTENDANCE:** Judith Barrett (CPT), Freeman Boynton Jr., Emmett Sheehan, Tanya Trevisan, and Philip Thorn

**Other persons present at the hearing:** Amy Kwesell, Town Counsel, James Wasielewski, Director of Municipal Services & Lauren Haché, Principal Assistant

**CALL TO ORDER:** Judith Barrett called the meeting to order and reads the Governor's Preamble: Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act of Extending Certain COVID-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, , G.L. c. 30A, §18, the Town of Duxbury's Board and/or Committee meetings will be conducted via remote participation to the greatest extent possible with members. For this meeting, members of the public who wish to watch the meeting may do so by viewing the Duxbury Government Access Channels – Verizon 39 or Comcast 15. Viewers can visit [www.pactv.org/duxbury](http://www.pactv.org/duxbury) for information about Duxbury programming including streaming on Duxbury You Tube, to watch replays and Video on Demand.

**ZBA Case #2022-10, Keene's Mill Village, 0 North Street:** *The Board voted to unanimously (5-0) to continue the public hearing to May 25, 2023 at 7pm.*

**ZBA Case #2023-06, Milepost 581 LLC, 581 Tremont Street:** *The Board votes unanimously (5-0) to continue the public hearing to May 25, 2023 at 7pm.*

*Freeman Boynton Jr. moves to continue the public hearing of case 2023-06 to May 25, 2023 at 7pm. Emmett Sheehan seconds.*

*Philip Thorn makes a motion to adjourn. Emmett Sheehan seconds.*

## BOARD OF APPEALS MINUTES

**Case No: 2022-10**

**Petitioner: Keene's Mill Village**

**Address: 0 North Street**

**Date: April 27, 2023 Time: 7:00 p.m.**

**(Continued from January 12, 2023, December 1, 2022,  
October 13, 2022, September 8, 2022, July 14, 2022, and  
May 12, 2022)**

- Judith Barrett re-opens the public hearing and reads all of the new correspondence that has been submitted, which is on file with the zoning board.
- Jonathan Silverstein, the agent for the applicants, discusses the drop of units from 28 to 24.
- Rick Grady, the Engineer for the project, describes the details of the reduced complex, the septic system in the south hamlet has been moved off of the old road after concerns, we have added the private well discussed previously which is over 150 feet from the septic
- Dennis Murphy speaks for the concerned neighbors
- Scott Horsely peaks about water quality concerns
- Tanya Trevisan discusses concerns regarding PFAS
- Judith Barrett states what is the town or state standards that we can implement here
- Freeman Boynton Jr states we need a leg to stand on
- Judith Barrett states we cannot limit a 40B without regulations to support that; title 5 requirements cannot be waived
- Discussion ensued
- Judith Barrett requests a working group between a board member and the applicants to get a better idea and understanding of the proposal and to report the findings back to the public. The Applicants agree
- Judith Barrett makes a motion to continue the public hearing to May 25, 2023 at 7pm
- Tanya Trevisan seconds
- All in favor JB, TT, ES, FB. PT abstains

**Motion: It was moved, seconded and voted (4-0-1) to continue the public hearing to Thursday, May 25, 2023 at 7:00pm.**

Moved by: JB

Number in favor: 4

Seconded by: TT

Number opposed: 0

Abstain: PT