



TOWN OF DUXBURY  
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BOARD OF APPEALS

DUXBURY BOARD OF APPEALS  
MEETING MINUTES  
October 12, 2023 @ 7:00 p.m.

TOWN CLERK  
2024 JAN 12 AM 8:58  
DUXBURY, MASS.

**ATTENDANCE:** Judith Barrett (CPT), Philip Thorn, Emmett Sheehan, Tanya Trevisan, and Borys Gojnycz  
**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, Chair Pro Tem, called the meeting to order and reads the Governor's Preamble: Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided as a courtesy to the public and board members, the meeting/hearing will not be suspended or terminated if technological problems interrupt the virtual broadcast, unless required by law. Additionally, the meeting will be broadcast live, in real time, via 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.

**AGENDA**

**ZBA Case #2023-09, The Winsor at Millbrook Village, 50 Railroad Avenue, Comprehensive Permit Application (CONT'D):** *The Board voted to continue the public hearing to November 9, 2023.*

**ZBA Case # ZBA Case #2023-15, Husk, 160 Marshall Street (CONT'D):** *The Board voted (4-0) to continue the opening of the public hearing to November 27, 2023.*

*Judith Barrett makes a motion to adjourn. Emmett Sheehan seconds.*

## BOARD OF APPEALS MINUTES

**Case No: 2023-09**

**Petitioner: The Winsor at Millbrook Station**

**Address: 50 Railroad Avenue**

**Date: October 12, 2023 Time: 7:00 p.m. (Continued from September 28, 2023, July 13, 2023, June 22, 2023 and May 11, 2023)**

**Members present:** Judith Barrett (CPT), Philip Thorn, Tanya Trevisan, Emmett Sheehan and Borys Gojnycz

**Members Voting:** Judith Barrett (CPT), Philip Thorn, Tanya Trevisan, Emmett Sheehan and Borys Gojnycz

**Other persons present at the hearing:** Amy Kwesell, Town Counsel, James Wasielewski, Building Commissioner & Lauren Haché, Principal Assistant

- Judith Barrett, CPT, re-opens the public hearing and reads various correspondence into the record.
- Bob Crowell, the Engineer for the project, explains the changes and what the Peer Review Consultant Pat Brennan commented on and how the fire truck turn around works
- Matt Walsh, the Applicant gives a brief update to the Board regarding the fire departments memo
- Bob Crowell explains the turn for the fire department
- Matt Walsh states moving forward, this will be our plan incorporated with the fire turn around and spoke about recent flow tests
- Bob Crowell spoke about the wetlands flagging
- Matt Walsh speaks to the desire of keeping the area green but also designating the area as a turn around for the Fire Dept.
- Amy Kwesell states shouldn't that be noted on the plan
- Matt Walsh confirms that it will be
- Conversations regarding the sidewalk ensued
- Judith Barrett states what are you willing to do to reduce the mammoth size of these units compared to the neighborhood
- Matt Walsh states the gross height is 38.6' and we meet the median height and we meet all of the setbacks and are only seeking two waivers, one from zoning and one from conservation. I do understand the concern...it's the use that makes this a 40B
- Julia Chuslo the Architect suggests a small amount could be lowered by a foot or foot and a half, is that enough to make a difference
- Jim Wasielewski notes the ceiling heights are at 9 feet on the first and third floor, the ceiling heights could be slightly dropped
- Julia Chuslo states It also affects portions of the buildings outside
- The Applicants agree to work on reducing the height of the buildings

- Judith Barrett states we'll need an extension from the 180 days to the end of November to allow us more time to make a decision and vote on waivers
- Philip Thorn makes a motion to continue the public hearing to November 9<sup>th</sup> at 7pm
- Tanya Trevisan seconds
- All in favor JB, TT, PT, ES, BG

**Motion: It was moved, seconded and voted (5-0) to continue the public hearing to November 9, 2023.**

Moved by: PT

Number in favor: 5

Seconded by: TT

Number opposed: 0