



TOWN OF DUXBURY  
BOARD OF APPEALS

DUXBURY BOARD OF APPEALS  
MEETING MINUTES  
November 9, 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:** 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 27, 2023.*

*Emmett Sheehan makes a motion to approve the minutes from September 14, 2023. Judith Barrett seconds*

*Emmett Sheehan makes a motion to approve the minutes from September 28, 2023. Philip Thorn seconds.*

*Emmett Sheehan makes a motion to approve the minutes from September 20, 2023. Judith Barrett seconds*

*Philip Thorn 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: November 9, 2023 Time: 7:00 p.m.**

**(Continued from October 12, 2023, 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:** James Wasielewski, Building Commissioner & Lauren Haché, Principal Assistant

- Judith Barrett, CPT, re-opens the public hearing and reads various correspondence into the record.
- Matt Walsh explains the new plan set has a snow removal area and a utility pad that was relocated, that is the only difference and then there are updated architectural plans
- Julia Chuslo explains the newly reduced in height buildings, they were reduced by 2 feet, which was a tedious task.
- Matt Walsh and Bob Crowell, the Engineer for the project, spoke about the sidewalk along Railroad Avenue.
- Judith Barrett opens the meeting to the public
- Joe Blau, 7 Cooper Hill Road asks about line of sight from his development and then wetlands setbacks and whether the rules are local and/or State
- Judith Barrett states this Board has to decide if it wants to grant the waivers, while Conservation has to uphold the State's rules
- Joe Blau asks if the Board is concerned about the scale of this project
- Judith Barrett states yes
- Philip Thorn states we are limited on what we can and cannot approve with 40B; the Applicant also has to make money on this project and there may be a fine line there
- Liz Bradley, 114 Alden Street, states I want to state I am concerned about the overall size and scope and am curious about the buffering that may be proposed there
- Matt Walsh states that there will be screening, most likely arborvitae, between the property and 114 Alden Street
- Joe Blau asks about the developments lighting
- Matt Walsh states we will have lights that face down
- Judith Barrett states when can we hear from Design Review
- Lauren Haché states Design Review is meeting on this matter on Wednesday, November 14<sup>th</sup>
- Matt Walsh states and Conservation meets the 15<sup>th</sup>

- Judith Barrett states what is left that we need then; once the hearing is closed we really cannot engage with anyone, the hearing will be closed
- Matt Walsh asks if the Board would consider closing the hearing and making it subject to Conservation and Design Review
- Judith Barrett states I think its important to close the loop with these two Boards
- Matt Walsh asks the Board to present on the evening of November 27<sup>th</sup> at 7pm
- Philip Thorn makes a motion to continue the hearing to November 27<sup>th</sup> at 7pm
- Emmett Sheehan seconds
- All in favor JB, ES, PT, BG, TT

**Motion: It was moved, seconded and voted (5-0) to continue the public hearing to November 27, 2023 at 7pm.**

Moved by: PT

Seconded by: ES

Number in favor: 5

Number opposed: 0