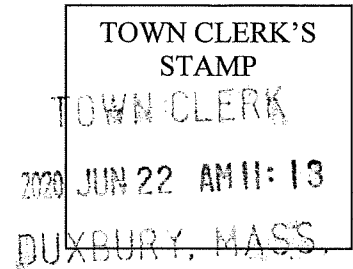




Meeting Notice

Town of Duxbury, Massachusetts

Pursuant to MGL Chapter 30A, §18-25
All meeting notices and agenda must be filed and time stamped
in the Town Clerk's Office and posted at least 48 hours prior to
the meeting (excluding Saturdays, Sundays and Holidays)



Committee: Zoning Board of Appeals

Meeting Location: Remote ZOOM Meeting

Day & Date of Meeting: Thursday June 25, 2020 **Time:** 6:00PM

Posted by: Lauren Haché, Administrative Assistant, ZBA

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020, Order imposing strict limitation on the number of people that may gather in one place, 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 for information about Duxbury programming. To watch a meeting live on PACTV's streaming channel, PACTV Prime, visit www.pactv.org/live. To watch replays of a meeting, visit www.pactv.org/duxbury or to watch online visit PACTV's Video on Demand at www.pactv.org/ondemand.

NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE PERMITTED

Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities; and despite our best efforts due to lack of technical infrastructure, this meeting will be available on PACTV to view a video recording and a transcript or other comprehensive record of proceedings as soon as possible after the meeting.

Zoom Meeting access:

<https://pactv.zoom.us/j/94082328775?pwd=c3ZOeW9rSk9UMU1HTjIjIGYm14cHdCUT09>

Zoom ID 940 8232 8775 **password** 943482

Zoom Call in access: 1 929 205 6099 US

AGENDA

REMOTE MEETING PREAMBLE

I. CALL TO ORDER

- **ZBA Case #2019-17, WB Builders Duxbury LLC, Fieldstone Farm, 1 & 25 Lincoln St.(CONT'D):** The Applicant proposes to construct forty (40) single family detached condominium homes-ten (10) of which will be affordable to meet the definition of low and moderate income housing under G.L.c. 40B, Sections 20-23.
- **ZBA Case #2020-01, Vertex Tower Assets, LLC, 421 Elm St.(CONT'D):** The Applicant proposes to construct a ground-mounted monopole Wireless Telecommunications Service Facility with a 120-foot tall monopole, placed less than 120 feet from the nearest lot line. A Special Permit is required for the Facility and Variances from the 100-foot height limit and standard setback are required for the monopole.
- **ZBA Case #2020-02, Brownbuild Const., 116 Tremont St.(CONT'D):** The Applicant proposes to demolish an existing commercial building and replace it with a mixed-use structure with a free-standing sign. A Special Permit is required.
- **ZBA Case #2020-03, Larkin, 10 Pine Point Place(CONT'D):** The Applicant proposes to raze and rebuild a pre-existing, nonconforming dwelling to conform to the current FEMA and wind codes. A Special Permit is required.

Administrative:

- A. Duxbury Farms/Saw Mill Road:** ZBA to review incomplete items from the development plan for the Comprehensive Permit project known as Duxbury Farms, ZBA #03-12R and discussion of next steps towards completion of the project including potential use of bond funds to complete project.