



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)

TOWN CLERK'S STAMP

TOWN CLERK

2024 JAN -5 AM 9:32

DUXBURY, MASS.

Committee: Zoning Board of Appeals

Meeting Location: Town Hall, Mural Room, 878 Tremont St. & via zoom

Day & Date of Meeting: Thursday, January 11, 2024 Time: 7:30PM

Posted by: Lauren Haché, Principal Assistant, ZBA

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 9**. Viewers can visit www.pactv.org/duxbury for information about Duxbury programming including streaming on Duxbury You Tube, to watch replays and Video on Demand.

<https://pactv.zoom.us/j/93616327348?pwd=RHZYNIVLTndTdVZqaWIPb25hZlVLUT09>

Call in Access dial by your location: 1 929 205 6099

Meeting ID: 936 1632 7348 **Zoom Password:** 943482

PUBLIC HEARING AGENDA

- **ZBA Case #2023-20, Mc Nerney, 12 Samoset Road (CONT'D):** The Applicant proposes to raze and rebuild a pre-existing, non-conforming dwelling. A Special Permit is required.
- **ZBA Case #2023-21, Bell Point LLC, 0 Tobey Garden St. APPEAL:** The Applicants request that the Board of Appeals overturn the Zoning Enforcement Officer's decision to deny the request for a determination that the lot is excepted from dimensional and intensity regulations of the Zoning Bylaws.
- **ZBA Case #2023-22, Bell Point LLC, 0 Tobey Garden St. VARIANCE:** The Applicants request the Board of Appeals grant a Variance from section 410.4 of the Zoning Bylaws given the area, frontage, and triangular shape of this parcel, as it causes it to be non-compliant.

ADMINISTRATIVE

A. ZBA Case #2023-09, The Winsor at Millbrook Village, 50 Railroad Avenue: Board to consider and deliberate on draft decision and waiver requests

B. Approve Meeting Minutes