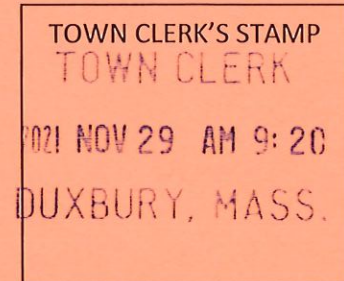


Meeting Notice

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

Day & Date of Meeting: Thursday, December 2, 2021 **Time:** 7:30PM

Posted by: Lauren Haché, Administrative Assistant, ZBA

Pursuant to Chapter 20 of the Acts of 2021, 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 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=RHZYNIVLTndTdVZqaWIPb25hZIVLUT09>

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

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

AGENDA

REMOTE MEETING PREAMBLE

- **ZBA Case #2021-06, Harlow Brook LLC, Village at Harlow Brook, 766, 782 and 0 Temple Street (CONT'D):** The Applicant proposes to construct forty (40) homeownership units – including ten (10) affordable homes - that will meet the definition of low and moderate income housing under G.L. c. 40B, Sections 20-23.
- **ZBA Case #2021-11, EJP Ice House LLC, Lot 7 Ice House Road-APPEAL (CONT'D):** The Appellant requests the Board of Appeals overturn the Zoning Enforcement Officer's decision to deny a building permit to construct a single family dwelling on Lot 7 Ice House Road.
- **ZBA Case #2021-15, McKeag, 39 Shipyard Lane (CONT'D):** The Applicant proposes to construct an addition on to a pre-existing, non-conforming dwelling and accessory garage. A Special Permit is required.
- **ZBA Case #2021-31, Hollis, 10 Mullins Avenue (CONT'D):** The Applicants propose to construct an addition to a pre-existing, non-conforming structure. A Special Permit is required.
- **ZBA Case #2021-32, The Parish of St. John the Evangelist (CONT'D):** The Applicants propose to illumination an existing sign. A Special Permit is required.
- **ZBA Case #2021-33, Rice, 140 Marshall Street (CONT'D):** The Applicants are requesting a Variance from Zoning Bylaw 402.3 #2, which requires that substantial improvements made to structures within the Town's Flood Hazard Area Overlay District comply with sections of the Massachusetts State Building Code that addresses floodplain and coastal hazard areas.

Administrative

A. Webster Point Village: *Review invoice for legal fees incurred by Webster Point*

B. Approve Meeting Minutes