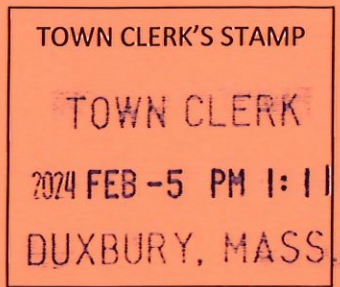


# Meeting Notice

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, February 8, 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](http://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 #2023-21, Bell Point LLC, 0 Tobey Garden St. APPEAL (CONT'D):** 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 (CONT'D):** 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.
- **ZBA Case #2024-01, Husk, 160 Marshall St. APPEAL:** The Applicants request the Board of Appeals overturn the Zoning Enforcement Officer's Removal Order issued on November 29, 2023, which required the removal of two accessory structures and utility lines within the WPOD. The Applicant claims that the violations cited by the removal order have been remedied and the issues are now moot.
- **ZBA Case #2024-02, DeFranceaux, 273 Autumn Ave.:** The Applicant proposes to operate a home massage therapy wellness office. A special permit is required.

### ADMINISTRATIVE

A. Approve Meeting Minutes