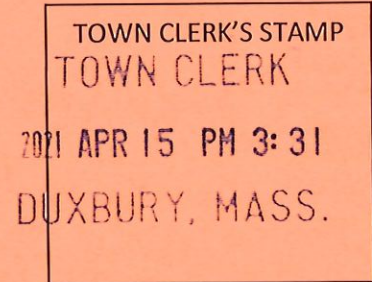




# Meeting Notice

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, April 22, 2021

**Time:** 7:30PM

**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](http://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](http://www.pactv.org/live). To watch replays of a meeting, visit [www.pactv.org/duxbury](http://www.pactv.org/duxbury) or to watch online visit PACTV's Video on Demand at [www.pactv.org/ondemand](http://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.

<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

**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 thirty-two (32) single family detached condominium homes-eight (8) which will be affordable to meet the definition of low and moderate income housing under G.L.c. 40B, Sections 20-23 and eight (8) homes will be age restricted as 55 and over.

**ZBA Case #2021-04, Patel, 65 Samoset Road (CONT'D):** The Applicant proposes to rebuild a pre-existing, non-conforming free standing accessory garage. A Special Permit is required.

**ZBA Case #2021-05, Andrew, 403 Washington Street-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 manufacturing distillery.

**ZBA Case 2021-07, Collin, 10 Huckleberry Lane:** The Applicant proposed to raze and rebuild a pre-existing dwelling in the Wetland Protection Overlay District.

**ZBA Case 2021-08, Romano, 365 King Caesar Road:** The Applicant proposes to construct a residential pier.