



# 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**  
**JUNE 8, 2020**  
**11:48 AM**  
**DUXBURY, MA**

**Committee:** **Zoning Board of Appeals**

**Meeting Location:** **Remote ZOOM Meeting**

**Day & Date of Meeting:** **Thursday June 11, 2020**

**Time:** **4:00PM**

**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](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.

**Zoom Meeting access:** <https://pactv.zoom.us/j/92115726442?pwd=cnhMYWhWVU82RDc0NGtzWU1KM3R6UT09>

**Zoom ID** 92115726442 **password** 618595

**Zoom Call in access:** 1 929 205 6099

## AGENDA

### **REMOTE MEETING PREAMBLE**

#### **I. CALL TO ORDER**

- **ZBA Case #2019-17, WB Builders Duxbury LLC, Fieldstone Farm, 1 & 25 Lincoln St.:** 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.:** 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.

The listings of matters are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This location is accessible to people with disabilities. The Town of Duxbury provides reasonable accommodation and/or language assistance free of charge. This may include, interpreters in American Sign Language and languages other than English, open or closed captioning for videos, assistive listening devices and alternate material formats, such as audio tapes, Braille and large print, as available. Such requests should be made as soon as possible, but no later than 48 hours before the scheduled event, by contacting the Town Manager's Office by phone (781-934-1100 ext. 5401), fax (781-934-9011), or email ([Town-Manager@town.duxbury.ma.us](mailto:Town-Manager@town.duxbury.ma.us))

- **ZBA Case #2020-02, Brownbuild Const., 116 Tremont St.:** 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:** 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. **Transfer of special permit #90-6, 1508 Tremont St. Unit B:** *The Applicant is requesting a Special Permit transfer as the new owner of the property.*
- B. **Review the conditions of special permit #2019-01 Duxbury Animal Hospital:** *The Applicant has completed the conditions of the special permit, so that the Board may review the landscape plan, lighting plan and the letter of approval from the Design Review Board.*