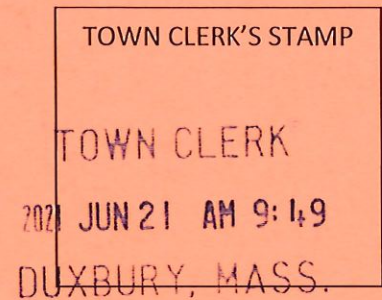




Meeting Notice

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, June 24, 2021

Time: 7:30PM

Posted by: Lauren Haché, Administrative Assistant, ZBA

Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act of Extending Certain COVID-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, G.L. c. 30A, §18, 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 for information about Duxbury programming including streaming on Duxbury You Tube, to watch replays and Video on Demand.

VIRTUAL MEETING ONLY, NO IN PERSON ATTENDANCE

<https://pactv.zoom.us/j/93616327348?pwd=RHZYNIIVLTndTdVZqaWlPb25hZlVLUt09>

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

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

REMOTE MEETING PREAMBLE

- **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) of which will be affordable to meet the definition of low and moderate income housing under G.L. c. 40B, Sections 20-23 with eight (8) homes will be age restricted as 55 and over.
- **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 #2021-07, Collin, 10 Huckleberry Lane (CONT'D):** The Applicant proposed to raze and rebuild a pre-existing dwelling in the Wetland Protection Overlay District.
- **ZBA Case #2021-10, Keir, 117 Chestnut Street (CONT'D):** The Applicant proposes to raze the existing barn and garage structure and add on to a pre-existing, non-conforming dwelling and accessory dwelling. A special permit is required.
- **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 #2021-12, Gulf Station/Nouria, 10 Washington Street (CONT'D):** The Applicant proposes to change the existing signage to reflect the new Lessee's logo and illumination. A special permit it required.