



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
2022 SEP 14 AM 10:26
DUXBURY, MASS.

Committee: Zoning Board of Appeals

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

Day & Date of Meeting: Thursday, September 22, 2022 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

REMOTE MEETING PREAMBLE

AGENDA

- **ZBA Case #2021-40, Campbell, 5 E. Marginal Road (CONT'D)**: The Applicants propose to raze and rebuild a pre-existing, non-conforming dwelling. A special permit is required.
- **ZBA Case #2022-16, 339 Powder Point LLC, 339 Powder Point Lane, APPEAL**: The Applicant requests the Board of Appeals overturn the Zoning Enforcement Officer's decision to deny the issuance of a Final Certificate of Occupancy in reference to building permit BPO-22-348.
- **ZBA Case #2022-17, 339 Powder Point LLC, 339 Powder Point Lane, VARIANCE**: The Applicant requests the Board of Appeals grant a Variance from the definition of "Coverage" in the Zoning Bylaw section 410.4 that requires building coverage to be no more than fifteen percent (15%) of the total area of the lot.
- **ZBA Case #2022-18, Bradford, 15 Lewis Court**: The Applicants proposes to raze and rebuild a pre-existing, non-conforming dwelling. A special permit is required.
- **ZBA Case #2022-19, Triple J Realty, Dunkin Donuts, 5 Chestnut Street**: The Applicant proposes to construct an internally illuminated wall mounted sign. A special permit is required.