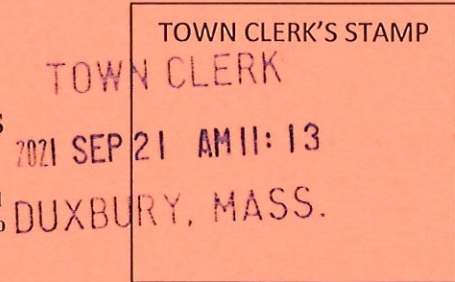




# Meeting Notice

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, September 23, 2021 **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](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=RHZYNIVLTndTdVZqaWIPb25hZIVLUT09>

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

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

## AGENDA

## REVISED

ORIGINALLY POSTED:

2021 SEPT-20 AM 10:58

- **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 #2021-22, Buckley, 55 Ocean Road North (CONT'D):** The Applicant proposes to raze and rebuild a pre-existing, non-conforming dwelling. A Special Permit is required.
- **ZBA Case #2021-24, Trembley, 2 Barn Swallow Lane:** The applicant proposes to operate the premises as a Bed and Breakfast. A Special Permit is required.
- **ZBA Case #2021-25, Gulf Station/Nouria, 10 Washington Street:** The Applicant proposes to change the existing signage to reflect the new Lessee's logo and add external illumination. A special permit it required.
- **ZBA Case #2021-26, Bayside Marine Corp. 433-447 Washington Street:** The Applicant proposes to raze an existing seven bay service garage located on parcel no. 119-762-102 and construct a new five bay service garage on abutting parcel no. 119-762-918. A Special Permit is required.

## ADMINISTRATIVE

- a. **Webster Point Village:** Applicant requests to modify the Comprehensive Permit for the Webster Point Village 40B Project, as modified through May 4, 2020, by removing the required Conservation Restriction for the Restricted Area ("CR"). The Board will vote on if the change is substantial or insubstantial.