



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

RECEIVED

TOWN CLERK

9/26/2023, 9:02:19 AM

DUXBURY, MA

Committee: Zoning Board of Appeals

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

Day & Date of Meeting: Thursday, September 28, 2023 Time: 7:00PM

Posted by: Lauren Haché, Principal Assistant, ZBA

Pursuant to Chapter 2 of the Acts of 2023, 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=RHZYNIVLTndTdVZqaWIPb25hZlVLUT09>

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

Meeting ID: 936 1632 7348 Zoom Password: 943482

PUBLIC HEARING AGENDA

- **ZBA Case #2023-09, The Winsor at Millbrook Village, 50 Railroad Avenue, Comprehensive Permit Application (CONT'D):** The Applicant proposes to construct twelve (12) condominium units – including three (3) affordable units - that will meet the definition of low and moderate income housing under G.L. c. 40B, Sections 20-23. The proposal is for twelve (12) units in total, in which there will be a six (6) unit building and three (3) duplex buildings.
- **ZBA Case #2023-17, Duxbury Energy Storage LLC, 0 West Street, APPEAL:** The Applicants request that the Board of Appeals overturn the Zoning Enforcement Officer's decision to deny the building permit to construct a proposed energy storage facility, a structure that facilitates the collection of energy from the electric grid, including solar energy sources.

Administrative:

A. Nouria, 10 Washington Street: *Applicant has requested to change the panels of both the freestanding sign and flush mounted sign permitted with special permit 2021-25. The Board will determine whether this is a substantial or insubstantial change.*