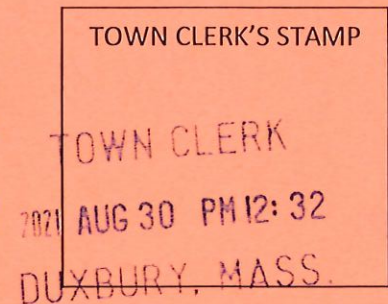


Meeting Notice

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 9, 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 via remote means, in accordance with applicable law. This means that members of the public body as well as members of the public may access this meeting in person, or via virtual means. In person attendance will be at the meeting location listed above, and it is possible that any or all members of the public body may attend remotely, with in-person attendance consisting of members of the public. The meeting may also be accessed remotely, via the log in information below. When required by law or allowed by the Chair, persons wishing to provide public comment or otherwise participate in the meeting, may do so by in person attendance, or by accessing the meeting remotely, as noted above. 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 #2021-11, 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 #2021-15, McKeag, 39 Shipyard Lane (CONT'D):** The Applicant proposes to construct an addition on to a pre-existing, non-conforming dwelling and accessory garage. A Special Permit is required.
- **ZBA Case #2021-18, Hadley, 57 Shipyard Lane (CONT'D):** The Applicants propose to raze and rebuild a pre-existing, non-conforming dwelling. A Special Permit is required.
- **ZBA Case #2021-21, EJP Ice House LLC, Lot 7 Ice House Road-Variance:** The Applicant proposes to construct a single-family dwelling on 40,008 square feet of upland in the Aquifer Protection Overlay District. A Variance is required.
- **ZBA Case #2021-22, Buckley, 55 Ocean Road North:** The Applicant proposes to raze and rebuild a pre-existing, non-conforming dwelling. A Special Permit is required.
- **ZBA Case #2021-23, The Township Duxbury, 521 West Street:** The Applicant proposes to replace two freestanding signs at each parcels entrance and/or exit with illumination. A Special Permit is required.
- **ZBA Case #2021-30, Duxbury Marketplace LLC, 15, 19, 35 & 45:** The Applicant proposes to add illumination to four freestanding signs at each parcels entrance or exit, previously approved with special permit 2021-20. A Special Permit is required.

ADMINISTRATIVE

- Approve Meeting Minutes**

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.