



# 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**  
**March 2, 2021**  
**1:38 PM**  
**DUXBURY, MA**

**Board/Committee:** Planning Board

**Meeting Location:** Remote ZOOM meeting

**Day & Date of Meeting:** Monday, March 8, 2021

**Time:** 5:00 PM

**Posted by:** Emily Hadley

Pursuant to Governor Baker's March 12, 2020, Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020, Order imposing strict limitation on the number of people that may gather in one place, 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](http://www.pactv.org/duxbury) for information about Duxbury programming including streaming on Duxbury You Tube, to watch replays and Video on Demand.

**NO IN-PERSON ATTENDANCE OF MEMBERS OF THE PUBLIC WILL BE PERMITTED**

Every effort will be made to ensure that the public can adequately access the proceedings to the best of our technical abilities; and despite our best efforts due to lack of technical infrastructure, this meeting will be available on PACTV to view a video recording and a transcript or other comprehensive record of proceedings as soon as possible after the meeting.

*Public phone-in access will be available during this meeting at 781-934-1100 x5475*

*Public email access will be available during this meeting at [duxburyplanningboard@gmail.com](mailto:duxburyplanningboard@gmail.com).*

**Zoom Link to Webinar:**

<https://us02web.zoom.us/j/85277898854?pwd=R0NESWVKZ2JidmJTaDVieW5CZG52dz09>

**Link to view Planning Department's 2021 Annual Town Meeting materials:**

<https://www.town.duxbury.ma.us/planning-department/pages/2021-town-meeting>

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## AGENDA

### Remote Meeting Preamble

1. Open Forum
2. ZBA Referral, Comprehensive Permit: The Village at Harlowbrook (Chapter 40B) (ZBA Case #2021-06) - *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. The site consists of 19.05 acres in the Residential Compatibility district, Planned Development 2 district, Flood Hazard Area Overlay District, Wetlands Protection Overlay District, and Aquifer Protection Overlay District.*
3. ZBA Referral, Appeal: 401 Washington Street (ZBA Case #2021-05) - *Appellant requests that the ZBA overturn the Zoning Enforcement Officer's decision to deny the building permit to construct a manufacturing distillery with a small tasting deck*
4. Invoices
5. 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.

This location is accessible to people with disabilities. The Town of Duxbury provides reasonable accommodation and/or language assistance free of charge. This may include, interpreters in American Sign Language and languages other than English, open or closed captioning for videos, assistive listening devices and alternate material formats, such as audio tapes, Braille and large print, as available. Such requests should be made as soon as possible, but no later than 48 hours before the scheduled event, by contacting the Town Manager's Office by phone (781-934-1100 ext. 5401), fax (781-934-9011), or email ([Town-Manager@town.duxbury.ma.us](mailto:Town-Manager@town.duxbury.ma.us)).