

REQUEST FOR REVIEW

Case No: 2024-14
Petitioner: Victoria Lloyd Home, LLC
C/O: Douglas Troyer, Pierce Atwood LLP
Address: 15 Washington Street
Parcel #: 110-771-057

PLANNING BOARD
 BOARD OF HEALTH
 CONSERVATION COMMISSION
 DESIGN REVIEW BOARD
 WATER DEPARTMENT
 DUXBURY BAY MANAGEMENT COMMISSION
 HIGHWAY DEPARTMENT

Date form was delivered: 04/16/2024

DATE REVIEW REPORT DUE TO BOARD OF APPEALS (906.4-WITHIN 35 DAYS) - Written comments and recommendations should be received within 35 days or there shall be deemed no opposition or desire to comment. **DUE DATE TO ZBA: 5/22/2024 or ASAP**

PUBLIC HEARING SCHEDULED FOR: MAY 23, 2024

<input type="checkbox"/>	RESIDENTIAL CLUSTER DEVELOPMENT
<input type="checkbox"/>	PLANNED DEVELOPMENT
<input checked="" type="checkbox"/>	SPECIAL PERMIT
<input type="checkbox"/>	VARIANCE
<input type="checkbox"/>	APPEAL

BOARD OF APPEALS REQUESTS:

<input type="checkbox"/>	PRELIMINARY QUALIFICATION/SITE ANALYSIS REVIEW	803.5
<input checked="" type="checkbox"/>	SPECIAL PERMIT COMMENTS & RECS.	906.2
<input type="checkbox"/>	DEVELOPMENT APPLICATION REVIEW	806.2
<input type="checkbox"/>	SITE PLAN APPROVAL	602
<input type="checkbox"/>	VARIANCE – COMMENTS AND RECOMMENDATIONS	
<input type="checkbox"/>	APPEAL OF BUILDING INSPECTOR'S DETERMINATION- COMMENTS AND RECOMMENDATIONS	



TOWN CLERK

TOWN OF DUXBURY 2024 APR 22 PM 4:15
DUXBURY, MASS.
BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

The Board of Appeals will hold a public hearing in the Mural Room, 878 Tremont Street and via zoom on Thursday, May 23, 2024 at 7:30 p.m. to consider the application of the Victoria Lloyd Home, LLC, c/o Douglas Troyer, Pierce Atwood LLP for a Special Permit under Article(s) 400 and 900, Sections 401.2, 410, 421.3, 421.4, 421A.3, 421A.4 and 906.2 of the Duxbury Protective Bylaw. The property is located at 15 Washington Street, Parcel No. 110-771-057 of the Duxbury Assessors Map, consisting of 0.10 acres in the Residential Compatibility District (RC) and the Neighborhood Business District 1 (NB-1) and owned by Robert W. Gauley, Personal Representative of the Estate of Kathy M. Kelly. The Applicant proposes to change the use from a hair salon to a retail store selling home furnishings and antiques with an interior design office. A special permit is required. The application may be viewed on the Town's website www.town.Duxbury.MA.US under the Zoning Board of Appeals page or in the Municipal Services Department. Any individual with a disability may request accommodation in order to participate in the public hearing and may request the application and any accompanying materials in an accessible format. Such requests should be made at least three business days in advance by contacting the Municipal Services Department.

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 9. Viewers can visit www.pactv.org/duxbury for information about Duxbury programming including streaming and watching replays on Duxbury YouTube.

REMOTE MEETING ACCESS INSTRUCTIONS

<https://pactv.zoom.us/j/93616327348?pwd=RHZYNIVLTndTdVZqaWIPb25hZlVLUT09>

Zoom Meeting ID: 936 1632 7348 Zoom Password: 943482

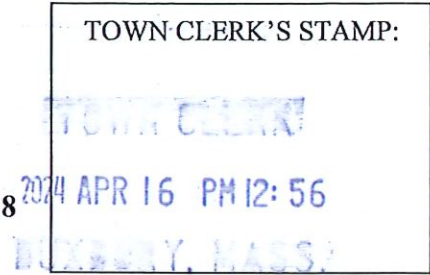
Zoom call in access: 1 929 205 6099 US

Adv.: 5/8 & 5/15/2024
Case #2024-14

Wayne Dennison
Chair, Board of Appeals



The Town of Duxbury
878 Tremont Street
Duxbury, MA 02332
Phone: (781) 934-1100 • Fax: (781) 934-1118



APPLICATION - DUXBURY ZONING BOARD OF APPEALS

APPLICATION INFORMATION

This Application is for:

- Special Permit
- Appeal
- Variance
- Comprehensive Permit

Project Name: 15 Washington Street

Project Type: Change in use of existing building from hair salon to a retail (sale of home furnishings/antiques) and office use (interior design)

Location (Street Address): 15 Washington Street, Duxbury, MA 02332

Assessor's Map/Block/Lot Number (s): 110/771/057

Applicant: Victoria Lloyd Home, LLC, Victoria Lloyd Manager

Address: 1 Harden Hill Road, Duxbury, MA 02332

Telephone: (617) 593-2996

Fax:

Email: victoria@victorialloydhome.com

Property Owner: Robert W. Gauley, Personal Representative of the Estate of Kathy M. Kelly

Address: 129 Prospect Street, Norwell, MA 02061

Telephone: (781) 223-6271

Fax:

Email:

Briefly describe and justify your special permit or variance request, or the basis for your appeal:

See Memorandum in Support of Application for Special Permit submitted in support herewith.

SITE INFORMATION

Total Area (Sq. Ft.): 3,957 sq. ft. (pre-existing non-conforming)

Lot Frontage: 69.98' (pre-existing non-conforming)

Total Upland Area (Sq. Ft.): 3,957 sq. ft.

Zoning District(s):

- RC: Residential Compatibility
- NB1: Neighborhood Business District 1
- NB2: Neighborhood Business District 2
- PD1: Planned Development District 1
- PD2: Planned Development District 2
- PD3: Planned Development District 3
- FHAOD: Flood Hazard Area Overlay District
- WPD: Wetlands Protection District
- APOD: Aquifer Protection Overlay District
- POLOD: Publicly Owned Land Overlay District
- DPD: Dunes Protection District
- WSOD: Waterfront Scenic Overlay District

Identify *all* sections of the Duxbury Protective Bylaw that apply to this Application:

Sections 421.3 and 421.4, Sections 421A.3 and 421A.4, and Section 906.2



Existing Use(s) of the Property: Hair Salon.

APPLICANT AND OWNER CERTIFICATIONS

The undersigned hereby certifies that he/she has read and examined this Application, including all attachments hereto, and that the proposed project is accurately represented in the statements made in this Application. The undersigned also certifies that applications have been filed with the Planning Board, Conservation Commission, and Board of Health, as appropriate, and hereby requests a hearing before the Zoning Board of Appeals with reference to this Application.

Property Owner

I/we hereby acknowledge that the Applicant is authorized to act on my/our behalf and that any and all representations made by the Applicant will be binding on me/us as Owners of the property.


Signature: _____ Date: _____

Print: See Owner's Authorization submitted in support herewith.

Signature: _____ Date: _____

Print: _____

Applicant/Appellant

Signature:  Date: April 16, 2024

Print: Victoria Lloyd, Manager of Victoria Lloyd Home, LLC


Signature: _____ Date: _____

Print: _____

Applicant is: Owner Tenant Agent/Attorney Purchaser Appellant

Building Inspector Review

This completed Application has been reviewed by the Building Inspector prior to filing with the Town Clerk.


Signature of Building Inspector

4/22/2024

Date of Review

Supplemental Application Requirements

The Application must include one or more of the following supplemental pages, as applicable:

- A. Section 906.2 Findings (Required for All Special Permit Applications)
- B. Application to Extend or Alter a Non-Conforming Single-Family or Two-Family Dwelling
- C. Application to Extend or Alter Other Use or Structure
- D. Application for a Special Permit in the NB-1 or NB-2 District
- E. Application for a Residential Pier
- F. Application for a Special Permit in the WPOD
- G. Application for Variance
- H. Appeal of Building Inspector/Zoning Enforcement Officer Decision
- I. Application for a Comprehensive Permit under G.L. c. 40B

SUPPLEMENTAL APPLICATION REQUIREMENTS

A. Section 906.2 Findings; Required for All Special Permit Applications.

For each of the following special permit granting criteria, summarize the proposed project's benefits to the Town and explain how they will outweigh any adverse impacts on the Town or the vicinity of the site. If a given criterion does not apply to the Application or if there will be no adverse impact, briefly explain why. Attach additional sheets if necessary.

- 1) Suitability of the proposed location for this proposal, taking the following into consideration:
 - a) Nearby land uses, and whether they would be supported by or damaged by having the proposed use nearby.
 - b) Uses of the site which would be displaced by or preempted by this use.
 - c) Adequacy of roads, water, drainage and other public facilities serving the location.
 - d) Whether the site is more sensitive than are most similarly zoned sites to environmental damage from the proposal such as: erosion, siltation, potential groundwater or surface water contamination, especially if affecting public or private water supplies, habitat disturbance or loss of valuable natural vegetation.
 - e) Contribution to cumulative impact upon municipal water supplies, including consideration of nitrate-nitrogen loading, if within a defined Aquifer Protection Overlay District.

Applicant's Response:

See Memorandum in Support of Application for Special Permit submitted in support herewith.

- 2) Activity type, mix and intensity, taking the following into consideration:
 - a) Whether the proposal contributes to the diversity of services available locally;
 - b) Seasonal consequences, including addition to peak period congestion;
 - c) Service to local, in preference to regional, markets;
 - d) For business developments, likelihood of employment opportunities being created for residents, and the quality of those opportunities; and
 - e) For residential developments, how substantially, if at all, the proposal contributes to housing diversity.

Applicant's Response:

See Memorandum in Support of Application for Special Permit submitted in support herewith.

- 3) Building and site design, including consideration of the following:
 - a) Whether scenic views from public ways and developed properties have been considerately treated;
 - b) Whether compatibility with neighborhood character has been considerately treated;
 - c) Whether reasonable efforts have been made to minimize visibility of parking and service areas from public streets;
 - d) Whether any traditional public access to or along shoreline has been maintained; and
 - e) Compliance with the criteria of Section 424.4 and/or Section 615 under Site Plan Approval.
 - f) Compliance with Section 404.20, "Determination of Suitability of Piers" and Section 404.50, "Waterfront Scenic Area Overlay District," if applicable.

Applicant's Response: _____

See Memorandum in Support of Application for Special Permit submitted in support herewith.

By Applicant/Appellant

Signature:



Date: April 16, 2024

Print: Victoria Lloyd, Manager of Victoria Lloyd Home, LLC

**DUXBURY BOARD OF APPEALS
 SUPPLEMENTAL APPLICATION REQUIREMENTS
 D. Application for a Special Permit in the NB1 or NB2 District**

1) Project Description. Complete the following chart by providing information about all existing and proposed uses on the site.

Use(s)	Existing (E) or Proposed (P)	Gross Floor Area	Site Coverage (See Section 425; Respond in "Total" Line)	Off-Street Parking Requirement (See Section 610)	Subject to Site Plan Review under Section 615?
Hair Salon	E	679 Sq. Ft.		1 Space per 300 sq. ft.	No.
Retail and Office Use	P	679 Sq Ft.		of Gross Floor Area	
				679/300 = 2	
Total:			2,133 sf - 53.9%	2	

2) The following questions pertain to findings the Board of Appeals must make in order to grant a special permit under Section 906.2. Provide information sufficient for the Board to make the required findings. This information should support the summary of public benefits presented in Attachment A.

a) How will the proposed uses contribute to the diversity of goods and services available in the Town?

See Memorandum in Support of Application for Special Permit submitted in support herewith.

b) Will the proposed uses generate unique seasonal impacts, such as a seasonal increase in traffic, water consumption, energy use, or other?

See Memorandum in Support of Application for Special Permit submitted in support herewith.

c) Will the clientele or customer base for the proposed uses be predominantly local or non-local? How do you know?

See Memorandum in Support of Application for Special Permit submitted in support herewith.

d) Employment. Complete the following chart by providing information about existing employment on the site and anticipated employment when the project is built and occupied.

Type of Employment	Number of Jobs		Absolute Change	Percent Change	Average Annual Wage
	Existing	Proposed			
Owner/Operator	1	1 full-time	0		TBD
Staff		1-2 part-time	1-2		TBD
Total:		3	2		TBD

See Memorandum in Support of Application for Special Permit submitted in support herewith.

e) Will the proposed project result in the displacement of any existing uses on the site? Yes No
 If yes, explain:

See Memorandum in Support of Application for Special Permit submitted in support herewith.

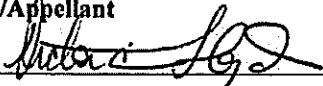
3) Additional information needed to evaluate the proposed project under Sections 906.2 and 424.

Environmental Measure	Existing Condition	Build-out Condition	Absolute Change	Percent Change
Daily traffic (vehicle trip generation)				
Annual water demand				
Annual energy use				

See Memorandum in Support of Application for Special Permit submitted in support herewith.

By Applicant/Appellant

Signature:



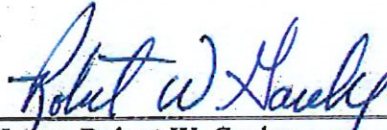
Date: April 16, 2024

Print: Victoria Lloyd, Manager of Victoria Lloyd Home, LLC

OWNER'S AUTHORIZATION

To Whom It May Concern:

I, Robert W. Gauley, am the Personal Representative of the Estate of Kathy M. Kelly owner of 15 Washington Street, Duxbury, MA ("Owner") – Map Id 110/771/057 (the "Property"). I hereby authorize Ben and Victoria Lloyd and/or their, agents, attorneys, and any engineering or architecture firms that the above may designate, to execute, submit, and prosecute applications and any applicable materials to the Town of Duxbury, Massachusetts boards, commissions, agencies, and the like (including, without limitation, the Zoning Board of Appeals and Building Department) on behalf of the Owner, for the purpose of obtaining municipal permits and approvals for a retail use (sale of home furnishings/antiques) and professional office for interior design service at the Property.



Name: Robert W. Gauley
Title: Personal Representative of the Estate of
Kathy M. Kelly

Dated: April 10, 2024

LETTERS OF AUTHORITY FOR PERSONAL REPRESENTATIVE	Docket No. PL24P0525EA	Commonwealth of Massachusetts The Trial Court Probate and Family Court
Estate of: Kathy M. Kelly Also known as: Kathy May Kelly Date of Death: <u>01/30/2024</u>	Plymouth Probate and Family Court 52 Obery Street Suite 1130 Plymouth, MA 02360 (508)747-6204	

To:
Robert W. Gauley
129 Prospect Street
Norwell, MA 02061

You have been appointed and qualified as Personal Representative in Supervised Unsupervised administration of this estate on March 11, 2024 (date).

These letters are proof of your authority to act pursuant to G. L. c. 190B, except for the following restrictions if any:

- Pursuant to G. L. c. 190B, § 3-106(4), the Personal Representative shall have no right to possess estate assets as provided in § 3-709 beyond that necessary to confirm title thereto in the successors to the estate and claims, other than expenses of administration, if any, shall not be paid.
- The Personal Representative was appointed before March 31, 2012 as Executor or Administrator of the estate.



CERTIFICATION

I certify that it appears by the records of this Court that said appointment remains in full force and effect. IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of said Court.

Date March 14, 2024

Matthew J McDonough, Register of Probate

ORDER OF INFORMAL PROBATE OF WILL AND/OR APPOINTMENT OF PERSONAL REPRESENTATIVE	Docket No. <u>PL24P0525EA</u>
	Estate of: <u>Kathy M. Kelly</u> First Name Middle Name Last Name
Also Known As: <u>Kathy May Kelly</u>	Plymouth Division
Date of Death: <u>January 30, 2024</u>	

- A Petition has been filed requesting:
 - The appointment of a Personal Representative.
 - Informal probate of the will dated January 24, 2024 and codicils _____ of the above named Decedent. (date) (dates)
- Upon consideration of the Petition, I determine based upon the Petition that all of the following are true:
 - The Petitioner is an interested person and has filed a complete and verified Petition.
 - Venue is proper.
 - The Petition was filed within the time period permitted by law.
 - Any required notices have been given or waived.
 - A death certificate issued by a public officer is in the Court's possession.
 - The spouse, heirs at law and any devisees are not incapacitated or protected persons or minors; or if they are, they are represented by a conservator or a guardian who is not the Petitioner.

INFORMAL PROBATE OF WILL

- The original, properly executed and apparently unrevoked will is in the court's possession. The will dated January 24, 2024 and any codicils dated _____ are referred to as the will. There are no known prior wills which have not been expressly revoked by a later instrument. The will is admitted to informal probate. (date) (dates)
- An authenticated copy of the will and any codicil and documents establishing probate in the State of _____ are in the court's possession and are offered for informal probate. The will is admitted to informal probate.
- A duly authenticated copy of the will and a duly authenticated certificate of its legal custodian that the copy filed is a true copy and that the will has become operative under the law of _____ is offered for informal probate. The will is admitted to informal probate.

APPOINTMENT OF PERSONAL REPRESENTATIVE

- The person whose appointment is sought has priority for appointment, with or without appropriate nomination and/or renunciation. Any will to which the requested appointment relates has been formally or informally probated.



A TRUE COPY, ATTEST
MATTHEW J. McDONOUGH
Matthew J. McDonough
REGISTER

Estate of: Kathy M. Kelly Plymouth District and Family Court
 First Name Middle Name Last Name Date Filed: 3/7/2024 1:50 PM
 Case Number: PL2410525EA

The following person is appointed Personal Representative:

Robert W. Gaulley
 First Name M.I. Last Name
129 Prospect Street
 (Address) (Apt. Unit, No. etc.)
Norwell MA 02061
 (City/Town) (State) (Zip)

Primary Phone #: (781) 223-6271

Primary Phone #: _____

5. The Personal Representative shall serve in an unsupervised administration:

- without surety on the bond.
- with personal corporate sureties on the bond in the penal sum amount of \$ _____

6. Letters of Authority shall issue.

The Personal Representative(s) shall comply with all relevant requirements under the law and the appointment is subject to termination as provided in G. L. c. 190B, §§ 3-608-612.

Date 3/11/24

Justice Magistrate

The Petition is DENIED/DECLINED because:

- This or another will of the Decedent has been the subject of a previous probate Order.
- Persons with prior or equal priority have not renounced or nominated the Petitioner or his or her nominee.
- Notice requirements have not been met.
- Other:

Date _____

Justice Magistrate

NOTE: The denial of a Petition for Informal Probate cannot be appealed. A timely formal proceeding may be initiated pursuant to G. L. c. 190B, § 3-401.

If this Petition is allowed the Petitioner must publish an Informal Publication Notice (MPC 551) once in a newspaper designated by the Register of Deeds. The publication shall not be more than thirty (30) days after informal probate or appointment pursuant to G. L. c. 190B, § 3-306(b).



A TRUE COPY, ATTEST
 MATTHEW J. McLONOUGH
 REGISTER



MEMORANDUM IN SUPPORT OF APPLICATION FOR SPECIAL PERMIT

To: Town of Duxbury – Zoning Board of Appeals
From: Douglas A. Troyer, on behalf of Victoria Lloyd Home, LLC
Re: 15 Washington Street, Duxbury, MA - Special Permit Application
Date: April 16, 2024

Dear Honorable Members of the Zoning Board of Appeals:

This Memorandum in Support of Application for Special Permit is submitted to the Town of Duxbury Zoning Board of Appeals (hereinafter the “ZBA”) on behalf of our client, Victoria Lloyd Home, LLC (“Applicant”) in support of its Application for Special Permit pursuant to Sections 421.3, 421.4 and 906.2 of the Town of Duxbury Zoning Bylaws (the “Bylaw”) to change the use of the existing hair salon to a retail store selling home furnishings and antiques with a interior design office use at the property located at 15 Washington Street, Duxbury, MA (“Property”).

I. FACTUAL BACKGROUND

The Property is a pre-existing non-conforming lot located in the Town’s Neighborhood Business District 1 (“NB 1”) and is approximately 3,957sq ft. in size. A single building is located on the Property and is approximately 679 sq ft. The existing building was most recently used as a hair salon.

The Applicant has entered into a purchase and sale agreement with the owner of the Property, Robert W. Gauley, Personal Representative of the Estate of Kathy M. Kelly, which sale is contingent upon the Applicant’s ability to obtain the necessary relief from the Town of Duxbury to conduct its proposed use of the Property.¹ The Applicant intends to use the Property

¹ See Owner’s Authorization submitted in support of Applicant’s application for special permit. Ms. Kelly passed away in December of 2023 and Mr. Gauley was appointed the Personal Representative of her estate by the Plymouth County Probate Court, Docket No. PL24P0525EA.

as a retail store selling home decor, small furniture pieces, curated gift items for home and life as well as antiques. The Applicant further intends to use the Property as the base for Victoria Lloyd Home interior design business. No changes are being made to the Property or to the existing building located on the Property.

**II. SPECIAL PERMIT APPLICATION FOR RETAIL AND OFFICE USE
IN A NB 1 ZONING DISTRICT**

Pursuant to Sections 421.3 and 421.4 of the Bylaw the Applicant must seek a Special Permit from the Board for the proposed retail and office use at the Property.² Section 906.2 of the Bylaw provides that the ZBA shall have the power to:

hear and decide applications for Special Permits as provided in this Bylaw, subject to any general or specific rules therein contained, and including authority to impose appropriate terms, conditions and safeguards in its decisions. Applications shall be approved only upon the Board's written determination that the proposal's benefits to the Town will outweigh any adverse effects for the Town or vicinity.

It is the Applicant's position that the proposed retail shop and office use at the Property will not have any adverse effects which overbalance its beneficial effects of providing retail and interior designs services to the neighborhood and the Town in general. Pursuant to Sections 906.2(1)-(3), the Board's determination shall be in addition to the following specific findings which the Applicant addresses in more detail below:

1. Suitability of the Proposed Location for this Proposal:

The Property is located within an already established Business zoning district for the Town which currently offers numerous offices, retail, restaurants, beauty salons, vehicular service establishments, and other useful services for the public within the area. Additionally, there are no changes being proposed to the roadways, drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the addition of the Applicant's proposed use. The proposed use is not anticipated to require any increase to the amounts of utilities beyond the current uses. Water use and septic load will likely be lower than

Copies of Mr. Gauley's appointment are attached the Owner's Authorization submitted in support herewith.

² Sections 421.3 and 421.4 provides that "[a]ll uses allowed in NB Light and as described in Section 421A.3 [and 421.4] may be permitted subject to a special permit from the ZBA and structures permitted by special permit in Sections 421A.

that for the existing hair salon, as water usage is expected to be limited to hand washing and restroom uses.³

As the Site is fully developed, there are no changes being proposed by the Applicant that would cause substantial damage to any environmentally significant natural resources, habitats, or features that will be impacted by the proposed addition of a retail and office use to the Property. The only changes being made to the Property concern internal and exterior painting and maintenance to the existing building and landscaping and maintenance to the Property.

The addition of the proposed home furnishing and antique store along with interior design services will fit seamlessly with the community consistent with the other types of businesses and services located in the area.

2. Activity Type, Mix and Intensity:

As provided above, the Property will be a retail shop carrying home decor, small furniture pieces, curated gift items for home and life, and antiques. It will also serve as a base for the interior design business, Victoria Lloyd Home. The Applicant further intends to offer an online shop carrying the new and antique merchandise and the inventory will be stored and fulfilled in the basement of the existing building at the Property.

It is the Applicant's position that due to the recent closing of several home furnishing stores and gift shops in Duxbury, the proposed use at the Property will contribute to the diversity of services available locally by filling a retail gap for home furnishings stores. Additionally, the Applicant states that there are currently no stores in Halls Corner that carry antiques as well as small and medium sized home decor items and the proposed use will fill that need.

The Applicant anticipates that it will be busier during the summer season due to increased foot traffic in the Washington Street area and increased visitors to Town because of the beach. Given that the Property is located within the NB 1 zoning district, the Applicant does anticipate an increase in pass-by traffic to the store, similar to the other commercial businesses in the area.

The Applicant states that the proposed use of the Property will provide service to local markets including providing a unique shopping experience of curated goods for the home to local Duxbury residents, as well as offering design services to local and surrounding towns.

The Applicant anticipates having one owner operator on site during operational hours and hiring 1-2 part time jobs in the first year of operation. The Applicant is hopeful to be successful enough to create additional full time and part time jobs after a year of operation. Hiring for these positions will be focused on providing opportunities to mothers re-entering the workforce after being stay at home moms, thus reducing the barrier to entry for these women after being out of

³ In connection with the purchase and sale of the property, the Applicant obtained a Title 5 Inspection which passed the inspectors inspection on February 26, 2024.

the workforce for many years. These jobs will create high-quality, flexible, creative, and collaborative work for women with starting wages above minimum wage.

3. Building and Site Design:

There are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has historically been in existence at the Property. Access to the Site will remain through a full access/egress drive at Washington Street. While the Applicant anticipates a demand for the services provided, the existing parking area and internal circulation can easily absorb the Applicant's business, which is replacing a hair salon use, and previous attorney office, real estate office and manufacturer's representative office uses that have historically served the Property from 1967 to the present.

Additionally, the proposed hours of operation for this Property are 10:00 a.m. to 6:00 p.m. Monday-Friday, 10:00 a.m. to 5:00 p.m. on Weekends, and closed on Sundays during the winter season. As shown on the Plot Plan survey plan submitted in support of this Application, the current Site affords the required parking for its proposed customers and employees.

III. CONCLUSION

As provided above, and in the plans and other supporting materials submitted in support herewith, it is the Applicant's position that it has shown sufficient evidence to support findings consistent with the grant of the Special Permit under Section 906.2 of the Bylaw and that the proposed use complies with all applicable criteria set forth in said Section of the Bylaw.

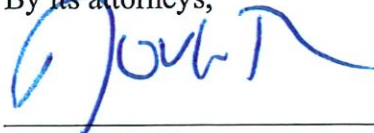
Therefore, the Applicant respectfully request that the ZBA grant the Applicant's application for Special Permit.

Thank you for your attention to this matter and should you have any questions or require any additional information concerning this Application, please do not hesitate to contact me directly.

Respectfully submitted,

VICTORIA LLOYD HOME, LLC

By its attorneys,



Douglas A. Troyer
100 Summer Street, 22nd Floor
Boston, MA 02110
(671) 488-8236
dtroyer@pierceatwood.comcc:

Client (via email only)

Front View

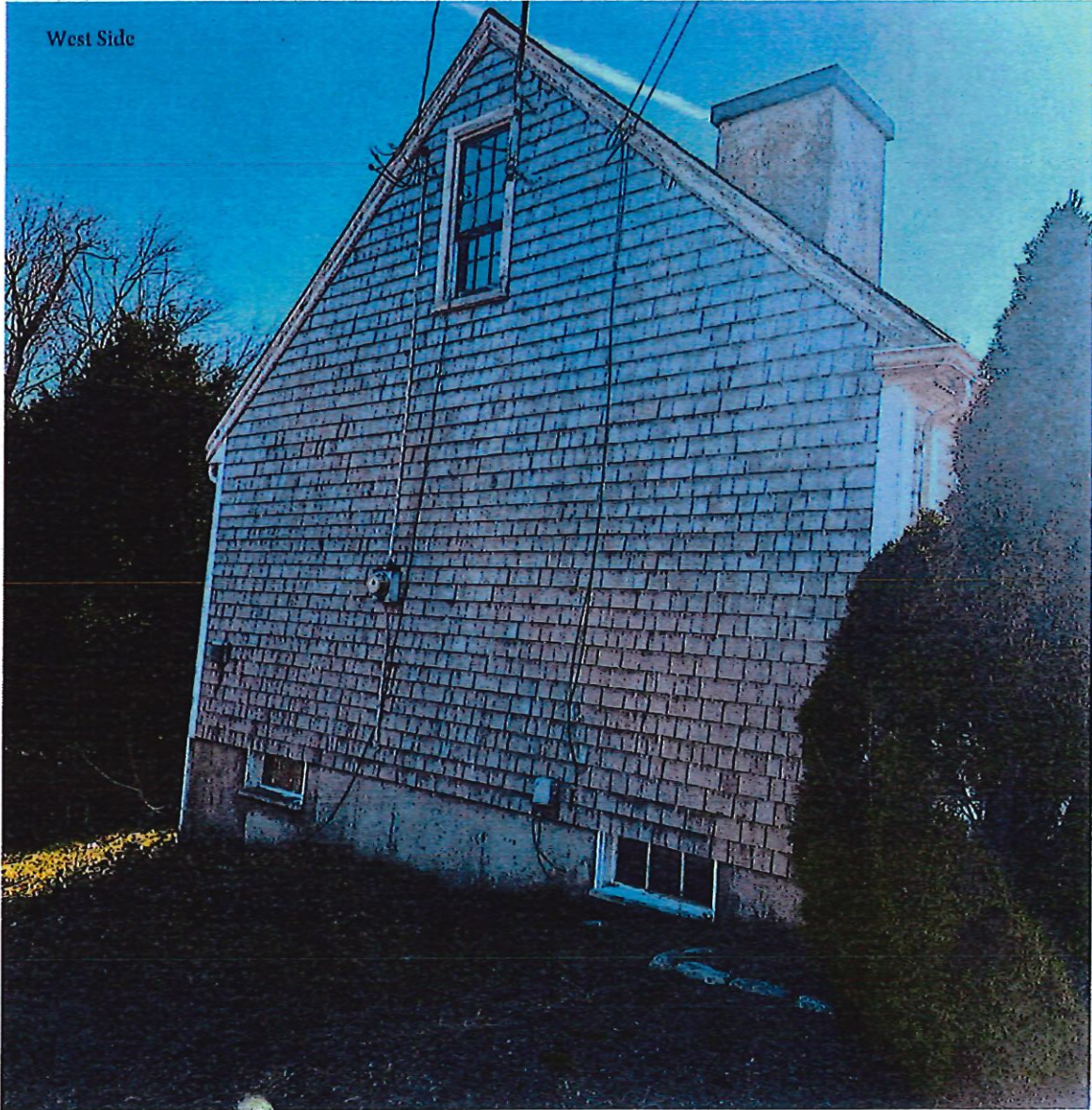


RECEIVED
APR 22 2024
BOARD OF APPEALS
DUXBURY, MA 02332



East Side

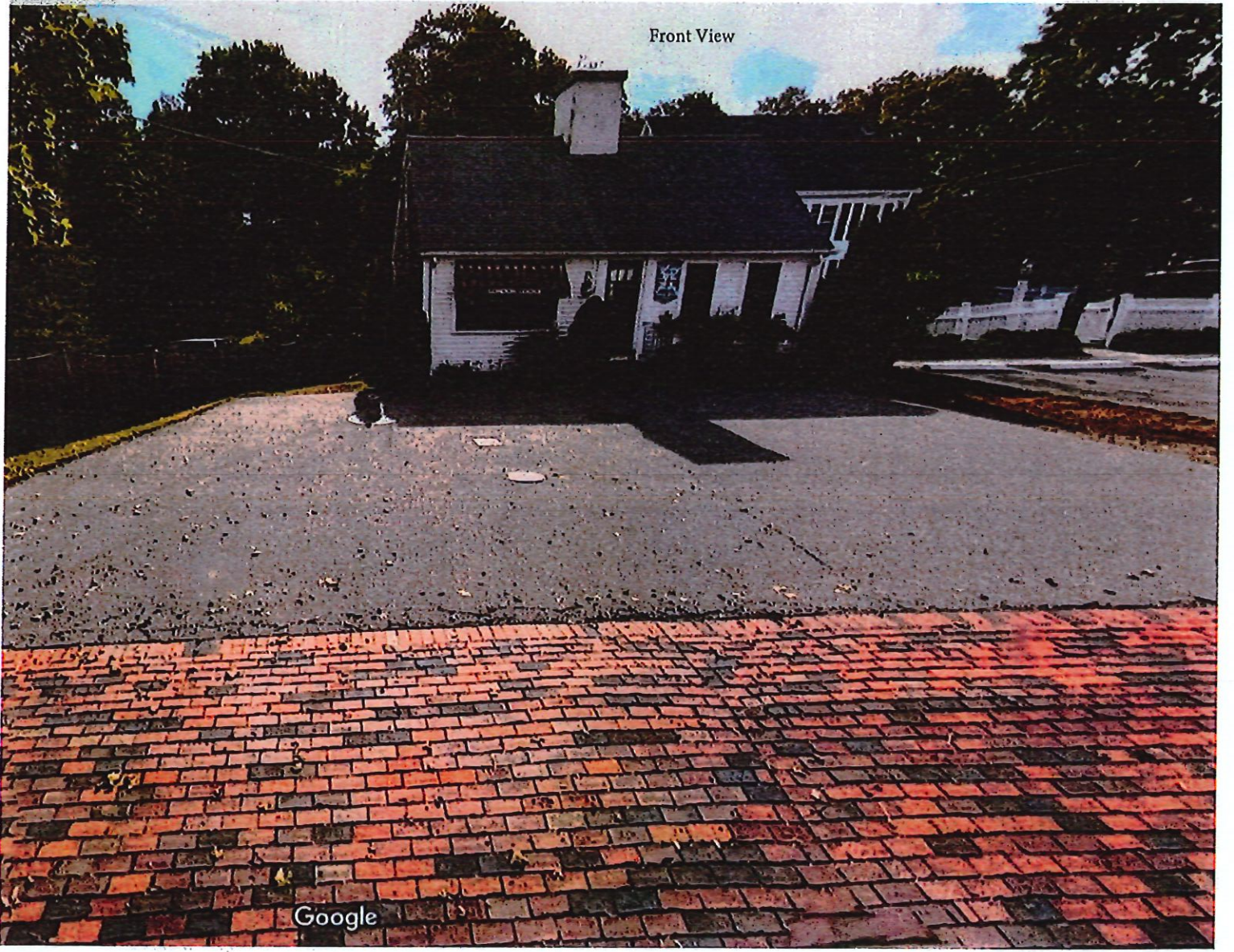
West Side



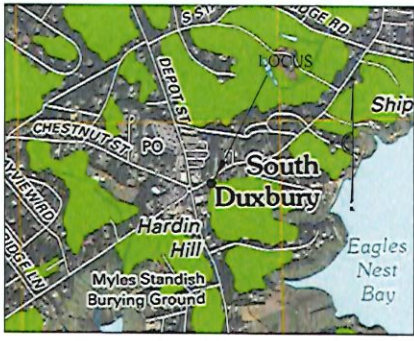
Rear View



Front View



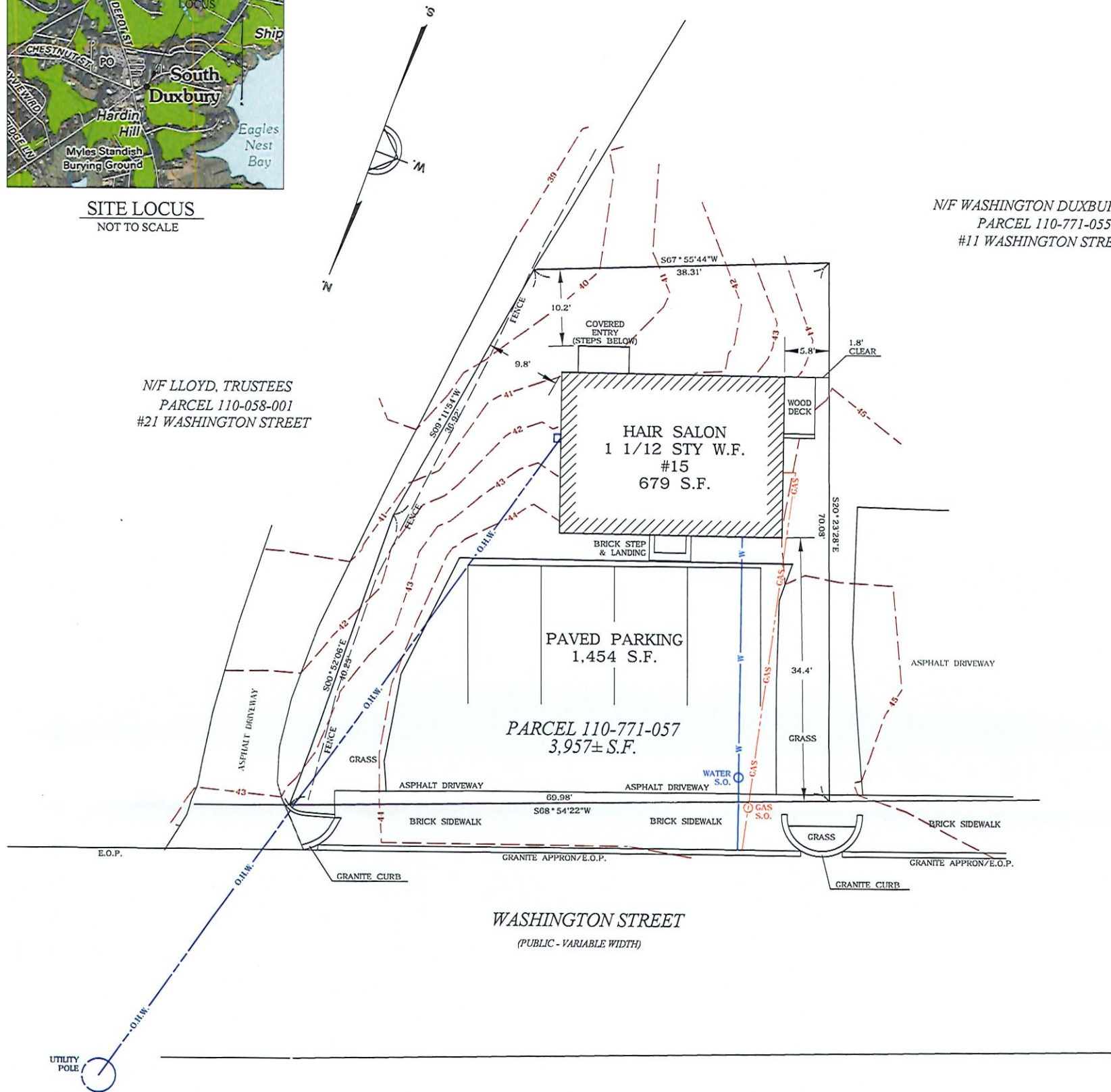
Google



SITE LOCUS
NOT TO SCALE

N/F WASHINGTON DUXBURY LLC
PARCEL 110-771-055
#11 WASHINGTON STREET

N/F LLOYD, TRUSTEES
PARCEL 110-058-001
#21 WASHINGTON STREET



WASHINGTON STREET
(PUBLIC - VARIABLE WIDTH)

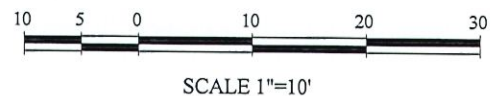
I CERTIFY THAT THE BUILDING LOCATED AS SHOWN ON THIS PLAN IS DERIVED FROM AN ON THE GROUND SURVEY BY DUXBURY CONSTRUCTION PERSONNEL.

THE DWELLING IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON F.I.R.M. MAP 25023C0243K DATED NOVEMBER 4, 2016.

THIS PLAN AND ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF THE LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSOR'S RECORDS.



S. ROBERT PHINNEY, PLS
21 ACORN STREET
MIDDLEBOROUGH, MASSACHUSETTS



DIMENSIONAL REQUIREMENTS: ZONE NB-1

ITEM	REQUIRED	EXISTING
MINIMUM LOT AREA	15,000 S.F.	3,957 S.F.
MINIMUM LOT FRONTAGE	100 FT.	69.98 FT.
MINIMUM LOT DEPTH	100 FT.	70.08 FT.
MINIMUM FRONT YARD	10 FT.	34.40 FT.
MINIMUM SIDE YARD	0 FT.	1.8 FT.
MINIMUM REAR YARD	0 FT.	10.2 FT.

GENERAL NOTES:

ADDRESS: 15 WASHINGTON STREET
OWNER: KATHY M. KELLY
REFERENCE: BOOK 11661 PAGE 17
ASSESSOR'S PARCEL NO.: 110-771-057
LOT AREA: 3,957± S.F.
EXISTING SITE COVERAGE: 2,133± S.F. / 53.9%±



CERTIFIED PLOT PLAN
on
15 WASHINGTON STREET
in
DUXBURY, MASSACHUSETTS
APRIL 8, 2024

DUXBURY CONSTRUCTION COMPANY
P.O. BOX 2514
DUXBURY, MASSACHUSETTS