

TOWN OF DUXBURY

BOARD OF APPEALS

DUXBURY BOARD OF APPEALS

MEETING MINUTES

June 23, 2022 @ 7:30 p.m.

TOWN CLERK

2022 SEP -9 AM 10:07

DUXBURY, MASS.

ATTENDANCE: Wayne Dennison, Judith Barrett, Kathleen Muncey, Freeman Boynton Jr., Emmett Sheehan, Philip Thorn, Borys Gojnycz and Tanya Trevisan
Other persons present at the hearing: James Wasielewski, Building Commissioner, and Lauren Haché, Administrative Assistant

CALL TO ORDER: Wayne Dennison called the meeting to order and reads the Governor's Preamble: Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act of Extending Certain COVID-19 Measures Adopted During the State of Emergency regarding suspending certain provisions of the Open Meeting Law, , G.L. c. 30A, §18, 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 for information about Duxbury programming including streaming on Duxbury You Tube, to watch replays and Video on Demand.

ZBA Case #2021-40, Campbell, 5 E. Marginal Road (CONT'D): *The Board voted unanimously (5-0) to continue the public hearing to July 14, 2022*

ZBA Case #2022-02, Weintraub, 87 Gurnet Road (CONT'D): *The Board voted unanimously (5-0) to approve the special permit, with conditions*

*Freeman Boynton Jr. makes a motion to approve the minutes from april 28 2022.
Kathleen Muncey seconds.*

*Freeman Boynton Jr. makes a motion to approve the minutes from May 26, 2022.
Kathleen Muncey seconds.*

*Emmett Sheehan makes a motion to close the public hearing. Freeman Boynton Jr.
seconds (5-0)*

BOARD OF APPEALS MINUTES

Case No: 2022-02

Petitioner: Weintraub

Address: 87 Gurnet Road

Date: June 23, 2022 at 7:30 p.m.

(Continued from May 26, 2022, May 12, 2022, April 14, 2022 and March 10, 2022)

Members present: Kathleen Muncey (CPT), Freeman Boynton Jr., Emmett Sheehan, Borys Gojnycz & Tanya Trevisan

Members Voting: Kathleen Muncey, Freeman Boynton Jr., Emmett Sheehan, Borys Gojnycz & Tanya Trevisan

Other persons present at the hearing: James Wasielewski, Director of Municipal Services & Lauren Haché, Administrative Assistant

- Kathleen Muncey re-opens the public hearing and states that since the last meeting we have some new documents including photos of homes in the neighborhood with gambrels and a lighthouse. We have new plans as well, that were just filed. Kathleen Muncey state we also have a new letter from the Design Review Board stating that several design matters have not yet been reviewed.
- Kathleen Muncey states so design 12 and 13 are the same as what was filed previously
- Kerry Johnson, the agent states no, we made some changes based on what the Design Review Board and your board suggested. We married the elevator shaft and stair well, which in turn we have to swap the stairwell inside
- Steve Guard, the Attorney for the Applicant, states what we have before the board are two designs 12 and 13 to shrink the hen houses. We have two ideas to present and will be happy with which ever you decide as a board.
- Kathleen Muncey states why is design 12 higher than 13
- Kerry Johnson states design 12 is not our favorite, this was the aesthetic look that Nancy Johnson with Design Review Board would prefer.
- Kathleen Muncey states ok, design 12 is June 7, 2022.
- The Architect for the project explains that Design 12 is a gambrel on the side
- Steve Guard states the idea Nancy had was to hide as much of the hen house as possible, which results in that look of the higher roof line
- Kathleen Muncey states she prefers design 16 the best or 16 with a single gamble.
- Discussions over the double gable and the shingles occurs
- Paul Weintraub explains the idea behind the cupola expression with the design of the lighthouse henhouse for the stairwell. The idea came from the home a few

doors down with that similar design. I also think that windows will allow for natural light in the stairwell.

- Freeman Boynton states so windows in the stairwell
- Paul Weintraub states that they are trying to add natural light into the stairwell. The elevator shaft cannot have windows, those are just panels on the siding.
- Freeman Boynton asks to see the west elevation view
- Kathleen Muncey asks If anyone is present from the Design Review Board
- Lauren Haché states no
- Steve Guard states number 16 but with windows on the front side
- Kathleen Muncey states I think the Design Review Board was against extra things on the front. Was design 11 the design that came about after your meeting with the Design Review Board; correction design 8. Can these design from the front be done
- Stave Guard states that design was with the hatch
- Freeman Boynton states can we see a front elevation, design 13. I think if we went with design 16 that has the chimney looking elevator and then add some windows for light. Design 14 is ok, hiding it with the gambrel. Can you put windows on the west side
- Kerry Johnson states I think we can
- Freeman Boynton Jr. states I like Design 16
- Steve Guard states which side is the water, the side not facing the street
- Freeman Boynton states the door could be glass also
- Borys Gojnycz states I like the lighthouse look
- Emmett Sheehan states I like the chimney
- Steve Guard states the stairwell hen house will just be natural shingles and trimmed with no recessed panels, windows or lighting on the roadside. On the North side, if we can fit a window over there, we will add a window for natural light. The elevator tower will have panels, no windows.
- Kathleen Muncey states so Design 13 minus the panels on the stairwell hen house.
- Kathleen Muncey states any other board members want to weight in.
- Tanya Trevisan states I like the lighthouse but I am not a fan of the double gambrel
- Kathleen Muncey states ok, I think it hides more but I understand
- Freeman Boynton states can we see the single gambrel and then the double gambrel
- Kathleen Muncey states the double gambrel came from Nancy with the Design Review
- Kerry Johnson states I don't believe she likes any of the ideas
- Kathleen Muncey states it does look busy and to point out we lose a window by adding the two.
- Emmett Sheehan states I think this is a fair compromise
- Kathleen Muncey states Design 14 with a single gable

- Steve Guard states so if the Board approves Design 13 with the deletion of the panels on the stairway hen house and the addition of windows on the North side of the stairwell hen house and the lighthouse elevator shaft with panels and a single gable.
- Lauren Haché reads back the conditions
- Kathleen Muncey states any other comments
- Tanya Trevisan moves to close the public hearing
- Emmett Sheehan seconds
- All in favor KM, ES, FB, BG, TT
- Kathleen Muncey states any further discussion. Where are we at with coverage? The footprint has not changed. Do we feel this is not substantially more detrimental to the neighborhood
- Freeman Boynton states they are moving it forward from the water, which is a good thing
- Tanya Trevisan states the plot plan dated April 28, 2022 is the final plot plan with coverage
- Kathleen Muncey makes a motion to approve the application presented with conditions, using design number 13 without panels on the stairwell hen house but with the addition of a window on the North side and the lighthouse feature with panels and single gable/gambrel design
- Emmett Sheehan seconds
- All in favor KM, ES, FB, TT, BG

Motion: It was moved, seconded and unanimously voted to close the public hearing.

Moved by: TT

Seconded by: ES

Number in favor: 5

Number opposed: 0

Motion: It was moved, seconded and unanimously voted to approve the special permit, with conditions.

Moved by: KM

Seconded by: ES

Number in favor: 5

Number opposed: 0