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The Board of Appeals will hold a public hearing in the Mural Room, 878 Tremont Street and via Zoom on Thursday, October 22, 2026 at 7:00 p.m. to consider the application of 31 Ocean Road North Trust c/o Karli Tobias, for a Special Permit under Article(s) 400, 600 and 900, Section(s) 401.2.4, 402, 403, 404, 410, 608, and 906.2 of the Duxbury Protective Bylaw. The property is located at 31 Ocean Rd North, Parcel No. 139-939-120 of the Duxbury Assessors Map, consisting of .103 acres in the Residential Compatibility District (RC), Flood Hazard Area Overlay District (FHAOD), Dunes Protection District (DPD), and the Wetland Protection Overlay District (WPOD) and owned by 31 Ocean Road North Trust c/o Christin Pinto. The Applicant proposes to reconstruct an existing porch, deck, staircase, bathroom and additional windows and doors in a pre-existing nonconforming dwelling. 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, and as amended as of March 28, 2025, 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. This meeting will be recorded; 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.thelocalseen.media/duxbury for information about Duxbury programming including streaming on Duxbury You Tube. Join Webinar at: www.zoom.us Webinar ID: 822 3281 5560 Passcode: 488353 Phone: 1 301 715 8592 Adv.: 10/07/2026 & 10/14/2026 Wayne Dennison Case #2026-16 Chair, Board of Appeals