

Present: R.Tag Carpenter, Vice-Chair, David Amory, Mark Barry, and Arthur Evans. Robert C. (Terry) Vose, Chair, Molly Curtin and Nicole Walters were absent.

Note: the numbering below is chronological and may not correspond to agenda item numbering

Vice Chairman Carpenter called the meeting to order at 7:07 PM.

1. Open Forum. No discussion

2. Minutes. Minutes of the January 4, 2017 meeting were unanimously approved as amended at the meeting.

3. Demolition Applications.

a. 57 Josselyn Ave. ca. 1925, Total Demolition. Owners submitted a new building permit application stamped Jan. 17, 2017 to replace their prior application of Nov. 21, 2016 that they withdrew Dec. 28, 2016. In order to comply with the application process and make it complete, owners also need to submit and have stamped a new Historic Structure Demolition Application. Commissioners agreed that the previous decision to hold a public hearing on the property should stand, and rescheduled this for February 15, providing all application materials are received by Jan. 25, 2017.

b. 44 Duck Hill Road. ca. 1662, Edward Gray House. Addition. Notice of intent only has been received to date; owner to be advised to submit complete Historic Structure Demolition Application. RTC to contact owner.

4. Revised Demolition Bylaw

The Jan. 11, 2017 Planning Board public hearing of the revised bylaw was reviewed. No action was taken on the matter by the Planning Board, and the public hearing is to be continued February 8. An annotated copy of the bylaw prepared by Selectman Shawn Dahlen with comments and suggestions that was distributed at the PB meeting was also discussed, along with a second annotated copy with proposed revisions provided by Commissioner Amory. A section by section review of the document led to a revised version with several minor changes and the decision to omit the second to last paragraph in item 609.3.1. Mr. Amory volunteered to incorporate these changes into a new version of the bylaw.

This was followed by a lengthy discussion about questions that should be presented at the Town meeting along with the revised bylaw. Three were proposed:

- Will the Town accept the administrative clarifications in the bylaw that include new definitions, formal application requirements, elimination of the ten day waiting period

before making a final determination, and the definition of a deadline for making a final determination by the DHC?

- Will the Town accept the change in the demolition delay period from six (6) to twelve (12) months?
- Will the Town accept revisions to the bylaw that intend to strengthen it by codifying the transfer of ownership, requiring a public hearing before a demolition delay can be reduced, and imposing a construction moratorium in cases of willful violation of the bylaw?

These questions and the reworded bylaw will be submitted to the Town Planner and Town Manager for consideration and comment.

5. Adjournment. Unanimously agreed to adjourn at 9:25 PM.

New Items Received.

1. Email dated 01/18/2017 from Maureen Hansen re: 44 Duck Hill Road
2. Building Permit Application dated 01/17/2017 for 57 Josselyn Ave.
3. Undated annotated copy of Article 18 - Amend Zoning Bylaws- Article 600 Section 609 Demolition of Historically Significant Buildings provided by Shawn Dahlen.
4. David Amory annotated copy of the same Article dated 01/15/2017.
5. Copy of document dated 01/18/2017 prepared by Commissioner Amory titled, DHC Bylaw: Simplify/Streamline/Make Predictable.

Minutes prepared and submitted by Arthur B. Evans, Clerk