

DUXBURY HISTORICAL COMMISSION

Approved Feb. 15, 2023

TOWN CLERK
FEB 16 AM 10:07
DUXBURY, MASS.

Minutes: February 1, 2023

Present: Tag Carpenter, Chair, Ed Mayo, Vice-Chair, Chris Andrew, Andrew Burns, Michael Carlson, Arthur Evans, and Brendan Wall.

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

The meeting was held remotely via Zoom. Mr. Carpenter called the meeting to order at 7:03 PM and confirmed that members present could be heard by calling for a roll call. He then read the following preamble:

"Pursuant to Governor Baker's Chapter 20 of the Acts of 2021 dated June 16, 2021, An Act Relative to 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, as amended on July 15, 2022, 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 following the ZOOM meeting links."

The meeting was convened via Zoom video conference and recorded.

1. Open Forum. Mr. Burns continues to follow up with contacts at Mass Historic to obtain copies of forms used for a preservation easement agreement.
2. Minutes. The Jan. 18, 2022, minutes were approved by a 7-0 vote.
3. New Demolition Delay Applications.
 - a. *144 Winter Street, ca. 1900, complete demolition.* Brief discussion about this cottage located on the O'Neil Farm property. The application, dated Jan. 31, was just received, and few commissioners were able to attend the Feb. 1 walkaround. Commissioners asked for more information about the property. Because of time constraints it was decided to table the application and bring it up at the next meeting Feb. 15. A second walkaround will be scheduled in the interim.
 - b. *5 Surfside West, ca. 1930, complete demolition.* This application was also just received (Jan. 30) with few commissioners able to attend the walkaround. It was decided to table this application as well and take it up at the Feb. 15 meeting.
4. Public Hearing, 474 Franklin Street, the Delano House (DUX.450), ca. 1773, complete demolition. The Chair opened the hearing. Frank Prosl, owner, and one of his sons attended along with Doug Gribbel from Compass Realty and two abutters. It was noted the house is intact and currently lived in although it has major repair issues that would be expensive to address, much less correct. Mr. Prosl said there is a lot of rot, some mold, and the foundation is in bad shape. A hatchway over the front door shows evidence of having been exposed to weather many years ago. Both abutters were familiar with the house and spoke of its many notable antique interior features. The house has been offered for sale by two different brokers with no offers; it has not been listed with any broker that specializes in antique homes. Mr. Prosl and his sons are trying to arrange for an inspection by a qualified engineer and thought it may be possible to have this in the next two weeks. It was then moved and seconded to close the public hearing; passed 7-0. A

final decision on the property will be made at the Feb. 15 meeting of the commission with the hope that the inspector's report will be received by then.

5. Preservation of the Isaac Simmons Farm at 761 Temple St.

A second RFP for sale of the property is scheduled to be sent out Feb. 8. The property will also be listed on MLS. As noted at the previous meeting, the asking price has been reduced to \$425,000.

6. Revisions to the Commission's page on Town website.

The Chair sent revisions discussed at previous meetings to Nancy O'Connor, Exec. Assistant to the Town Manager who maintains the website, who is currently on vacation. She will deal with this on her return.

7. Revision to Commission's Rules and Regulations.

Proposed edits to the Rules and Regulations that were approved by the commission in August 2019 but never implemented were considered. After a brief discussion it was moved and seconded to accept the revisions, which would replace the August 2016 version now on the Town's website. Passed 7-0.

8. Special Town Meeting Feb. 28.

The Planning Board will hold a public hearing Feb. 13 on the topic of the STM, which is to consider a change to the Town's zoning bylaw so bed and breakfast establishments can be allowed in residential zones by right, with no special permit needed. The question of how bylaws that regulate B and B's can be enforced was raised, with no action taken. Commissioners were encouraged to attend the PB meeting.

9. Annual Town Meeting March 11.

The Warrant for the ATM has been published, but details of it were not available. Commissioners were encouraged to attend the ATM.

10. CPC Update. Met last week. Mr. Carpenter reported \$80k has been restored to the CPC funds available for historic preservation.

11. LHDC Update. As noted previously, four new districts will be presented to the ATM in March.

12. Motion to Adjourn. Made and seconded at 8:00 pm. Passed 7-0.

After adjourning, commissioners had a general off the record discussion about the property at 474 Franklin Street.

New Materials Received:

1. Historic Structure Demolition Application for 5 Surfside West dated January 30, 2023.
2. Historic Structure Demolition Application for 144 Winter Street dated January 31, 2023

Minutes Prepared and Submitted by Arthur B. Evans, Clerk