

DUXBURY HISTORICAL COMMISSION

Approved Feb. 16, 2022 2 PM 2: 56

Minutes: February 2, 2022

DUXBURY, MASS

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

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 7:05 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, 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. The recording is available via video on-demand on PACT's website.

1. Open Forum. The Chair received an email from a resident questioning the accuracy of an item in the history of the Town on the Town's website. He will respond. The retirement of longtime Conservation Commissioner Joe Grady was noted with regret; commissioners thanked him for his 45 years of service.

2. Minutes. Minutes of the Jan. 19, 2022, meeting were approved by a 4-0 vote. Some edits to the list of demolition delays imposed over the past three years circulated by the Clerk were noted and will be included in an updated list.

3. New Demolition Delay Applications: None

4. 761 Temple Street, Issac Simmons Farm: Preservation Restriction. Discussion centered on a draft preservation and conservation restriction document prepared by the Chair and circulated prior to the meeting. Conservation Commissioner Joe Grady and Chair of the Local Historic District Commission Renee Mierzejewski attended. Mr. Grady explained how the Town would enforce the proposed conservation restriction (CR) on this property, adding the Town currently has fifty CRs in effect, approximately twenty-five held by the Town, and the rest by various groups such as the Wildlands Trust, Audubon Society, etc. These require a lifetime endowment of approx. \$10k to \$12k to support annual inspections and enforcement; the Town does not usually inspect vacant land. Mr. Grady offered several suggestions for the HC to consider in the proposed preservation and conservation restriction, noting these are evolving documents that are becoming more sophisticated: 1) document what is to be protected with photos; 2) include a site plan prepared by a surveyor; 3) place concrete posts at the corners of the land being protected; 4) assuming the intended use of the property is as a small farm, list allowed uses – either put them on the site plan or require their approval by the Grantee (the HC). The open pasture adjoining 761 Temple St. will be the subject of a separate conservation restriction being prepared by Pat Loring of the Open Space Committee.

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How the HC and the LHDC would interact regarding alterations proposed or made to the property was then discussed; a separate LHD is being proposed. Ms. Mierzejewski agreed the two commissions should prepare a Memorandum of Understanding (MOU) about this. The next step is to revise the draft restriction document and review it one final time at the next HC meeting. It then will be submitted to the Harrington Working Group, and then to Town Counsel.

5. New Commissioner Search. CPC Update. Candidate Brendan Wall attended the meeting and outlined reasons for his interest in serving on the Commission. He grew up in Duxbury, moved away for school and work, returned in 2004, and bought and moved into the Snow Magoun House (DUX 46, 370) at 291 Washington St. in 2017. Employed by a commercial construction firm in Needham, Mr. Wall's interest in Duxbury's history and in serving on the HC were encouraged in conversations with Commissioner Carlson.

After Mr. Wall left the Chair proposed commissioners vote to select one of the two candidates who have been interviewed for the vacant position. After a brief discussion it was moved and seconded to select Mr. Wall. Agreed 4-0. The Chair will follow-up and recommend Mr. Wall to the Selectboard.

6. CPC. The proposal to spend between \$4k and \$5k to hire a consultant to prepare the preservation restriction of 761 Temple Street was met with a firm rejection.

6. LHDC. The public hearing on the application to include 761 Temple Street in a LHD is scheduled for Feb. 15, 2022. The application will then be submitted to the Town Meeting in March for approval.

7. MHC Spring Workshops. Mr. Evans attended the recent workshop on Adopting a Demolition Delay Bylaw and will circulate links to the session to commissioners.

8. Motion to Adjourn. Made and seconded at 8:21 PM. All agreed.

New Materials Received:

1. Email dated Jan. 30, 2022 from Tag Carpenter with attached proposed preservation restriction for 761 Temple St.
2. Email dated Feb. 1, 2022 from resident Nigel Fenwick re: Town history.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk