

DUXBURY HISTORICAL COMMISSION

Minutes: March 15, 2017

Present: Robert C. (Terry) Vose III, Chair, R.Tag Carpenter, Vice-Chair, David Amory, Nicole Walters,

Absent: Mark Barry, Arthur Evans, Molly Curtin-Sheehan,

TOWN CLERK
2018 JUL 31 AM 11:13
DUXBURY, MASS.

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

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

1. **Open Forum.** No discussion
2. **Minutes.** Minutes of the March 1, 2017 meeting were unanimously approved.
3. **Final Determination:** *93 Abrams Hill, ca. 1879-1890, Total Demolition.*

Recap of the hearing: The neighbors expressed interest in having full-time residents rather than renters. The owners did not seem strongly opposed to exploring preservation options. Review of factors from D. Corey's presentation, including the period construction which is similar to 10 Winsor (relocated), and the association with historically significant figures

A motion to place a demolition delay on 93 Abrams Hill and work with the owners to identify alternatives to demolition was made and seconded. The motion passed unanimously.

Demolition Delay on 93 Abrams Hill to expire September 12, 2017.

4. **Final Determination:** *57 Josselyn Ave., Total Demolition*

Recap of the hearing: No sentiment for preservation was expressed by any of the abutters. The owners have exhaustively examined alternatives for three years. Much of the structure is not old. The old part is quite small. No historically significant figures are associated with the structure. The method and style of building is the only possible consideration for historical significance.

A motion was made and seconded that after careful consideration of the criteria and in light of the considerable effort made by the applicant the structure at 57 Josselyn Ave is not historically significant and no delay be imposed.

Some discussion between the Owner and Commission regarding contacting the BSA (sic) ensued.

The motion passed unanimously

No Delay on 57 Josselyn Ave.

5. **Initial Determination:** *54 Chapel Street*

Observations from a walk-around of the two 1930s era bungalows proposed for total demolition were discussed. The Commission considered the photographs, chain of title, and a letter received from the DRH&S. A motion was made and seconded that the two

free-standing single-story structures at 54 Chapel Street do not meet any of the criteria for historical significance. The motion passed unanimously.

No Delay on 54 Chapel Street.

6. Old Business: 106 Powder Point Ave.

Duxbury Clipper editor wrote via email to Nicole Drepanos to ask about the barn at 106 Powder Point; When the commission met, did we take a vote? This property was not on the posted agenda. Discussion about the precedent of using the language “and any other applications” language and OML posting requirements ensued.

7. Town Meeting Action on Local Historic Districts

In the lead-up to consideration of the Local Historic District Article, the point was raised that when deeds are recorded, they had not thus far been properly recorded at the Plymouth County Registry of Deeds with the restrictions on them. The fee to transfer a deed is \$126, whereas the fee for recording a preservation restriction can go up to \$700 per deed. Due to the fact that there were funds allocated in the Town budget for this expense, the Article was Indefinitely Postponed

In the past, Town Planner Tom Broadrick was doing these At this point the applicant doesn't pay any additional fee.

8. Nash property on Surplus Street

The property has been sold to a trust. The developer has agreed to retain the historic structure. The lot will be subdivided and at least two new houses will be built.

9. Bylaw Revisions

Discussion of identifying a legal resource in addition to Town Counsel for the purpose of processing comments and preparing the next draft. Chairman Vose agreed to contact past Commissioners in the legal field.

7. Adjournment. Unanimously agreed to adjourn at 8:21PM.

New Items Received.

None.

Minutes prepared and submitted by R. Taggart Carpenter, Clerk pro-tem