

DUXBURY HISTORICAL COMMISSION

APPROVED APRIL 20, 2022

Minutes: April 6, 2022

Present: Tag Carpenter, Chair, Chris Andrew, Andrew Burns, Michel Carlson and Arthur Evans. Ed Mayo and Brendan Wall were absent. Michael McGee, Selectboard liaison to the Commission was also present.

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.

1. Open Forum.

- The Town Manager sent a memo saying virtual and hybrid meetings will end on July 15. All boards and committees must return to in-person meetings after that date.
- The historic Delano House (DUX 450) at 474 Franklin Street is for sale with a realtor's note that it may not be suitable for renovation. The land has been perked for possible subdivision.
- 205 Chestnut St. is being remodeled instead of demolished as allowed by the Commission

2. **Minutes.** Minutes of the March 2, 2022, and March 16 2022 meetings were approved by a 5-0 vote.

3. New Demolition Delay Applications:

a. *321 Bay Road, partial demolition/addition.* Tristian Partain, contractor, participated as agent acting on behalf of the owner. Demolition involves removing two 15' exterior walls on both sides of an existing rear addition to construct a new addition on one side and a sunroom on the other. The original roofline and other exterior details will remain. After brief discussion a motion was made and seconded the work proposed at 321 Bay Road did not meet the criteria of the demo delay bylaw and should be allowed to proceed. Passed 5-0.

b. *125 Abrams Hill, complete demolition.* A new application received March 30, 2022 replaces a previous demolition application received Sept. 23, 2019 that had expired. Minutes of the October 2, 2019 state "the building fails to meet the criteria of a regulated structure so the demo delay does not apply." A motion was made and seconded that this previous decision still holds, and demolition should be allowed. Passed 5-0.

4. Envision Duxbury Action Items.

At the request of Mr. McGee, the Chair led a discussion of action items listed for the Historical Commission in the *Envision Duxbury* report prepared in 2019. The summary "task list" prepared by the Chair and discussed in Commission meetings in the fall of 2021 was shared on screen and reviewed. It was noted work was proceeding on only a few of the projects listed, primarily because the Commission lacked the resources to do more without benefit from additional administrative help from Town Hall. Mr.

McGee, a former member of the LHDC, was sympathetic, noting the lack of a full time Planning Director and scarce resources were an impediment to moving forward overall with many actions outlined in *Envision Duxbury*. A Planning Director is needed to set priorities for action items, coordinate them with other bodies such as the DRHS and LHDC, and allow the Town Manager time to oversee the process. The Chair then reviewed the status of developments with 761 Temple Street and displayed the draft of a Memorandum of Understanding between the LHDC and HC as an example of how these two bodies are cooperating on historic preservation efforts. This segued into a summary of developments with 761 Temple Street.

5. 761 Temple Street - Issac Simmons Farm.

a. Preservation Easement Restriction. Comments on the draft of this document were received from Historic New England, reviewed with them, and shared with the Harrington Working Group, Town Counsel, and the HC. A final draft suitable for submission to the MA Historical Commission for its required 90 – 120 day review is expected to be available next week. Commissioners had nothing to add to this draft of the PER.

b. Preservation Easement Program (PEP). The Chair shared on screen the draft of this document prepared by Commissioner Burns that includes basic information on a PEP as well as a sample application and checklist for monitoring the easement once it is in place. This would be shared with a new owner and provides a summary of monitoring an easement property, approval of proposed projects, and enforcement of the easement. The Chair thanked Ms. Burns for his worked preparing this and will share it with other commissioners in an email attachment.

c. Marketing and Selling the Property. The Chair will circulate the draft of an RFP he has prepared. More samples from other towns are needed. Preparation of an online self-guided tour is also being considered similar to that prepared for sale of the Eldred house in Sandwich. This used a Mattercourt program at an estimated cost of \$900.

6. Historical Commission Preservation Programs. Limited discussion.

7. CPC Update. No news.

8. LHDC Update. Another joint meeting with the HC was considered. The last joint meeting was in May 2021. Mr. McGee is the Selectboard liaison with both commissions.

9. Motion to Adjourn. Made and seconded at 8:39 PM. All agreed.

New Materials Received:

1. Historic Structure Demolition Application for 321 Bay Road dated March 23, 2022.
2. Historic Structure Demolition Application for 125 Abrams Hill dated March 30, 2022

Minutes Prepared and Submitted by Arthur B. Evans, Clerk