

Minutes: May 18, 2022

Present: Tag Carpenter, Chair, Chris Andrew, Arthur Evans, and Ed Mayo. Andrew Burns, Michael Carlson, and Brendan Wall 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 7:01 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 Selectboard met this morning in executive session to consider a recent court ruling overruling the ZBA’s decision to deny permission to construct a pier at 685 Washington Street. Mr. Carpenter sent a letter to the Selectboard expressing the Commission’s support of the ZBA’s position. The Board voted to appeal the court’s decision.

2. Minutes. The May 4, 2022, minutes were approved by a 4-0 vote.

3. New Demolition Delay Applications:

a. *322 King Caesar Road Garage, ca. 1917, total demolition.* Owner proposes to replace the existing two car single story structure with a two car two story garage that will include living space on the second floor. Structural decay and termite damage make renovation of the present structure not a practical option. Moved and seconded the garage at 322 King Caesar Road has no historical significance, does not meet the criteria of the demo delay bylaw, and should not be considered a regulated structure. Passed 4-0.

4. 761 Temple Street - Issac Simmons Farm

- a. *Preservation Restriction and Request for Proposals.* There has been no word yet from Town Counsel, who is reviewing final drafts of both documents. As noted at the last meeting, the RFP is scheduled to be issued July 11.
- b. *Appraisal.* The initial verbal reaction from an appraiser to the potential sale of the farm was not encouraging. A written appraisal will be submitted soon; the current value of the property set by the Town’s Appraiser was not known at the time of this meeting. The Chair noted the price for the farm advertised by the Town must be the minimal asking price, once that is set.
- c. *Marketing/Advertising.* The Chair reported that marketing of the property is bound by law. It must be advertised in two consecutive issues of a newspaper of local interest, with the last ad appearing at least 8 days before opening proposals. Also, an announcement in the Central Register is required at least 30 days before opening proposals. The question, “Who is a potential buyer?” was raised. Some answers offered: local residents, anyone looking for an old house to restore; city-dwellers looking for a rural escape. Commissioner Carlson, who lived in

Charlestown, may have some ideas on this latter group. Mr. Carpenter placed an ad on the “Circa Old House” website. Other points discussed: the sense of the Harrington Working Group is that advertising should be limited. A contact person at the Town to whom inquiries and bids should be submitted has yet to be named; it is important to have this information before the RFP is issued.

5. Sampson-White Joiner Shop. The National Historic Landmarks Committee met Wednesday May 11, to consider the application prepared by Michael J. Emmons Jr. and Catherine Morrissey at the Center for Historic Architecture and Design at the University of Delaware in June 2019 to have this structure listed as a National Historic Landmark. After a brief discussion the twelve members of the Committee voted unanimously in favor of the application. Next steps are for this to be submitted to the National Park System Advisory Board and then to the Secretary of the Interior.

6. Historical Commission Preservation Programs. A draft of the report on houses in Duxbury recommended for the NHRP needs further revision. A final report is expected for the June 1 meeting. The Chair and Commissioner Burns are working on the Preservation Easement Program (PEP).

7. CPC Update. A schedule of meetings is being prepared. The CPC strongly favors restoring the tax override to 3% from the current 1%.

8. LHDC Update. No news. Commissioner Mayo suggested sending a letter to owners of historic homes that would describe functions of the HC and LHDC to provide understanding of the two commissions and build support for new local historic districts. To be discussed further in a future joint LHDC/HC meeting.

9. Cove Street Historic District. Town Historian Tony Kelso will give a tour of this district sponsored by the DRHS on June 12 between 3 and 4 p.m. It was suggested this may be an opportunity to distribute certificates of recognition received when the district was established to homeowners in the district. The Clerk will contact Mr. Kelso about this.

10. Motion to Adjourn. Made and seconded at 7:55 PM. Passed 4-0.

New Materials Received:

1. Email letter dated May 18, 2022, from Tag Carpenter to Selectboard member Michael McGee re: McGlaughlin Pier.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk