

DUXBURY HISTORICAL COMMISSION
Minutes: June 17, 2020

Approved July 1, 2020

Present: Nicole Walters, Vice-Chair, Chris Andrew, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo. Tag Carpenter, Chair, was absent.

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

Ms. Walters called the meeting to order at 3:00 PM and confirmed that members present could be heard by mentioning their name and receiving an affirmative response. She then read “Introduction to Remote Meeting” as follows:

“This Open Meeting is being conducted remotely consistent with Governor Baker’s Executive Order of March 12, 2020, due to the current State of Emergency in the Commonwealth due to the outbreak of the COVID-19 Virus. In order to mitigate the transmission of the COVID-19 Virus, we have been advised and directed by the Commonwealth to suspend public gatherings, and as such, the Governor’s Order suspends the requirement of the Open Meeting Law to have all meetings in a publicly accessible physical location. Further, all members of public bodies are allowed and encouraged to participate remotely. The Order, which you can find posted on our agenda, allows public bodies to meet entirely remotely so long as reasonable public access is afforded so that the public can follow along with the deliberations of the meeting. For public access please email at <https://www.pactv.org/pactv/towns/duxbury/duxbury> or call in at (781) 934 1100 xt.5409 for questions or comments.

This meeting is convening via ZOOM video conference produced and recorded by PACTV, and can be viewed live on the Duxbury Government Channels – Verizon 39 or Comcast 15; or for those without cable, on PACTV’s Prime streaming channel at PACTV.org/LIVE. This meeting will then be available via video on-demand on PACTV’s website.”

1. Open Forum. The Local Historic District Commission plans to get involved with the property at 313 Washington Street. It was suggested that a designer showcase might be one way to indicate what could be done with a renovation of the house.
The Annual Town Meeting has been moved to August.

2. Minutes. Minutes of the June 3 meeting were approved as written by a 6-0 vote.

3. New Application: 16 Chapel Street Barn, ca. 1837, the Eden S. Sampson House (DUX 384), complete demolition.

Walkaround conducted June 16. Owners previously restored the main house, demolished a tack room, and constructed a new connector from the house to the barn. Plans for restoration of the barn were discouraged by a structural engineer’s report indicating this would not be feasible without extensive repairs to the foundation and floor systems. The criteria of the Demolition Delay Bylaw are vague on barns and outbuildings, making it difficult to apply in this case. Moved and seconded that while historically significant, the barn at 16 Chapel Street does not meet the criteria of the bylaw, and demolition should be allowed. Commissioners commended

the owners for the restoration work they have done to the main house and expressed the hope they will be able to harvest and use parts of the barn in the new structure they plan for the site.

(Ms. Walters had to excuse herself from the meeting at this point and Mr. Evans took the chair)

4. New Application: 106 Powder Pt. Avenue, ca. 1840, the Thomas Soule II House, renovation.

Installation of dormer windows in the roof was halted because a building permit had not been issued and the Historical Commission not informed of renovations. A Demolition Application received June 5 was reviewed by the HC's chair, who used executive privilege to make an initial determination the work was "preserving in nature." Some commissioners disagreed and were concerned the action may set a bad precedent. It was not known if a fine had or would be imposed on the owner for not following the rules for obtaining proper permits.

5. Pending Public Hearings for 313 Washington Street and 39 Sunset Road.

These hearings, to be held remotely, had been scheduled for July 1 to be in compliance with the Demolition Delay Bylaw, but were moved to July 15 because PACTV will be closed in the early part of July and July 15 was their first available date. Commissioners were concerned owners could declare a demolition delay, if imposed, invalid because the hearings were not held within 20 business days of the initial determination and asked for Town Counsel's opinion on the matter. The Clerk will follow-up with the Town Manager's office. Owners of both properties have yet to be notified of the new date; the Clerk will contact them after a reply is received from the Town Manager's office on how to proceed.

6. Planning Ahead for Local Historic Districts

Commissioner Mayo, liaison with the LHDC reported on activity regarding 313 Washington Street, noted in #1, above.

7. Article Series: Duxbury Backstories

This idea was proposed by the Chair for publishing an occasional article in the *Clipper* about historic homes and/or neighborhoods, and about the history of the Historical Commission in an effort to increase public awareness of historic preservation. Commissioner Lynch-Bentinnen volunteered to contact the editor of the paper about his possible interest in such articles and to write one or two on areas of interest to her. To be discussed further at the next meeting.

8. Demolition Delays in Effect

- a. 184 Marshall Street; expires Feb. 6, 2021. New owner considering his options.
- b. 761 Temple Street; expires Oct. 1, 2020. To the subject of a special Town Meeting, whenever those meetings resume.
- c. 208 Myrtle St.; expires Sept. 18, 2020. House moved from original site and in poor condition; construction of new house nearing completion on old site.

9. Talent Bank/Filling Open Seats

New talent bank forms were distributed prior to the meeting, but not discussed. Commissioner Cole will not renew his term that expires June 30; he has agreed to continue until the end of August or a replacement for him is found, whichever comes first. Commissioner Evans has

agreed to serve for another year, but not a full three-year term. To be discussed at the next meeting.

10. Date of next meeting. July 15. The meeting will be held remotely and hosted by PACTV via ZOOM. Start time is 3:00 PM. As of this writing there will not be a July 1 meeting.

11. Motion to Adjourn. Made and seconded at 3:59 PM. Passed 5-0

New Materials Received:

1. Letter dated June 17, 2020 from SSB Engineering, LLC re: 16 Chapel St.
2. Historic Structure Demolition Application dated June 5, 2020 for 106 Powder Pt. Ave.

Minutes prepared and submitted by Arthur B. Evans, Clerk