

TOWN CLERK

DUXBURY HISTORICAL COMMISSION

Approved July 18, 2023 AM 11:43

DUXBURY, MASS.

Minutes: June 21, 2023

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

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

This was an in-person meeting with a hybrid option. Mr. Carpenter called the meeting to order at 7:05 PM and confirmed that remote members present could be heard by calling for a roll call. He then read the following preamble:

*Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.*

1. Open Forum. It was agreed to change meeting days for the Commission from the first and third Wednesdays of each month to the first and third Tuesdays of each month. Because the 4<sup>th</sup> of July holiday is a Tuesday, the next meeting was scheduled for Wednesday, July 5. It was also agreed that all future meetings would be in person with a hybrid option for as long as that is allowed.
2. Minutes. Minutes of the May 24, 2023 meeting were approved by a 6-0 vote.
3. New Demolition Delay Application: 5 Hummock Lane, 1943, total demolition. There were two walkarounds of this property; applicant was not present. Commissioners questioned how the preservation value of a cottage built in 1943 should be determined, and wanted to know if abutters were aware of the proposed demolition that would change the building landscape of their neighborhood. After discussion, it was moved and seconded the cottage at 5 Hummock Lane meets one criteria of the demo delay bylaw and a public hearing should be held regarding its proposed demolition. Passed 6-0. The public hearing was scheduled for July 18.
4. Signing of the Historic Preservation Restriction for the Isaac Simmons Farm at 761 Temple Street. The four commissioners present in person signed the document and the Chair will arrange to obtain signatures of the other three members. The house has been inspected; the date of closing for sale of the property remains June 24. The Chair allowed this could be subject to change as the lawyers involved exchanged questions. How the HC will follow-up in the future on the conditions of the HPR with the buyer was also briefly discussed. The buyers have scheduled a reception to celebrate the sale on the afternoon of June 24 at 761 Temple Street.
5. Planning Alternatives to Demolition Meetings: Discussion continued about how the HC might ensure an applicant for the partial demolition or restoration of a building carries through with information provided on the Demolition Delay Application. The present bylaw does not include a means or provision to enforce its conditions and lists no penalties for non-compliance. It was noted other towns include penalties in their bylaws, but no examples were offered. A revision to the Town's demo delay bylaw might be the best way to deal with this, but that is a long process that requires town meeting approval. Related to this was the concern of the Local Historic District Commission that in recent years districts it sought to bring to town meetings were postponed at the last minutes for one reason or another. Neither situation is in the spirit of historic preservation.
6. Demolition Delays in Effect:

- a. Delano House at 474 Franklin Street, expires Feb. 15, 2024.
- b. Joshua Ford House and Barn at 1335 Tremont Street, expires April 12, 2024.

At the previous meeting the Chair asked for volunteers to help with setting up required meetings to discuss alternatives to demolition, noting it was pointless to have a meeting unless there were in fact some alternatives to consider. It was suggested that bringing in a third-party consultant, such as a contractor or builder, might help. Mr. Mayo suggested Jonathan Mark, who has previously expressed an interest in helping the commission, as a possibility and volunteered to contact him to discuss this.

7. Historical Commission page on Town website.

Mr. Mayo will follow-up on the decision made at a previous meeting to remove the second of the two options for contacting MACRIS listed on the website.

8. CPC Update. Nothing new reported.

9. LHDC Update. See comment above in item #5

10. Motion to Adjourn

A motion to adjourn was moved and seconded at 8:00 PM. Passed 6-0.

New Materials Received:

1. Historic Preservation Restriction signature page for 761 Temple Street.

*Minutes Prepared and Submitted by Arthur B. Evans, Clerk*