

Minutes: July 6, 2022

Present: Tag Carpenter, Chair, Andrew Burns, Michael Carlson, Arthur Evans, Ed Mayo, and Brendan Wall. Chris Andrew was 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 7:02 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 Chair noted this would be the last remote meeting; starting July 15 all meetings are to be held in person.

2. Minutes. The June 15, 2022, minutes were approved by a 6-0 vote.

3. New Demolition Delay Applications:

- a. *11 Puritan Way, 1924, total demolition.* Owner Deirdre Confar participated. Built as a cottage in a neighborhood of similar buildings on small lots, this house is in good condition with some original windows. But as a cottage, it has drawbacks, such as low ceilings, minimal basement space, etc. and the owners seek to demolish and replace it with a new structure. Several other houses in the neighborhood including one next door have been demolished in recent years and replaced with new homes. Commissioners concluded the one noteworthy feature of the house was that it once was in a collection of similar cottages built in the early 20th century; they did not think it met the criteria of being a regulated structure. A motion to allow demolition was moved and seconded; passed 6-0.

4. 761 Temple Street - Issac Simmons Farm.

- a. *Historic Preservation Restriction (HPR).* The Chair presented the latest and penultimate version of this document along with similar versions of the Request for Proposals and the Purchase and Sale Agreement that included edits made by the Town Counsel. All three items were discussed at length on-line with a few additional corrections noted. The deadline for these documents to be completed is Monday, July 11; the Chair will send copies to commissioners as an email attachment and the close of the meeting for further review and comment, if any.

Other points raised related to the sale of the Farm:

- The property will be listed on Zillow.
- The site visit will be held July 26 from 10 to 11 a.m.
- Inquiries about the Farm are to be submitted to the Exec. Assistant to the Town Manager by July 29.
- The Acting Town Manager, John Adams, is the purchasing agent for the property.
- RFP's must be submitted by August 17; the selection of a buyer is tentatively set for Aug. 24
- RFP's will be reviewed by a panel of representatives from the Historical Commission, the LHDC, the Town Planner, the CPC, and the Acting Town Manager. Mr. Mayo will represent the HC.
- The panel will make its recommendations to the Harrington Working Group for review; the HWG will then pass its recommendations on to the Selectboard.
- The minimum price recommended by the HC is \$550,000.
- An appraisal from Mr. Steven de Castro has not yet been received. Alternative appraisers to Mr. de Castro were considered; one, Land Vest, indicated it could not provide an estimate until the end of August

5. Historical Commission Preservation Programs.

- a. National Register of Historic Places Listings.* The draft document circulated to commissioners in June needs further editing; Mr. Evans asked for comments on the draft.
- b. Preservation Easement.* Mr. Burns and Mr. Carpenter are to meet and discuss this.

6. Preservation Plan. Mr. Carpenter will circulate a draft to commissioners.

7. CPC Update. Meets again July 14. Increase of the tax surcharge continues to be a concern.

8. LHDC Update. The draft of the Memorandum of Understanding (MOU) between this group and the Historical Commission has been reviewed and revisions suggested. Mr. Carpenter will circulate the draft to commissioners.

9. Motion to Adjourn. Made and seconded at 8:28 PM. Passed 6-0.

New Materials Received:

1. Complete Demolition Delay Application dated June 29, 2022 for 11 Puritan Way.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk