

DUXBURY HISTORICAL COMMISSION

Approved Sept. 7, 2022

2022 SEP -8 AM 10:06

DUXBURY, MASS.

Minutes: August 17, 2022

Present: Tag Carpenter, Chair, Ed Mayo, Vice Chair, Chris Andrew, Andrew Burns, and Arthur Evans. 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 7:07 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, as amended on July 15, 2022, 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. A question was asked whether the Checkerberry project on Lincoln Street is a 40B development. The general thought was that it is.

2. Minutes. The August 3, 2022, minutes were approved by a 4-0 vote, with Mr. Carpenter, who was absent from the meeting, abstaining.

3. 761 Temple Street - Isaac Simmons Farm.

No firm proposals have been received to date since the RFP was issued, but several parties have expressed an interest and specific questions have been received from two of them. The committee to evaluate proposals has yet to be formed; Mr. Mayo will represent the Historical Commission. An in-person meeting was proposed for Sept. 6 at 2 PM pending the availability of Town Manager Rene Read, who is back at work. A map of the conservation area on the property is being prepared; no word about plans for the four affordable housing units to be built on the side of the property along Laurel St. has been received.

The 40B development at Harlow Brook across the street from 761 Temple St. has been approved. It will have 36 units instead of the 40 originally proposed. The area requires a lot of fill.

4. 685 Washington Street – McLaughlin Walkway and Pier.

Mr. Carpenter sent a letter to Cally Harper, Environmental Analyst, DEP Waterways Regulation Program restating the contents of the letter dated June 14, 2018 to Wayne Dennison, Chair, Duxbury Zoning Board of Appeals stating the HC's opposition to the construction of this pier.

5. Historical Commission Preservation Programs.

a. Preservation Easement. Messrs. Carpenter and Burns shared two documents with commissioners: a roadmap, or outline, of the preservation easement program, and a draft template of a Preservation Restriction Agreement. This document is intended for homeowners who want to protect their homes above and beyond placing it in a Local Historic District. It was noted that other towns offer financial support to homeowners with such agreements; Weston, for example, uses CPC funds for this purpose.

b. National Register of Historic Places Listings. Mr. Evans will revise the draft of the document distributed in June into a list of all properties recommended in the Town Wide Community Surveys prepared in 2001, 2002, and 2004 for possible inclusion on the National Register of Historic Places.

Mr. Carpenter asked if the Wright Building had been surveyed; Mr. Evans will check and advise.

6. Annual Report. Mr. Evans volunteered to prepare a draft of this year's report. The final report is usually due late in Sept.

7. Preservation Plan.

Mr. Carpenter noted the MA Historical Commission is updating its current preservation plan and is seeking input and comments from local historical commissions. He encouraged commissioners to look at the state plan, available online. Mr. Carpenter is also working on a draft plan for Duxbury that he will coordinate with the recently hired new Planning Director, Mr. Chris Ryan.

8. CPC Update. The CPC is planning a series of meetings to build support to increase the tax surcharge from 1% to 3%. Mr. Carpenter shared two charts with commissioners, the first showing estimated Duxbury CPA Revenue and Expenditures FY 2012 – FY 2023, and the second showing CPA surcharge receipts with corresponding state receipts compared with receipts if there had been no reduction in the surcharge for the years 2003 – 2021. Any changes to the surcharge must be approved by a town meeting and subjected to a vote by town residents.

9. LHDC Update. A commissioner questioned how the extensive renovation of 47 Surplus St. was allowed when the property was in a LHDC; the matter had been settled with the LHDC prior to construction. Alternatives to the 75-year threshold in the Demolition Delay Bylaw were also briefly discussed, but no recommendation was made regarding a change to it.

10. Motion to Adjourn. Made and seconded at 8:13 PM. Passed 5-0.

New Materials Received:

1. CPA Charts FY 2003-FY 2023
2. Duxbury CPA Surcharge and State Match reduction in funds chart
3. Preservation Agreement Template
4. Preservation Easement Roadmap
5. Letter to Cally Harper re: 685 Washington Street Pier

Minutes Prepared and Submitted by Arthur B. Evans, Clerk