

Present: Robert C. (Terry) Vose, Chair, R.Tag Carpenter, Vice-Chair, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen, and Nicole Walters.

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

Chairman Vose called the meeting to order at 7:02 PM.

1. Open Forum.

- Mr. Vose noted 386 Marshall St. (Standish House Hotel South Wing ca. 1872) was completely demolished after the demolition delay expired March 19 even though the main part of the house was sound and in good condition.
- Ms. Lynch-Benttinen reported meetings of the “dateboard society,” made up of DRHS members whose homes have been dateboarded, are proving to be a useful gathering of residents interested and involved with historic preservation.
- Ms. Lynch-Benttinen DRHS also said DRHS has volunteered to oversee the development of an historic preservation plan proposed by Town Planner Valerie Massard that is one of the goals of the master plan prepared by Envision Duxbury.

2. Minutes. Minutes of the August 7 meeting were approved by a 6-0 vote.

3. Demolition Delay in Effect.

- a. *308 Summer Street, ca. 1838, total demolition. Delay expires Oct. 6, 2019.*
Nothing new reported. There has been little work done on the site.

4. Pending Demolition Application

- a. *208 Myrtle Street, ca. 1850, Joel Peterson House, Complete Demolition.* Public hearing is scheduled for September 4, 2019. The first of two public notices appeared in the August 21 edition of the *Clipper*.

5. New Demolition Delay Applications

- a. *766 Temple Street, complete demolition.* Application dated August 7, 2019; walkaround scheduled for August 27. Structural integrity of the building was listed as being compromised by the Building Inspector in a letter dated April 29. Property is part of a larger parcel being considered for a 40B development.
- b. *761 Temple Street, Isaac Simmons House, ca. 1696, complete demolition.* Application dated August 19 received from present owner, Nathan Harrington, for the demolition of the house and attached shed and garage. The property is under a purchase and sale agreement with Banner Construction Co. of Wayland; according to the application, demolition is part of the terms of that agreement. Neither Mr. Harrington nor his representative(s) were present.

Mark Casey, Principal of South Shore Survey Consultants, Inc., representing Banner Construction, was present, and repeatedly said his client did not want to demolish the house and was open to suggestions for its preservation. One option mentioned was to sell the house and three acres of land to the DRHS for \$1. Mr. Casey said various studies including traffic flow and wildlife habitats among others are underway, and that a decision for development of the property is “up in the air.” He allowed that a 40B development is being considered. Because of the contradictory nature of this information, Commissioners agreed to postpone its consideration of this application to the September 4 meeting, and urge Mr. Harrington to attend that session to clear things up.

6. Review of Duxbury History on the DHC Website.

The draft of a new history to replace the one on the website is still under review. The final draft of the *Envision Duxbury* document includes a history of the Town which, with some revisions, could also be a suitable replacement for the present history.

7. Revision of DHC’s Rules and Regulations.

A correction to Article V of the current draft was discussed and agreed on. Commissioners considered wording that would give the DHC a voice along with that of the Building Inspector in the determination of whether a building could be structurally condemned. Because this would require further revision and possibly a public hearing, it was moved to approve the present revised draft and leave open the option of making further substantive revisions later. Passed 7-0. The clerk will distribute the revised draft to commissioners.

8. Envision Duxbury. The August 2019 version of the *Town of Duxbury Master Plan* prepared by Envision Duxbury is available for review, with comments due by the end of August. Ms. Lynch-Benttinen submitted comments to a previous draft, only some of which were incorporated in this latest version. She will draft a letter to be sent on behalf of the DHC listing her remaining concerns and circulate this to Commissioners.

8. CPC Update. Nothing new to report.

9. Local Historic District Update. Two new properties are being considered for presentation at the annual town meeting in March 2020.

10. Motion to Adjourn. Made and seconded at 8:50 PM; approved 6-0.

New Materials Received:

1. Complete Demolition Application dated August 19, 2019 for 761 Temple Street.
2. Complete Demolition Application dated August 7, 2019 for 766 Myrtle Street.

Minutes prepared and submitted by Arthur B. Evans, Clerk

