

**Minutes: September 15, 2021**

Present: Tag Carpenter, Chair, Andrew Burns, Michael Carlson, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo. 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 7:01 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. The recording is available via video on-demand on PACT’s website.

**1. Open Forum.** No news.

**2. Minutes.** Minutes of the Sept. 1 meeting were approved by a 6-0 vote.

**3. New Demolition Applications:**

*a. 449 Washington Street Garage, ca. 1915, total demolition*

Owner proposes to demolish structure and rebuild in same location with same dimensions. Paul Brogna, PE of Seacoast Engineering and owner Richard Krugger participated. Building is in state of disrepair and in flood zone. New structure will be raised approximately four feet and similar in design to present building. Owner willing to salvage parts of garage; Commissioner Carlson to contact C. Teravanian about possible interest in salvage material. The main building at 449 Washington St. will also be raised to be above the flood zone and will have windows and siding replaced. Commissioner Lynch-Benttinen provided a history of the site, with the main building constructed in 1989 and once occupied by Duxbury Coal & Lumber. A motion the garage is an historic building, but not one that should be considered regulated by the demo bylaw and demolition should be allowed was made and seconded. Passed 6-0. Mr. Brogna asked the Commission to share the history of the site with the ZBA, which must approve the building permit.

**4. Demolition Delays in Effect**

*a. 57 Shipyard Lane, expires September 16, 2021.*

At its Sept. 9 meeting, the ZBA approved a special permit for owner’s application for a building permit to demolish and rebuild a house on this site. Commissioner Lynch-Benttinen sent a letter to the ZBA outlining efforts to save the house during the past year; because the ZBA met before the HC this was sent as a letter from an individual resident rather than from the Commission as proposed at the last meeting. Owner Warren Hadley sent an email to HC commissioners outlining an agreement he had been reached with Tony Kelso to “flake” and relocate the 1795 portion of the house. This work will be done by Michael

Burry and students from Northeastern University and will begin after October 1. Demolition of the remaining structure will begin after Nov. 1. The historic part of this home will be saved after all, and Mr. Hadley thanked members of the HC for their help and cooperation in making tseeking ways to save this historic home.

**5. 761 Temple Street (Issac Simmons Farm).** Ms. Wendy Frontiero, acting as an independent historical consultant, visited the house along with members of the working group overseeing development of this property. The date of construction was thought to have been between 1790 and 1830; the finalized report will be submitted to the Massachusetts Historical Commission November 1 and the application put off to the March 2022 ATM. Design of houses being assigned as affordable housing is still up in the air; neighbors have expressed concern about this. An open house of the property before the ATM is still possible. It was noted that a well in the basement thought to be very old may have been overlooked in the property survey and should be reviewed again

**6. Review of Draft Documents.**

- a. *Draft request to CPC re: Historic sign for Nathaniel Winsor I House.* Ms. Lynch-Benttinen reported the house is currently being referred as the “Richards House” and not its historic name, which should change. Questions about who would prepare the content and design of the proposed sign were discussed. Application form has been received. Moved and seconded to apply to the CPC for \$15,000 to cover the cost of preparing an historic sign, with the balance, if any, being returned to the CPC fund. Passed 6-0.
- b. *Grant proposal to the CPC for the study artifacts at 73 Washington Street.* Ms. Lynch-Benttinen, who first proposed this project at the July 6, 2021, meeting said the proper procedure to follow was to first conduct tests at a site, and, if positive follow that with a comprehensive excavation. With that in mind, she then proposed funding also be sought for tests at three other sites in addition to 73 Washington Street: North Hill, the pond on Powder Point, and a hillock at the original John Alden House behind the school complex. Funding the amount of \$25,000 was considered reasonable for work at all four sites. This was put in the form of a motion and seconded. Passed 6-0.

**7. CPC Update.** Next meeting is Sept. 16.

**8. Local Historic District Commission.** Efforts are underway to include the several older homes around 761 Temple Street in an historic district.

**9. Annual Report.** Commissioner Evans volunteered to prepare a draft report for FY 21. Due Oct 1.

**10. Motion to Adjourn.** Made and seconded at 8:17 PM. Passed 6-0.

New Materials Received:

1. Demolition Delay Application dated Sept. 01, 2021, for garage at 449 Washington St.
2. Email dated Sept. 14, 2021, from Warren Hadley re: 57 Shipyard Lane

*Minutes prepared and submitted by Arthur B. Evans, Clerk*