

## DUXBURY HISTORICAL COMMISSION

TOWN CLERK  
**APPROVED OCT. 5, 2022**  
2022 OCT -7 AM 10:50

Minutes: September 21, 2022

Present: Tag Carpenter, Chair, Ed Mayo, Vice Chair, Chris Andrew, Michael Carlson, and Arthur Evans. Andrew Burns 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 7:01 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, 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 raised about how land purchased using CPC funds is protected from development. Such properties are owned by the town and usually under the jurisdiction of the Conservation Commission. Other open land has conservation restrictions on it, or is owned by DRHS or other groups such as Wildlands Trust.
2. Minutes. The Sept. 5, 2022, minutes were approved by a 5-0 vote.
3. New Demolition Delay Application: None
4. Special Town Meeting Articles.
  - a. *CPA Surcharge Restoration.* A proposal to increase the tax override from 1% to 3% will be on the Warrant for the Oct 17 Special Town Meeting.
  - b. *Ricker Purchase.* An item to purchase the Ricker property using CPA funds is also on the Warrant. If approved, this will be a debit purchase.
  - c. *Preservation of 761 Temple Street – Isaac Simmons Farm.* In support of the Historical Commission’s vote to recommend, the Chair prepared a CPA Funding Request Form to be submitted to the CPA along with a supporting statement titled “Estimated Price Impact of Historic Preservation Restriction” that justifies a \$550 asking price. The request for \$50k of CPA funds was placed on the Special Town Meeting Warrant by the Town Manager, who advised the Selectboard they could remove it. Commissioners discussed several questions: Because the initial RFP failed to attract a satisfactory bid, could commercial real estate agents now enter the picture? Might CPC funds be used to pay such agents’ commission? Might a commercial agent donate his/her time to help sell the property? Mr. Mayo will discuss this latter with Donna Woods.

It was suggested the HC set up a volunteer day to help clean up the property, which the Harrington Working Group has been doing. The RFP needs to be revised, with a mid-October due date set for its completion, and a date yet to be set in January 2023 for the submission of bids. The property could be advertised in November and December, with open houses set for October, November, and December to be

hosted by various HC members. The original bidder remains interested in the property, and three additional parties have expressed an interest as well. More interest is expected once the property's availability becomes more widely known.

5. Arlington CPA Preservation Grant Program. The matter of setting up a fund in Duxbury to assist homeowners with the cost of historic preservation was discussed. Mr. Mayo presented a summary of rules for such grants in Arlington and Burlington; grants are administered by the Historical Commissions in these towns and cover up to 50% of a preservation project's cost with an anywhere from \$5k to a \$30k limit. Both towns have administrative support for such programs. Funding such a program was also discussed.

6. Annual Report. The Chair reviewed online the draft prepared by Mr. Evans. Several suggested revisions were offered that will be incorporated into a final draft and circulated to commissioners. The report is due Sept. 30.

7. CPC Update. See item 4.a. above. The CPC meets again Sept. 22.

8. LHDC Update. Several applications for LHDC's to be presented to the ATM in March 2023 are pending. The Keene Street Historic District write-up approved at the 2022 ATM was mentioned as an example of a good complete application.

9. Misc. The Historical Commission's website and the need to bring it up to date was discussed.

10. Motion to Adjourn. Made and seconded at 8:54 PM. Passed 6-0.

#### New Materials Received:

1. Statement dated Sept. 20, 2022, submitted to the CPC re: Estimated Price Impact of the Historic Preservation Restriction on 761 Temple Street.
2. Funding Request Form dated Sept. 20, 2022, submitted to the CPC for 761 Temple St.

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