

Present: Robert C. (Terry) Vose III, Chair, R.Tag Carpenter, Vice-Chair, David Amory, Mark Barry, Molly Curtin, and Arthur Evans. Nicole Walters was absent.

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

Chairman Vose called the meeting to order at 7:05 PM.

1. **Open Forum.** No discussion
2. **Minutes.** Minutes of the October 4, 2017 meeting were unanimously approved.
3. **Public Hearing:** *Battelle Institute Properties: O Washington Street (Cottage), 397 Washington Street (Edgar Reed House a.k.a. "Bridge House"), and 401 Washington Street (Hillman House).*

The hearing from the October 4 meeting was continued. Eighteen members of the public attended including Robert W. Galvin, Attorney from Galvin & Galvin, PC representing the developer, Diamond/Sinacori.

Mr. Galvin distributed copies of a site plan that was requested at the October 4 meeting explaining that it complies with the rules and regulations of the Planning Board. The PB gave the plan a "certification of action" at its Oct. 11 meeting; it is still being considered by the Conservation Commission. Mr. Galvin noted the proposed roadway impacts three historic structures on the property: Hillman House, the Cottage, and the Shore House, and said approval of the plan had to deal with contradictory priorities of various town boards. None of the proposed eight lots can be sold until the roadway is complete and the subdivision approved; two of the lots would have historic structures on them: the Nathaniel Winsor I House at 405 Washington St. a.k.a "the Richards House," and the Edgar Reed House at 397 Washington Street a.k.a. "the Bridge House."

Several inquiries and observations were offered by members of the DHC and audience:

- Was Diamond/Sinacori willing to save the two homes on Washington Street? Answer: no, they prefer to sell them. Neither home was protected in the original plan for 24 condominiums that was defeated at the March 2017 Town meeting, and they are not protected in the new plan.
- Is this new plan was a revenge plan? Answer: no
- Why are demolition applications being submitted now? Can't they wait until new owners are identified?

At this point it was suggested the hearing scheduled for the Oct. 17 meeting be opened so all five properties could be considered at once. A motion to open the second hearing was moved and seconded; voted in favor 6-0. The questions and observations continued:

- The historic significance of the Nathaniel Winsor I house was noted along with that of the Sanford Winsor House, known as the "Shore House" built in 1885. The caretaker for the property said the adaptation of these and other buildings to offices involved only minimal alterations, such as the addition of carpeting, fluorescent lights, etc. that would involve minimal restoration.
- Having demolition applications in place for the two homes on Washington Street serves to increase their value to a prospective buyer in that it is one less hurdle they would have to deal with in purchasing the property.
- According to Mr. Galvin there is no room for negotiation in the present plan; it is the result of eight prior proposed subdivision plans prepared by Diamond/Sinacori.
- The purchase and sale agreement in place between Battelle and Diamond/Sinacori is confidential.
- There are conflicting stories about the Battelle property - all rumors at this point. A member of the audience noted all the public has are demolition permits, and asked if Diamond/Sinacori is holding the Town hostage by saying in effect, "We will tear down these structures unless you find buyers for them."
- Mr. Galvin observed that other towns had placed preservation restrictions on historic properties, sometimes with the help of CPC funds, something Duxbury does not have. He encouraged more dialog about this and suggested the Town consider incorporating a predemolition filing before a building permit is issued.
- A member of the audience allowed that the value of the Town as a whole is diminished by the loss of its historic homes; another credited Clapp Labs. for having preserved the structures on the property. A third said Battelle and Diamond/Sinacori should work to preserve historic properties and sell them to interested buyers. Mr. Galvin replied this is not possible given the Town's rules and regulations.
- The matter of landscaping and grading was brought up. According to Mr. Galvin, grading will be done for the roadway only, and Diamond/Sinacori had agreed to a requirement for landscaping that was approved by the Planning Board.
- Under the subdivision plan, the Sanford Winsor House (Shore house) will not be preserved because it stands in the way of the proposed road. Nor can it be sold until the roadway is built. Moving is the only option for preserving it, providing a

buyer can be found willing to do that. The roadway will probably be built in the spring of 2018.

- Several members of the audience and Commission expressed frustration that the Historic Structure Demolition Application process was being rushed by Diamond/Sinacori.
- The question of availability of CPC funds for the possible purchase of historic homes in general and specifically on the Battelle property remained unanswered. The deadline for allocation of CPC funds to come before Town meeting in March 2018 was Oct. 15, but the CPC was to meet the next day (Oct. 19) and Mr. Vose, CPC liaison, volunteered to add the matter to the agenda.

A motion to continue both public hearings at the next DHC meeting on Nov. 1 when the Commission would know of the CPC's possible interest was made and seconded. Mr. Galvin said he could not consent to a continuance, but would show up if that was the decision of the Commission. The vote passed 5 - 1.

4. Demolition Delays in Effect.

- a. *6 Powder Point Ave.* Nothing new since last meeting.

5. New Demolition Applications

- a. *306 Elm Street, ca 1835, David Chandler House and Barn. Addition.* Owners propose to demolish one exterior wall and add a room to the existing house. Moved and seconded the application preserves and resurrects the original structure. A building permit should be allowed. Motion passed 6-0.

6. CPC Update. Mr. Vose will attend the next meeting October 19.

7. Local Historic District Update. Two additional structures may be added to the list of properties being presented to Town meeting in March 2018. More information to follow.

8. Revisions to the Demolition Delay Bylaw. Discuss at next meeting.

9. Adjournment. Moved and seconded to adjourn the meeting at 9:16PM. Unanimously agreed.

New Materials Received:

1. Historic Structure Demolition Application for 306 Elm St. dated Oct. 10, 2017.
2. Definitive Subdivision Plan titled "Eventide" for 0, 397, 401, and 405 Washington Street prepared by McKenzie Engineering Group, Inc., Revised August 18, 2017.

