

DUXBURY HISTORICAL COMMISSION

Approved Nov. 2, 2022

TOWN CLERK

2022 NOV -7 AM 10:36

DUXBURY, MASS.

Minutes: October 5, 2022

Present: Tag Carpenter, Chair; Ed Mayo, Vice Chair; Chris Andrew, Andrew Burns, Arthur Evans, and Brendan Wall. Michael Carlson 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 7:02 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 suggestion was made for three items to be addressed at future meetings: continue work with the new Planning Director to develop an Historic Preservation Plan for the Town; update MACRIS listings to show date of demolition, if any; change the date in the Demolition Delay Bylaw for an Historic home.

A revision of the Commission's page on the Town website was briefly discussed. All agreed this should clearly state the different roles of the HC and the LHDC, and have a new layout. To be an item on future agendas.

2. Minutes. The Sept. 21, 2022, minutes were approved by a 6-0 vote.

3. New Demolition Delay Application: None

4. Special Town Meeting Articles.

- a. *Article #2, Ricker Land Purchase*. The Town now owns seven cranberry bogs; purchase of this land and bog would bring the total to eight. All bogs are worked by different contractors. The property also includes several historic paths that may be open to the public. Selectboard and Finance Committee recommendations to be available at the STM.
- b. *Article #3, Increase to CPA Surcharge*. Necessary to keep the Community Preservation Fund active and solvent. Selectboard, Finance Committee, and Fiscal Advisory Board recommendations to be available at the STM.
- c. *Article #13-CPC: Funding for the Preservation of the Historic Isaac Simmons Farmhouse Located at 761 Temple Street*. Proposed by the HC and the CPC. The wording of this article and the Preservation Easement on the property were discussed at length. The Preservation Easement is designed to be in line with requirements of the LHDC, and its stipulations can be negotiated

with a prospective buyer. Enforcement of the PR begins with the closing of the sale of the property. Because the condition of the house and the PR on it lower the value of the property, the Harrington Working Group now thinks the minimum price to be asked for it should be \$525k instead of \$550k

Three options were considered about wording of the Article: leave it as is; amend it to make it more specific; withdraw it from the Warrant. A motion to withdraw was made but not seconded. A motion to leave it as is was then made but not seconded. In the end, a motion to recommend amending the Article was made and seconded as follows:

Amendment #1: Change "from the Community Preservation Fund" to "from the Community Preservation Historic Preservation Reserved Fund Balance."

Amendment #2: Strike the word "rehabilitate."

Amendment #3: In "Explanation" replace "renovations" with "ongoing maintenance costs."

Amendment #4: Also in "Explanation" insert "so that it" between "house" and "is."

Passed 6-0. This revised version will be considered by the CPC at its Oct. 6 meeting and must then be submitted to the Town Manager and Town Moderator for approval.

5. CPA Preservation Grant Program. Continues as a work in progress. Mr. Mayo is getting information about how programs in other communities (Cambridge, Arlington, and Framingham) are set up and will report back to the Commission at the next meeting.

6. Annual Report. Completed and submitted on time.

7. CPC Update. As noted above CPC next meets Oct. 6. Focus is to be on the STM. It was noted the Girl Scouts are seeking funds to renovate the Girl Scout House, ca. 1850, at 28 Washington St. The structure was formerly the Nook School and is now used by the recreation Department.

8. LHDC Update. Meets again next week; Mr. Mayo, the HC's liaison, plans to attend.

9. Motion to Adjourn. Made and seconded at 8:16 PM. Passed 6-0.

New Materials Received: None

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