

**Minutes:      October 20, 2021**

Present:    Tag Carpenter, Chair, Chris Andrew, Andrew Burns, Michael Carlson, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo.

*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.**

- Town Historian Tony Kelso will host a walk on “Duxburrow Path” on Sat., Nov. 6.
- Renovation of the house at 39 Chapel St. is nearing completion; it was suggested this be considered a model of how to do a modern addition to an historic home.
- The Chair received a letter from the MHC asking questions about the application to include Tinkertown in the National Register of Historic Places and will respond to it.

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

**3.    New Demolition Applications:**

*a.    1 Abrams Hill Cottage, ca. 1923, total demolition*

Owner proposes to demolish existing structure and rebuild a similar size cottage in the same general area. Present cottage was designed by the E.F. Hodgson Company of Dover, MA, which specialized in poultry houses, kennels, garages, camp houses and year-round houses at the turn of the 19<sup>th</sup> century. Rising tides have damaged the cottage over the years and the structure has deteriorated beyond the point of repair. Because the cottage is notable for its vernacular design, it meets one of the criteria of being designated a regulated structure, but because of its condition commissioners agreed not to hold a public hearing on the demolition application. A motion to not impose the demolition delay bylaw was made and seconded. Passed 7-0.

**4.    Demolition Delays in Effect**

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

Tony Kelso participated in the meeting and brought commissioners up to date with his effort to have the historic 1795 portion of this house “flaked” and relocated to his property on Standish Shore. The Building Commissioner has granted a full demolition permit, allowing Michael Burry and his students from the North Bennett Street School in the North End of Boston to begin work deconstructing the house as early

as October 25. It was estimated it will take three weeks to complete this work; sections of the house will then be moved and stored to the Kelso property on Standish Shore for reconstruction in the Spring of 2022. Ms. Lynch-Benttinen proposed she photograph this process and make a visual record of it. The Chair decided not to send the letter to the ZBA that was discussed at the October 6 meeting.

**5. 761 Temple Street (Issac Simmons Farm).** A walk-around of the farm open to the general public is scheduled for October 30. The Harrington Property Committee continues to discuss how the property should be divided. Concern about design of The Harlow Brook LLC development that is proposed for the opposite side of Temple Street was again discussed, with special focus on the frontage of the development on Temple Street that is not compatible with and spoils the rural nature of the neighborhood. The ZBA will consider this at its Oct. 28 meeting, and Ms. Lynch-Benttinen will draft a letter to be sent from the HC to the ZBA addressing these concerns.

**6. CPC Update.** The agreement between the Town and the American Legion for painting and exterior maintenance has no historic restrictions associated with it. Next CPC meeting is scheduled for Oct. 20.

**7. Local Historic District Commission.** No news. Commissioner Mayo, liaison to the LHDC will follow-up

**8. MHC Online Workshops.** Commissioners thanked Mr. Carlson for sharing slides from the first workshop; some commissioners plan to participate in future sessions if spaces are available.

**9. MHC FY 2022 Survey and Planning Grant Pre-Applications.** The status of the DRHS's grant application for funds in FY 2022 was not known and has probably been delayed or set aside because the position of Planning Director has been vacant since former Director Valerie Massard resigned last summer. The HC has agreed to help with preparation of these documents. Related to this, it was suggested the HC review potential applications for possible listing on the NHRP and try to find out what properties in Town have been recommended for such a listing. Ms. Lynch-Benttinen will ask former HC Chair Martha Hines about this.

**10. FY 2022 Initiatives.** Discussion postponed to the next meeting on Nov. 3. The proliferation of 40B developments being proposed for the Town that are changing the historic character of Duxbury is to be part of this discussion.

**11. Motion to Adjourn.** Made and seconded at 8:30 PM. Passed 7-0.

New Materials Received:

1. Complete Demolition Delay Application dated Oct. 6, 2021, for the cottage at 1 Abrams Hill.

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