

Minutes: December 15, 2021

Present: Tag Carpenter, Chair, Chris Andrew, Andrew Burns, Michael Carlson, Arthur Evans, and Ed Mayo. Sheila Lynch-Benttinen 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 7:04 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.** Nothing discussed.
- 2. Minutes.** Minutes of the Dec.1, 2021 meeting were approved by a 6-0 vote.
- 3. Nomination of Commission Vice-Chair.** After a brief discussion, Mr. Mayo volunteered to accept the position of Vice-Chair of the Historical Commission, effective immediately. All agreed.
- 4. Public Hearing on 152 Elm Street.**

Mr. Carpenter opened the hearing and reviewed the status of the Demolition Application presented at the Dec. 1 meeting. The new owner and builder Douglas Keach participated; no abutters were present. Mr. Keach made available a structural engineer’s report prepared by John D. Sargent, P.E. that was circulated and discussed. The report concluded, “the structure needs extensive work to bring it back to acceptable structural condition along with...new electrical, plumbing, and heating systems.” Complete demolition of the house and porch were recommended. Commissioners found this report useful and following a brief discussion a motion was made and seconded that the structure at 152 Elm Street, while of historic interest, was not historically significant and a demolition delay should not be imposed. Passed 6-0. The Chair thanked Mr. Keach for his patience with the review process and closed the hearing.
- 5. New Demolition Delay Applications**
 - a. 41 Mayflower Ave., ca. 1910, complete demolition.* Property was discussed at the Dec. 1 meeting when only a purchase and sale agreement was in place for its transfer to a new owner. That sale is now complete. John Cully, builder was present and said the new owner, Ann Marie Tueber, intended to replace the present structure with a house of similar size so she could be close to her daughter, who lives across the street. Commissioners lamented the loss of another cottage in Duxbury but agreed this structure was not one that stood out for any particular architectural significance. A motion the structure at 41 Mayflower St. does not meet the criteria of the

demolition delay bylaw and a public hearing should not be held was made and seconded. Passed 6-0.

- b. *205 Chestnut Street, complete demolition.* House has been vacant for one or two years and shows signs of neglect. It has only a cement block foundation that has outlasted its usefulness. The structure is not on the MACRIS inventory and does not have any apparent historical significance. Moved and seconded the house at 205 Chestnut St. does not meet any of the criteria of the demolition delay bylaw; a public hearing regarding its proposed demolition was not necessary. Passed 6-0.

6. 761 Temple Street (Issac Simmons Farm). The Harrington Property Committee continues to consider options for placing the required historic restriction on the property. Mr. Carpenter said this can be held by a 3rd party non-profit organization or the Town; the estimated cost to involve a 3rd party consultant is between \$50k and \$60k. A decision about obtaining this restriction requires cooperation among the CPC, the HC, and the Town, and will be needed by mid-January.

7. Status of 57 Shipyard Lane. Tony Kelso informed the Commission by email that the ZBA has issued its written decision on the property and the required 20 waiting period for anyone to appeal this decision will end December 27. Deconstruction work on the historic section of the house is scheduled to begin January 3, 2022, weather permitting.

8. CPC Update. The Town is moving ahead to close its purchase of the Pink family bogs that was agreed on at the November special ATM. The CPC continues to be involved with obtaining the historic preservation restriction on 761 Temple St. (see # 6 above).

7. Local Historic District Commission. Meets again December 16. The commission is reportedly working to present another district to the ATM in March. The LHDC has a liaison person assigned to work with the Duxbury Rural and Historical Society, and it was suggested the Historical Commission should have a similar relationship with the DRHS. Mr. Mayo volunteered to be that liaison person.

8. MHC Online Workshops. The Chair again encouraged commissioners to attend workshops scheduled for Spring 2022 as time and interest allows. Mr. Burns will share slides from a recent workshop he attended with other commissioners.

9. FY 2022 Initiatives. There was a limited discussion about initiatives agreed on at the previous meeting. No new initiatives were added to the list.

11. Motion to Adjourn. Made and seconded at 7:47 PM. Passed 6-0.

New Materials Received:

1. Complete demolition delay application for 41 Mayflower Ave. dated Dec. 14, 2021
2. Complete demolition delay application for 205 Chestnut Street dated Dec. 7, 2021
3. Email from Town Historian Tony Kelso dated Dec. 15, 2021 re: 57 Shipyard Lane.

Minutes Prepared and Submitted by Arthur B. Evans, Clerk