

Present: Robert C. (Terry) Vose, Chair, R.Tag Carpenter, Vice-Chair, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen., and Nicole Walters. Mark Barry was absent.

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

Chairman Vose called the meeting to order at 7:06 PM.

1. **Open Forum.**
 - a. Mr.Vose thanked Mr.Barry for preparing the annual report of the Commission.
 - b. Concern was expressed about work being done by the Yacht Club on part of the Duxborough Trail leading to the original Alden House; item to be added to the agenda for the next meeting.
 - c. Commissioners wanted to know when revisions to the bylaw approved at the ATM take effect.
2. **Minutes.** Discussion of the minutes of the March 6, 2019 meeting deferred to the next meeting.
3. **Pending Demolition Application.** *286 Marshall Street, Standish House Hotel South Wing, ca. 1872. Six month delay imposed Sept. 19, 2018; expires March 19, 2019.*
No discussion.
4. **Public Hearing:** *308 Summer Street, ca. 1887, Total Demolition.*
Mr. Vose opened the public hearing. It was questioned if this application was subject to the old bylaw or the revised version approved at Town Meeting March 9. A motion that the previous version should apply because the application was submitted before the ATM passed by a 6-0 vote. Two abutters were present along with the applicant, Pete Delprete. One abutter was concerned about vermin on the site, and asked what the developer planned to do about this if the house is demolished. The other questioned the nature of the development to be built. Based on information provided by Tony Kelso, Town Historian, it appears the house is older than listed on the application, and may be ca. 1838 rather than 1887. It is also likely the front section of the house was moved to its present location from further back on the site about that time. Mr. Delprete assured the commission that he plans to salvage as much material as possible from the house for use in other projects. There was a mixed reaction to the application: while it is a neglected structure, its demolition would contribute to the changing semi-rural nature of this part of Duxbury. A vote will be taken at the next scheduled meeting of the Commission on April 3, 2019. Mr. Vose then closed the public hearing.
5. **Recap of Articles presented at Town Meeting.**
Two Articles sponsored by the Planning Board related to the Demolition Delay Bylaw were approved at the Town Meeting: Article 25 that deals with the transferability clause in Section 609.3, and Article 26 that extends the demolition delay period from six (6) to twelve (12) months. Revisions to the DHC's Rules & Regulations and other forms will be prepared by the clerk and circulated to commissioners for consideration at the next meeting.
7. **CPC Update.** The six articles numbered 30 through 37 sponsored by the CPC that were presented at Town Meeting all passed.
8. **Local Historic District Update.** No new information.
9. **Motion to Adjourn.** Made and seconded at 8:42pm; approved 6-0.

Minutes prepared and submitted by Arthur B. Evans, Clerk

