

Minutes: September 4, 2019

Present: R.Tag Carpenter, Vice-Chair, Michael Cole, Arthur Evans, Sheila Lynch-Benttinen, Ed Mayo and Nicole Walters. Robert C. (Terry) Vose, Chair, was absent. (Ms. Walters had to leave the meeting at 8 PM)

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

Vice-Chairman Carpenter called the meeting to order at 7:03 PM.

1. Open Forum. Nothing discussed.

2. Minutes. Minutes of the August 21 meeting were approved by a 6-0 vote.

3. Public Hearing. *208 Myrtle Street, ca.1850, Joel Peterson House, Complete Demolition.*

Mr. Carpenter opened the public hearing. The owner and contractor were present, but no abutters. According to the contractor, only the house will be demolished and parts from it will be used in restoring the barn. He noted the house has not been lived in for two years, is in disrepair, not sound structurally, and needs at least a new foundation, new windows, and new siding. Further, because the house sits on a rise, it is not possible to lift and move it to pour a new foundation. Commissioners expressed their concern about the special design of the house and noted efforts of the previous owner to maintain it by adding a new roof. They thanked the participants for their input and promised a determination on or before the September 18 due date. A motion to close the public hearing passed 6-0.

4. New Demolition Delay Applications.

a. *761 Temple Street, Isaac Simmons House, ca. 1696, complete demolition.*

Application dated August 19 received from present owner, Nathan Harrington, to demolish the house and attached shed and garage. Twenty-two members of the public were in attendance, many from a citizen's group called Preserving Duxbury opposed to development of this property. Neither Mr. Harrington nor his representative were present. As noted in the 21 August DHC minutes, the property is under a purchase and sale agreement with Banner Construction Co. of Wayland, and according to the demolition application, demolition is part of that agreement. Jonathan Buchanan, principal of Banner Construction is on record saying he would like to preserve the house and does not intend to demolish it. Commissioners were again confused by conflicting information – a demolition application from the present owner and an expressed desire to preserve the house from the buyer – and sought clarification from either Mr. Harrington, his representative, or both. Because the DHC is not required to act on this application for thirty (30) working days of its receipt, a motion was made and seconded to postpone consideration of it until the next regularly scheduled DHC meeting Sept. 18. Mr. Harrington and/or his representative will be formally invited to attend. Passed 6-0.

b. *766 Temple Street, complete demolition of front building.* Application dated August 7, 2019, walkaround completed August 27. Structural integrity was listed as being compromised by the Building Inspector in a letter dated April 29. A developer wants to combine the property into a larger parcel for a 40B development; residents, concerned this historically rural part of Duxbury is suddenly endangered by overdevelopment, expressed similar opposition to this as they did to development at 761 Temple Street. The Conservation Commission, which must consider the proposal, has hired a consultant to evaluate the properties included in the package. Re: the front building at 766 Temple Street, it was moved and seconded this was not a regulated structure that met the criteria of the demo delay bylaw. Passed 5-1.

c. *9 Elder Brewster Road.* Deferred at request of the owner to the Sept.18 meeting.

5. Demolition Delay in Effect.

a. *308 Summer Street, complete demolition.* Delay expires October 6, 2019. No new information was reported. Little work has been done on the site.

6. New Commissioner. Ed Mayo was welcomed to the Commission, replacing Mark Barry.

7. Review of Duxbury History on the DHC Website

The draft of a new history of the Town has been reviewed by the Town Historian. Its author is considering revisions, but has set the project aside for the summer. The history of the Town in the *Envision Duxbury* document might also be suitable for the website; authorship of this needs to be determined.

8. Revision of DHC's Rules and Regulations.

Because the original Rules and Regulations were reviewed by the Town Manager when first drawn up in 2016, the revised version that was agreed on at the August 21 DHC meeting needs to be submitted to that office as well. The Clerk will follow up on this.

9. Envision Duxbury. The Commission must submit comments to the draft document prepared by Envision Duxbury by the end of September. Suggestions for revision to a draft letter prepared by Ms. Lynch-Benttinen were discussed, including omission of the list of first period houses that appeared in the June draft, but left out of the current one. Ms. Lynch-Benttinen will revise her letter and circulate to the DHC.

10. CPC Update. Nothing new reported.

11. Local Historic District Update. Nothing new reported.

12. Motion to Adjourn. Made and seconded at 8:26 PM; approved 5-0.

Minutes prepared and submitted by Arthur B. Evans, Clerk

