

Minutes: January 5, 2022

Present: Tag Carpenter, Chair, Chris Andrew, Andrew Burns, Arthur Evans, Sheila Lynch-Benttinen, and Ed Mayo. 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 7:07 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.15, 2021 meeting were approved by a 6-0 vote.
3. **761 Temple Street, Issac Simmons Farm: Preservation Restriction Discussion.** The Chair reviewed the status of the Harrington Property Committee’s discussions regarding placement of a permanent preservation restriction (PR) on the property that is required by Massachusetts CPA regulations. The Historical Commission has been designated as the authority for the restriction. The Chair asked commissioners for their thoughts on two concerns: 1) a set of historic preservation criteria, and 2) their recommendation on proceeding either with a PR held by the Town, or one held by a third party.

A lengthy discussion followed. Ms. Lynch-Benttinen provided an overview of the history of the property, its purchase by the Town, and the present situation regarding it. The Town owns the house and its adjoining buildings, the Conservation Commission has jurisdiction over the pasture, and three lots on Laurel Street have been assigned to the Affordable Housing Trust. The Town wants to sell the house as it is and is not currently making repairs on it. One thought put forward was the property should be placed in a Local Historic District – a move already underway – with the LHDC responsible for overseeing any preservation restriction put on it. A second was to involve a third party, such as Historic New England that specializes in preservation restrictions and has the staff and expertise to prepare and monitor them. A separate conservation restriction (CR) was suggested for the pasture that would be administered by the Conservation Commission.

The Chair asked two questions: 1) should the Town take responsibility for setting the preservation restriction, and 2) what could be protected and what should be protected by such a restriction/easement? After more discussion a simple vote was taken on a motion to keep the process simple, strong, enforceable, and quick by recommending that the Town engage either its own attorneys or an outside attorney such as Bob Galvin to prepare a preservation easement that would be held by the Town and enforced by the LHDC. Ms. Lynch-Benttinen offered to contact attorney Galvin about his interest in this.

Passed 4-2. A separate vote on whether the Commission would support asking Historic New England for their advice and recommendations passed 5-1. The “nay” vote objected because involving Historic New England would require presenting an article to the ATM in March asking for \$50k to \$60k to support their work. The Commission will reach out to both Attorney Galvin and Historic New England.

4. Status of 57 Shipyard Lane. Michael Burry and his students from the North Bennett School have been on site “flaking” the 1795 portion of this house for relocation to Tony Kelso’s property on Standish St. Commissioner Lynch-Bentinnen is taking daily photographs of their work for the record.

5. CPC Update. Mention was made that the owner of cranberry bogs on Mayflower Street wants to sell the property. The Conservation Commission is said to be in discussions with him.

6. LHDC. The Affordable Housing Trust is considering options about how best to assign the properties on Laurel Street they acquired in the sale and division of the 761 Temple Street property.

7. Motion to Adjourn. Made and seconded at 8:38 PM. Passed 6-0.

New Materials Received:

None

Minutes Prepared and Submitted by Arthur B. Evans, Clerk