

Present: Robert C. (Terry) Vose III, Chair, R.Tag Carpenter, Vice-Chair, Mark Barry, Molly Curtin, Arthur Evans, and Nicole Walters. David Amory was absent.

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

Chairman Vose called the meeting to order at 6:43PM.

1. **Open Forum.** Mr. Vose reported that 62 Cove Street was recently demolished. A demoliton delay placed on it in Oct. 2006 had expired, but, according to an email from Valerie Massard, Planning Director, the Building Permit Application was properly renewed since then and still active.
2. **Minutes.** Two typos in the minutes of the November 8, 2017 meeting were noted and corrected; the minutes were then unanimously approved.
3. **Demoliton Delays in Effect.**
 - a. *6 Powder Point Ave. Expires Jan. 26, 2018.* Nothing new to report.
4. **New Demolition Applications**
 - a. *113 Tremont Street, Complete demolition.* Mr. Carpenter sent an email after the Nov. 8 meeting noting that the procedure followed at that meeting for allowing the Chair to cast a deciding vote was in error. Such a move requires a motion, which was not done. Discussion of the application was reopened. A motion was made and seconded that the property did not meet the criteria of a regulated building outlined in the bylaw, so the application should be approved. Not all commissioners agreed, noting the building is a good example of a type of vernacular architecture not often found in Duxbury, has a significant character, and is one of the first structures located on a gateway to the Town as one approaches it coming north on Tremont Street from Kingston. Vincenzo Giambertone, architect representing the new owner, Dr. Christine Hamori was present and sympathized with this point of view, but said the structure had been significantly altered by additions over the years so that its character had been eroded and restoration was no longer a viable option. The motion carried by a 4-2 vote.
 - b. *29 Winthrop Avenue, Complete Demolition, date not known.* In a letter dated November 8, 2017 from James E. Dowd, Local Building Inspector, to the owner, the structure was deemed to be unsafe and its demolition ordered.
6. **Adjournment.** Moved and seconded to adjourn the meeting at 7:10PM. Passed 6-0.

New Materials Received:

1. Complete Demolition Application dated Oct. 24 for 113 Tremont Street.
2. Letter dated Nov. 8, 2017 from James E. Dowd, Local Building Inspector, to William R. Caruso re: 29 Winthrop Ave.
3. Email dated Nov. 8 from Tag Carpenter to Terry Vose.
4. Email dated Nov. 15 from Valerie Massard to Kathy Palmer re: Cove Street demolition.

Minutes prepared and submitted by Arthur B. Evans, Clerk