

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

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

Chairman Vose called the meeting to order at 7:05PM.

**1. Open Forum.** Several items were discussed:

- Mr. Amory presented two recent articles from the *Boston Globe*: one published 11/19/2017 re: the sale of Plymouth's Hillside House, and the other published 11/16/2017 re: the proposed development of Sea Captain's Row in Hyannis. He also called attention to a new website called Archipedia New England (ANE).
- Re: the proposed transferability clause in bylaw #609. A clause in Medfield's bylaws was noted as a good example of what a transferability should contain. Re: the demolition delay period, it was noted Milton recently extended it this from 9 to 24 months. Mr. Barry posted a notice last year to communities on the MHC's list of towns with demolition delay bylaws asking if their bylaws included a transferability clause.
- The BOS approved a new \$25 fee for the review of Demolition Delay Applications.
- The carriage house at 38 Standish Street was declared condemned by the Building Inspector before the DHC received the Demolition Delay Application.

**2. Minutes.** Minutes of the November 15, 2017 meeting were approved by a 6-0 vote.

**3. Demolition Delays in Effect.**

a. *6 Powder Point Ave. Expires Jan. 26, 2018.* Nothing new to report.

**4. Demolition of 62 Cove Street**

The recent demolition of this house was considered a perfect example of the need for a transferability clause in the bylaw. A demolition delay imposed in 2006 was allowed to expire; no action was taken and the property changed hands in 2011. After considering alternatives the new owners decided demolition was their only option without further contact or notice needed with the DHC. Mr. Vose will write to the Building Commissioner expressing concern about this lack of communication.

**5. Preservation of 397 and 405 Washington Street.** As noted at the Nov. 8 DHC meeting, Mr. Vose will write to the new owners to express the Commission's concern

about the significance of these two houses and other historic structures on the property, and to offer the Commission's assistance in preserving them.

6. **CPC Update.** Eleven CPC articles proposed for the Town Warrant have been approved. It was suggested that Holly Morris, Chair of the CPC, be invited to a future DHC meeting to discuss items of mutual interest to the two commissions.
7. **Local Historic District Update.** Nine new local historic districts will be proposed at the Town Meeting in March 2018. A possible joint meeting of various groups concerned with historic preservation was discussed, including the LHDC, DHC, DRHS, CPC, the Design Review Board, Tony Kelso, Town Historian, Monty Healy, local author, and representative(s) from the 2020 committee. The Library was mentioned as a possible venue for such a meeting.
8. **Planning Board Workshop.** In an email Dec. 6, 2017, Rene Read, Town Manager said he was completing work on a draft of the Town Warrant and wanted input regarding the two proposed DHC articles by Dec. 7. After some discussion Mr. Carpenter drafted a response that will be circulated to commission members and submitted to Mr. Read as requested on Dec. 7. By a vote of 6-0 it was agreed to adopt wording of Medfield's transferability clause in place of the clause agreed on at the Nov. 8 DHC meeting; the new wording is as follows:

"A decision by the Commission is made in relation to the party filing the application only, is nontransferable, and expires two years from the date of the decision. If demolition has not occurred prior to the expiration of the decision, a new application for a demolition permit must be filed prior to any subsequent demolition."

The two articles are on the agenda for discussion at a Planning Board workshop on December 13. Commissioners are asked to attend if possible.

9. **Adjournment.** Moved and seconded to adjourn the meeting at 8:54PM. Passed 6-0.

#### **New Materials Received:**

1. Article from the *Boston Globe* 11/19/2017 on Plymouth's Hillside House
2. Article from the *Boston Globe* 11/16/2017 on Sea Captain's Row in Hyannis
3. Letter dated Dec. 6, 2017 from James E. Dowd to Kerry Bagnall re: 38 Standish Street
4. Historic Structure Demolition Application dated Dec. 4, 2017 for 38 Standish St.
5. Email dated Dec. 6, 2017 from Rene Read to Messrs. Vose and Carpenter re: warrant articles.

*Minutes prepared and submitted by Arthur B. Evans, Clerk*

