

**DUXBURY HISTORICAL
COMMISSION PUBLIC HEARING
September 12, 2023**

TOWN CLERK
2023 AUG 25 AM 8:57
DUXBURY, MASS:

**COMPLETE DEMOLITION OF A HOUSE AND GARAGE
LOCATED AT
12 SAMOSET ROAD**

In accordance with the Duxbury Zoning Bylaws, Section 609.3, The Duxbury Historical Commission will hold a **PUBLIC HEARING** on **Tuesday, September 12, 2023 beginning at 7:05 p.m. in the Small Basement Meeting Room at Duxbury Town Hall, 878 Tremont Street**, at which time the Board shall consider a proposal submitted to the Commission for the **total demolition of the house and garage constructed ca. 1920 located at 12 Samoset Road, Parcel #126-997-011, owned by 12 Samoset Road LLC.**

A copy of the *Application for Structure Demolition Permit* has been filed with the Town Clerk and will be posted with the agenda on the Town Calendar at:
www.town.duxbury.ma.us.

Pursuant to Chapter 2 of the Acts of 2023, this meeting will be conducted in person and, as a courtesy, via remote means in accordance with applicable law. Please note that while an option for remote attendance and/or participation is being provided, the meeting/hearing will not be suspended or terminated if there are technological problems, unless required by law.

Zoom Video Link: <https://zoom.us> , click "Join a Meeting"
Zoom Phone Link: 1-929-436-2866
Meeting ID: 608 723 4634
Password: 230721
Public Email Access: DuxHistoricalCom@gmail.com

All residents and interested parties may attend the meeting. Any individual with a disability may request accommodation in order to participate in the public meeting and may request the application and any accompanying materials in an accessible format. Requests for accommodation to participate in the public meeting should be made at least three business days in advance by contacting the Municipal Services Department at 781-934-1100 x6002.



Town of Duxbury
 Historical Commission
HISTORIC STRUCTURE DEMOLITION APPLICATION
 Provide with Building Permit Application, if available



Owner/Applicant Information

1. Name 12 SANDOZ RD LLC
2. Address 655 SHELFORD RD, WINNETKA FL, 32093
3. Contact Telephone 617-840-5946 Email address PETE.MCNERNEY@GMAIL.COM
4. Date Original Structure Built 1920
5. Is the property in a Local Historic District? Yes No
6. Brief description of demolition work to be performed TOTAL DEMOLITION OF EXISTING HOUSE + GARAGE

7. For Partial Demolition, please attach the following:

- Letter of Intent describing work
- Assessor's record
- Photographs of all sides
- Demolition plans showing sections to be removed

8. For Total Demolition or move, attach all of the above plus a Chain of Title back to earliest deed.

✓ Signature of Owner [Signature] Date of Application 7/31/23

INITIAL DETERMINATION TO BE MADE WITHIN 30 DAYS OF COMPLETED APPLICATION

To be Completed by Historical Commission

Date of Site Visit _____

Determination:

- Total Demolition
- Historically Significant
- Demolition Delay Waived

_____ Not Regulated (no action)

_____ Regulated. Public Hearing: No Yes: Date _____

Historical Commission Action:

Signature _____ Date _____

Town of Duxbury
Historical Commission
878 Tremont St,
Duxbury Ma. 02331

7/31/23

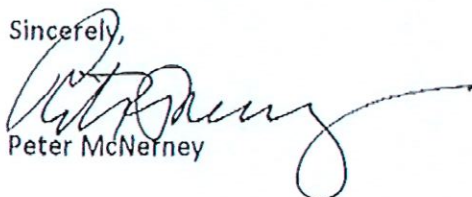


Re: 12 Samoset Rd House & Garage Demolition Letter of Intent

Dear Commission,

This request is made to completely remove the existing house and 1 car garage that are currently on site. The attached pictures show the structures to be demolished.

Sincerely,



Peter McNerney

CURRENT OWNER		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT	
Code	Description	Water	No Sewer	Dead End	Paved	Average	Average	Code	Assessed
905	SAMOSET ROAD LLC	0	0	0	0	0	0	1010	540,500
	3 SHERIDAN RD	0	0	0	0	0	0	1010	1,416,000
		SUPPLEMENTAL DATA						1010	13,700
		Alt Prcl ID	500509	Cyclical Exemption	9				
		2nd Home	T	W?					
		Tax Class	3259	Reinsp	X				
		Tot Fin Are	.978	Res Exem					
		Chapter La							
		GIS ID	F_881198_2829971	Assoc Prcl#					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		QU / VI		SALE PRICE		VC		
Year	Code	Description	Amount	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	
2022	1010	RESIDENTL	540,500	1	1,000,000		2021	1010	393,200	2020	1010	
2021	1010	RES LAND	1,416,000	1A	100		2020	1010	758,500	2019	1010	
2020	1010	RESIDENTL	13,700				2019	1010	13,700	2018	1010	
Total			1,748,800				Total			1,165,400	Total	1,970,200

EXEMPTIONS		OTHER ASSESSMENTS	
Code	Description	Amount	Comm Int
		0.00	

ASSESSING NEIGHBORHOOD	
Nbhd	Nbhd Name
0100	B
	Tracing

BUILDING PERMIT RECORD		VISIT / CHANGE HISTORY	
Permit Id	Issue Date	Insp Date	% Comp
19-284	11-01-2019	12-10-2019	100
19-235	08-23-2019	03-03-2020	100
27	04-12-1988		100

LAND LINE VALUATION SECTION		LAND VALUATION SECTION	
Use Code	Description	Zone	Land Type
1010	Single Family	RC	Primary
1010	Single Family	RC	Residual

Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value				
1010	Single Family	RC	Primary	40,000	9.10	1.00000	5	1.00	0100	3.867		1.0000	35.19	1,407,600				
1010	Single Family	RC	Residual	0.060	36,400.00	1.00000	5	1.00	0100	3.867		1.0000	140,758.8	8,400				
Total Card Land Units													0.98	AC	Parcel Total Land Area	0.98	Total Land Value	1,416,000

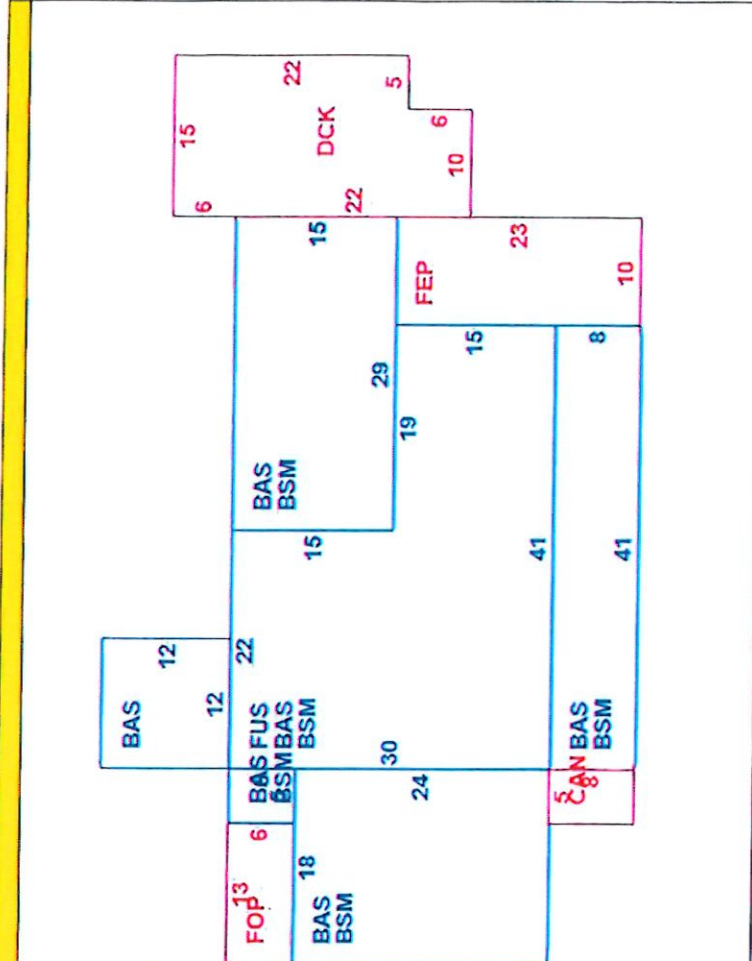
This signature acknowledges a visit by a Data Collector or Assessor
 APPRAISED VALUE SUMMARY
 Appraised Bldg. Value (Card) 540,500
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 13,700
 Appraised Land Value (Bldg) 1,416,000
 Special Land Value 0
 Total Appraised Parcel Value 1,970,200
 Valuation Method C

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
06	Conventional	Bsmt Area	2170
01	Residential	Bsmt Type	04
08	Excellent	Unfin Area	0.00
2			Full
1	Wood Shingle	CONDO DATA	
14		Parcel Id	C
03	Gable	Adjust Type	Code
03	Asphalt	Condo Fir	Description
05	Drywall	Condo Unit	Factor%
12	Hardwood	COST / MARKET VALUATION	

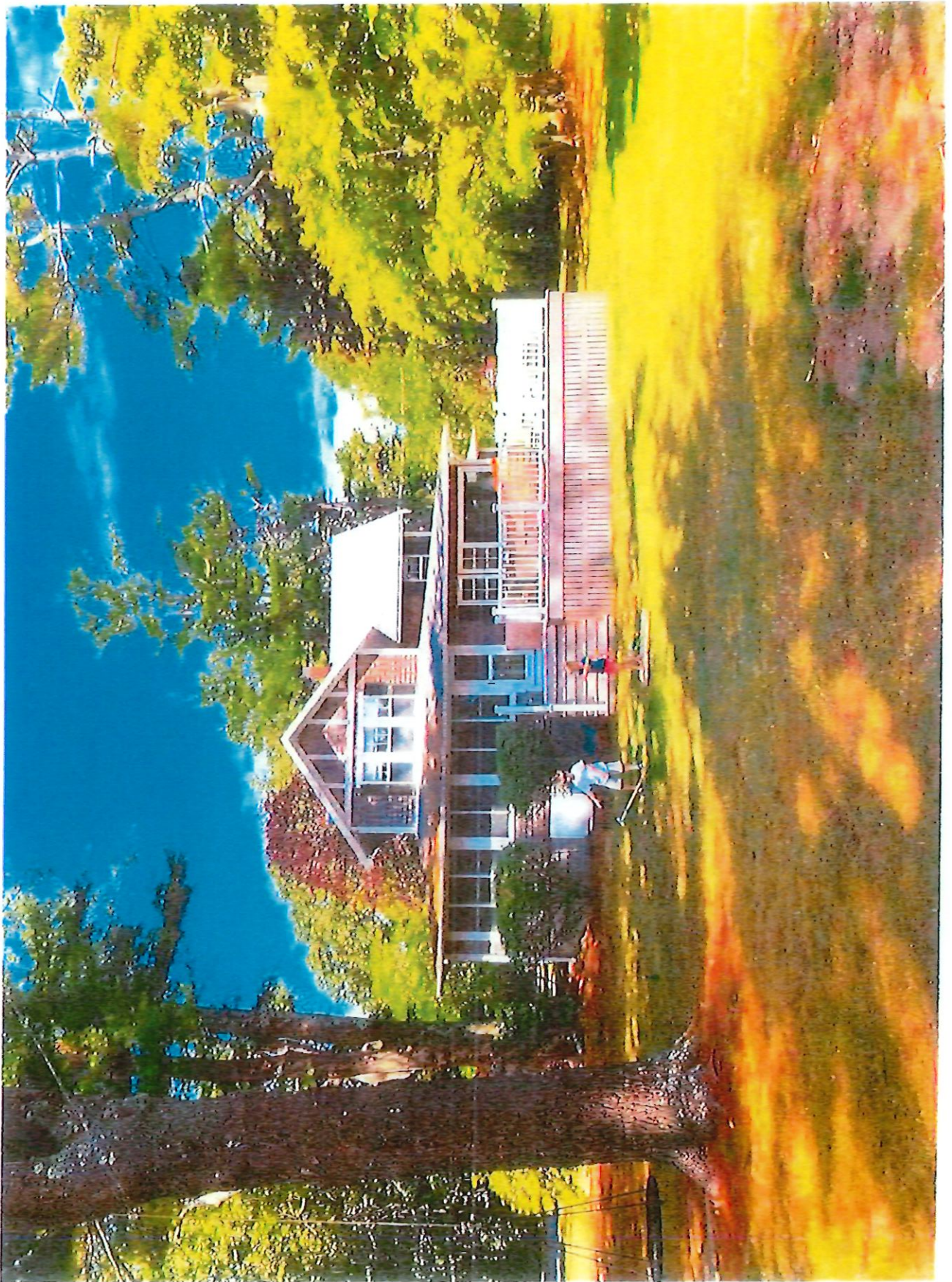
Net Other Adj	696,236
Replace Cost	65,013
Year Built	761,248
Effective Year Built	1920
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	71
Percent Good	540,500
Cns Sect Rchld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Grade Adj.	Appr. Value
21	Garage - 1 Sto	L	440	40.00	1980	A	70	70	C	1.00	12,300
21	Shed	L	144	14.00	1980	A	70	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eiff Area	Unit Cost	Undeprec Value	
S	First Floor	2,314	2,314	2,314	179.17	414,588	
M	Basement	0	2,170	434	35.83	77,758	
N	Canopy	0	40	4	17.92	717	
K	Deck	0	390	39	17.92	6,987	
S	Finished Enclosed Porch	0	230	138	107.50	24,725	
S	Open Porch	0	78	12	27.56	2,150	
S	Finished Upper Story	945	945	945	179.17	169,311	
T11 Gross Liv / Lease Area					3,259	6,167	3,886
						696,236	

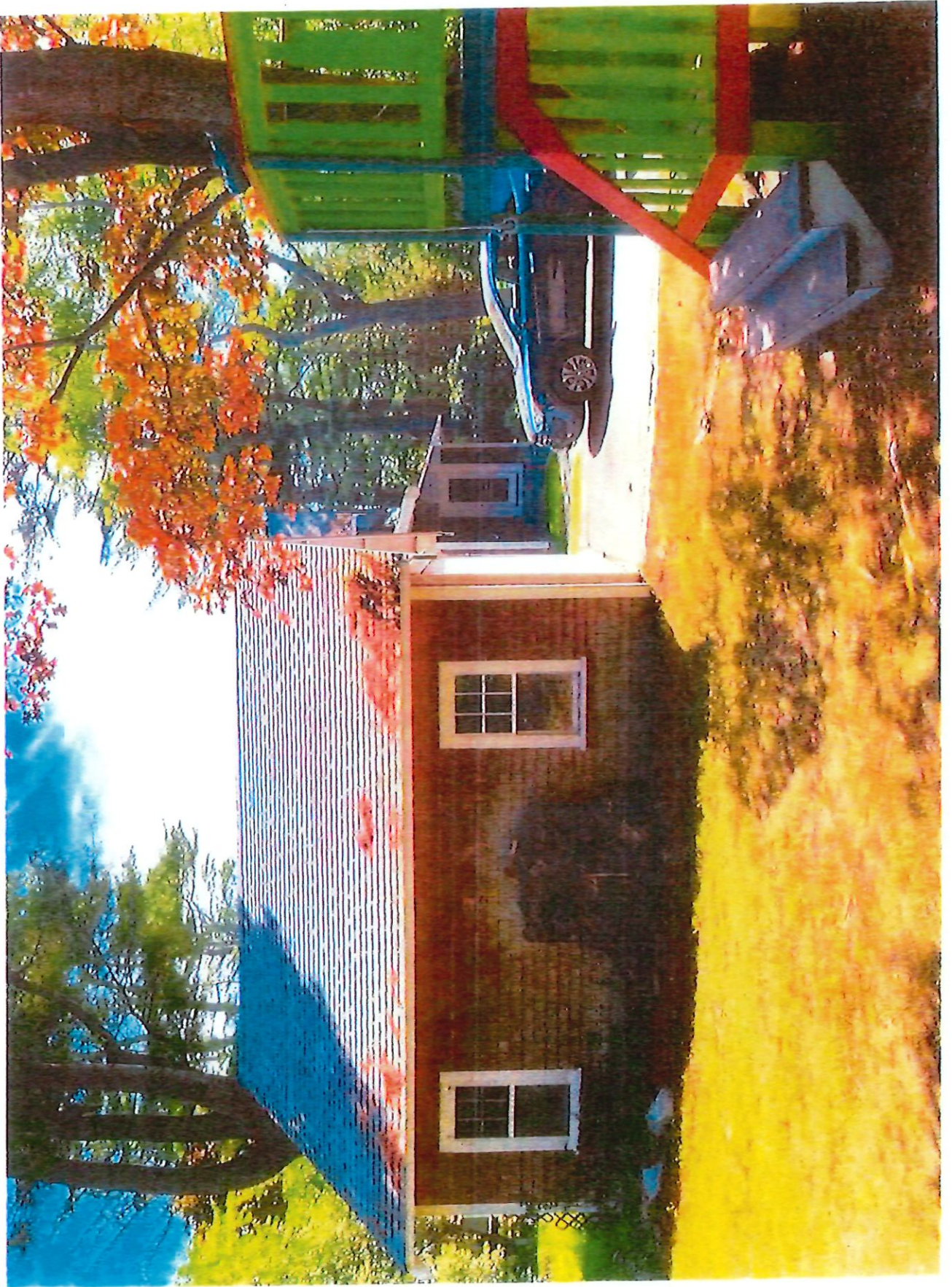


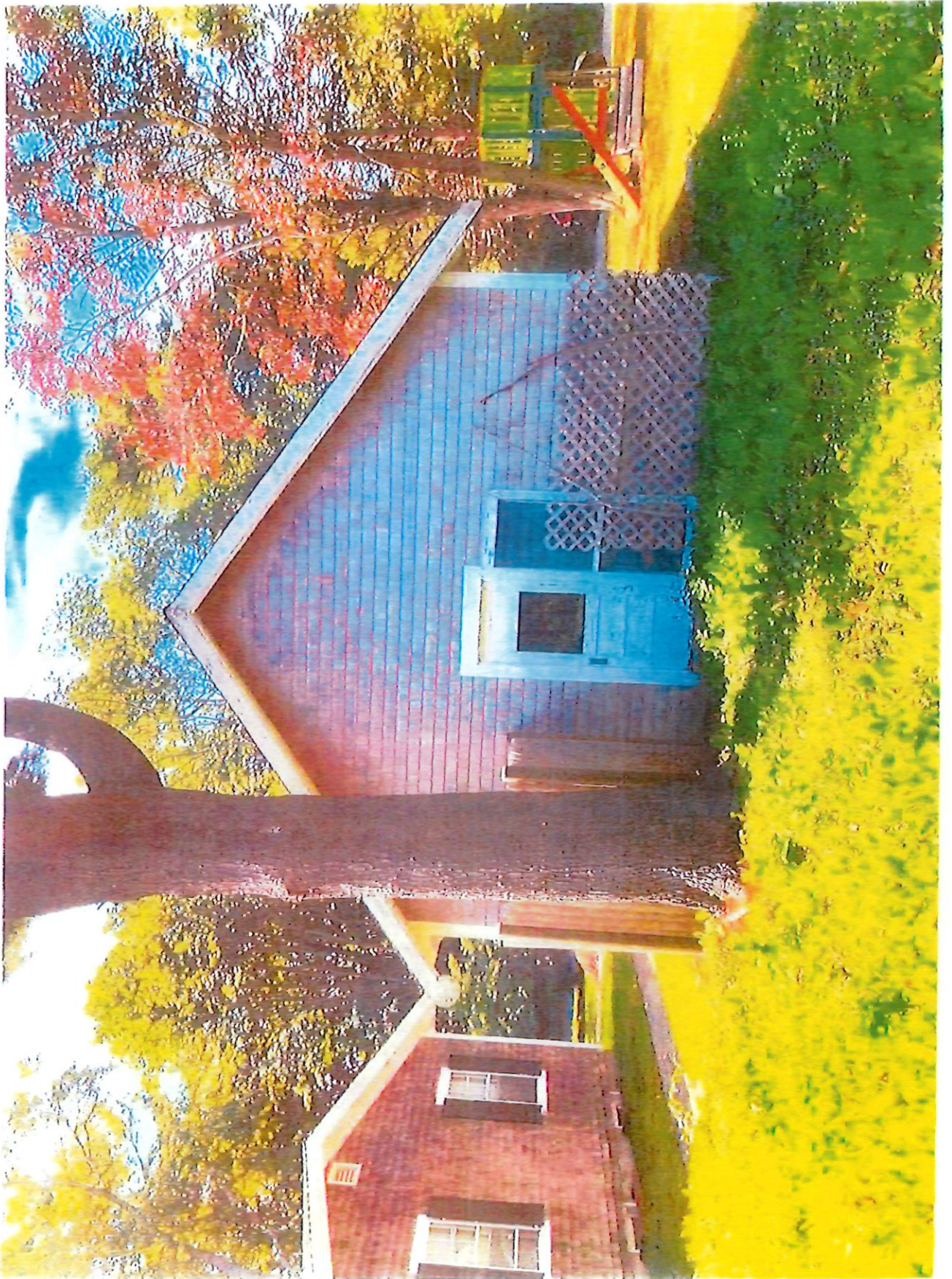


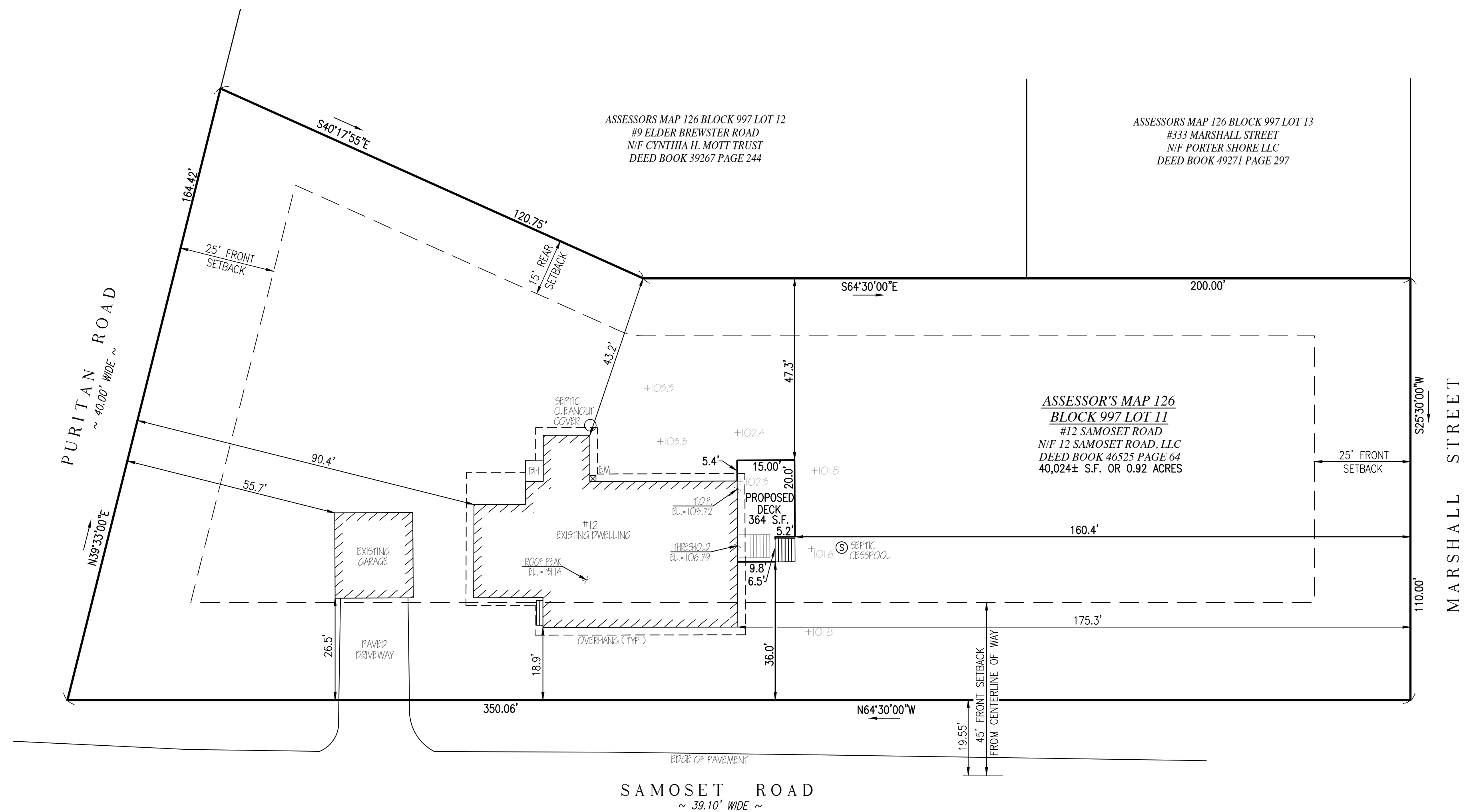
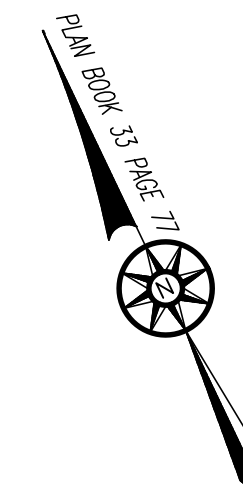
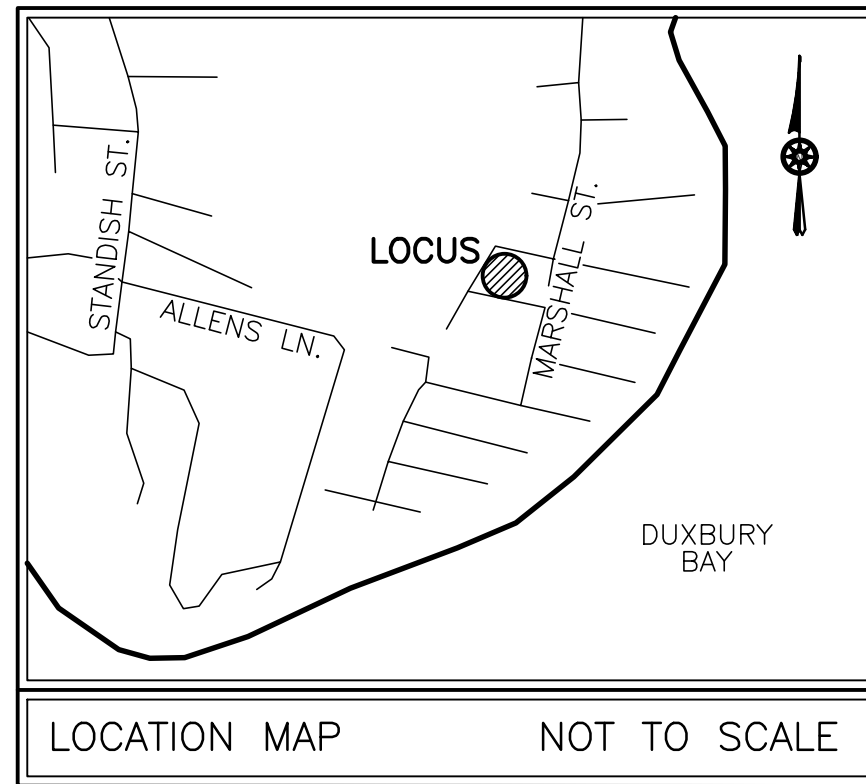








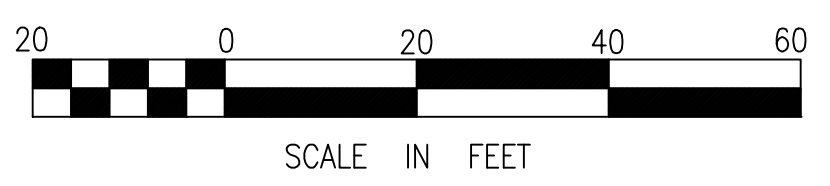




RECORD OWNER:
 ASSESSORS MAP 126 BLOCK 997 LOT 11
 12 SAMOSET ROAD
 12 SAMOSET ROAD, LLC
 655 SHERIDAN ROAD
 WINNETTA, IL 60093
 DEED BOOK 46525 PAGE 64

- NOTES:**
- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF DUXBURY ASSESSORS DEPARTMENT.
 - TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS ON JUNE 17, 2019.
 - ELEVATIONS SHOWN HEREON REFERENCE AN ASSUMED DATUM.
 - SUBJECT SITE IS IN THE "RESIDENTIAL COMPATIBILITY DISTRICT (RC)" AS DEPICTED ON THE TOWN OF DUXBURY ZONING MAP.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0243K, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 4, 2016, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.



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REVISIONS	

DRAFT

DRAWN BY: BKL
 DESIGNED BY:
 CHECKED BY: SMB

Merrill
 Engineers and Land Surveyors
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
 26 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
 WWW.MERRILLINC.COM

CERTIFIED PLOT PLAN
 # 12 SAMOSET ROAD
 DUXBURY, MASSACHUSETTS
 PREPARED FOR: PETER MCNERNEY
 655 SHERIDAN ROAD
 WINNETTA, IL 60093

JUNE 17, 2019
 SCALE: 1"=20'
 JOB No. 19-152
 LATEST REVISION: