

Present: Robert C. (Terry) Vose, Chair, R. Tag Carpenter, Vice-Chair, Mark Barry, Molly Curtin, Arthur Evans, and Nicole Walters. David Amory was absent. Town Manager Rene Read, Town Planning Director Valerie Massard, and David Mittell of the Duxbury Clipper were also present.

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

Chairman Vose called the meeting to order at 7:02PM.

1. Open Forum.

Mr. Evans reported that the survey of 326 Powder Point Ave. prepared by Ms. Wendy Frontiero of the MHC and previously submitted only in disc form totaled 104 pages of text, illustrations and diagrams. Mr. Vose will have the document printed at Town Hall so a hard copy can be distributed and discussed at the next meeting.

Two historic homes were moved in the past week: 287 Powder Point Ave. to a new location on the same lot, and 195 Standish Street to 279 Standish St.

2. Minutes. Minutes of the August 3, 2016 meeting were unanimously approved.

3. New Demolition Applications

- a. 44 Duck Hill Road. *Edward Gray House. Total Demolition of Garage.* The application lacked a cover letter and was incomplete. A motion to do a site visit and request a cover letter failed; a second motion that based on the material available, the structure does not meet the criteria of the Bylaw, was made and passed by a unanimous vote.
- b. 33 Marginal Road. A site visit was tentatively scheduled for Friday, August 18, 2016 at 5:00PM

4. Debriefings of Meetings with Town Officials

A comments log prepared by Vice chair Carpenter titled "Comments To Historical Commission on Draft Procedures" that summarized his meetings with Valerie Massard, Town Planner and Scott Lambiase, Director of Inspectional Services was the basis for a lengthy discussion of the drafts of the new Historic Structure Demolition Application, Instructions for the Historic Structure Demolition Application, and DHC Rules and Regulations. Ms. Massard gave the reasons behind her comments and suggestions, which were supported and amplified by Mr. Read. The discussion provided clarification on various issues and offered perspective on the difficulties presented to Town government by boards and commissions with overlapping duties. Nine comments that were received on August 10 after the last DHC meeting were discussed in detail. Decisions were made regarding these and entered into the comments log.

Documentation for the Demolition Bylaw

The two parts of this were discussed: a revised Historic Structure Demolition Application, and a new set of instructions for completing the Application, labeled “An Applicant’s Guide to the Historic Structure Demolition Application.” Ms. Massard offered comments and suggestions for how these documents, along with the new Duxbury Historical Commission Rules and Regulations, need to be presented to the Town. She questioned if it was worth spending time on the Rules and Regulations now, when the focus of the Commission should be on the revised Demolition Bylaw to be included in the Warrant for the 2017 Town meeting. She recognized that it was the desire of the Commission to have a set of Rules and Regulations in place, she encouraged a public hearing on them to be scheduled for October and advertised in September.

The discussion then focused on the need for careful planning of articles to be included in the 2017 Town meeting Warrant. Eleven zoning articles are currently proposed, including one about the Batelle Institute property that is expected to dominate the meeting. Ms. Massard said a “working session” of the Historical Commission’s proposed bylaw revision was on the agenda of the Planning Board for August 24, 2016 as part of its public outreach of the zoning amendment review process.

Ms. Massard had previously reviewed the proposed revisions to the Demolition Delay Bylaw and provided a redlined markup of it to DHC members. She noted the proposed changes were separated into two parts: administrative and policy. In her view the policy changes offered the biggest challenge to passage of a revised bylaw at Town meeting, and she offered three alternatives in presenting them for the Commission to consider:

- Keep the policy provisions of the present bylaw, but present revisions to clean up procedures and administrative matters and institute the new timeline;
- Present the complete revised bylaw, noting changes from the current bylaw.
- Present the revised bylaw as a series of up to four questions to isolate administrative and procedural changes, address the extension of the demolition delay from 6 to 12 months, address the issue of transferability, and to address the proposed 2-year no building permit penalty for violations.

A fourth alternative of keeping the current bylaw as is except for proposing to extend the delay period from 6 to 12 months was briefly discussed and dismissed.

Before leaving the meeting, Ms. Massard encouraged the Commission to apply to the CPC for funds to do a comprehensive inventory of historic homes in Duxbury. At present there are several different groups in Duxbury all working on historic preservation, and these efforts could be coordinated for a better result. It was the Commission’s consensus that coordination would be helpful and Ms. Massard said she planned to work with the various groups to help this to occur.

5. Draft DHC Rules and Regulations.

A motion to incorporate revisions to the Rules and Regulations, Instructions, and Application that were discussed at the meeting, and then to present them at a public hearing passed unanimously. Assignments for making these revisions are: Rules & Regulations – Ms. Curtin, Instructions – Mr. Evans, and and the Application. Form – Mr. Carpenter.

6. Adjournment. The meeting was adjourned by unanimous vote at 9:10PM.

New Materials Received:

1. An Applicant's Guide to Duxbury's Historic Structure Demolition Application, ABE Draft #3 8/17/16.
2. Town of Duxbury Historical Commission Rules and Regulations, August 11, 2016
3. Comments to Historical Commission on Draft Procedures received 2016-08-10.

Minutes prepared and submitted by Arthur B. Evans, Clerk