

Present: R. Tag Carpenter, Vice-Chair, David Amory, Mark Barry, Molly Curtin, Arthur Evans, and Nicole Walters. Robert C. Vose, Chair was absent. Town resident James Lampert of 104 Washington Street was also present.

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

Vice Chairman Carpenter called the meeting to order at 7:03PM.

1. Open Forum.

The printout of the survey of 326 Powder Point Ave. prepared by Ms. Wendy Frontiero of the MHC was not available because of Mr. Vose's absence.

Attention was called to an ad in the August 31 issue of the *Duxbury Clipper* for a new 5,560 sq. ft. house to be constructed at 195 Standish Street that will replace the historic cape previously on the lot and recently moved to a new location on Standish Street. This led to a discussion of the many large new homes being built in Duxbury, sometimes referred to as "starter castles," and the restrictions, if any, that are in place regarding them.

2. Minutes. Minutes of the August 17, 2016 meeting were unanimously approved as amended at the meeting.

3. New Demolition Applications

- a. 33 Marginal Road. Complete demolition. A site visit was conducted Aug. 30 but the application is still not complete. Discussion deferred to a later meeting.
- b. Barn at 125 St. George Street. Complete demolition. Site visit conducted Aug. 30. Application is complete, and by agreement with the owner, the item will be on the agenda at the next regular DHC meeting on Sept. 7.

4. Revisions to the Demolition Delay Bylaw.

The primary purpose of this meeting was for it to serve as the first in a series of public forums at which the proposed revisions to the Demolition Delay Bylaw would be considered. This followed a discussion of the Bylaw at a "working session" of the Planning Board on August 24. Town resident James Lampert, a retired attorney active in Town affairs and former Chair of the Zoning Board was at that meeting was present this evening to discuss the proposed revisions. He distributed a five page memo dated August 3, 2016 titled "Proposed Amendments to Article 600" to Commission members that outlined his concerns about it.

Mr. Lampert explained his views had two parts: technical concerns, and policy questions that are likely to be raised at Town meeting. The technical concerns dealt with questions of clarification

of terms and definitions, and referred to specific sections in the revised bylaw; the policy questions were about substantive changes to the bylaw, such as the addition of a clause about the transferability of an application and the extension of the demolition delay period from six to twelve months. The balance of the meeting was spent going over these concerns item by item with a sometimes lengthy discussion of each. Some concerns had been previously considered by the Commission, while others were new; in each case the discussion served to highlight parts of the proposed Bylaw revision that need further consideration and possible reworking. Members of the Commission thanked Mr. Lampert for his effort and interest in helping to improve the Bylaw in preparation of its presentation at the March 2017 Town meeting.

5. Adjournment. The meeting was adjourned by unanimous vote at 9:05PM.

New Materials Received:

1. Application for Structure Demolition Permit for the barn at 125 St. George Street dated August 23, 2016.
2. Memo to the Historical Commission from Jim Lampert titled "Proposed Amendments to Article 600" dated August 31, 2016.

Minutes prepared and submitted by Arthur B. Evans, Clerk