

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

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

Chairman Vose called the meeting to order at 7:04PM.

1. Open Forum.

The new owners of 106 Powder Point Ave. want to relocate the barn on their property. A building permit and demolition application, if needed, will be considered at a future meeting.

The Local Historic District Commission has 44 Stetson Pl. under consideration. It is one of four buildings of a similar style in that area.

Commissioner Curtin volunteered to work with Ms. Luci Scott of the Berrybrook School Board to prepare an application for the Luther Sampson workshop at the school to be listed on the National Register of Historic Places.

2. Minutes. Minutes of the August 31, 2016 meeting were unanimously approved.

3. New Demolition Applications

- a. 33 Marginal Road. *Complete demolition*. The Commission has not yet received a complete application for this building. A site visit was conducted Aug. 30; discussion deferred to a later meeting.
- b. Barn at 125 St. George Street. *George Winslow House, ca. 1824. Complete demolition of barn*. Site visit conducted Aug. 30. Although this barn is of a significant style, it has been severely compromised by additions and neglect over time. A motion that the bylaw should not apply and a building permit issued passed by a 6-1 vote.

4. Review current drafts of DHC Rules and Regulations, Historic Structure Demolition Application and Instructions for Completing the Application

The Commission had been previously advised by the Planning Director that it must hold a public hearing on any proposed rules and regulations before they can be put in place. A Legal Notice was placed in the *Clipper* Sept. 7 for such a hearing to be held at the Sept. 21 DHC meeting. In an email dated Sept. 7, 2016, the Planning Director noted that Town Counsel had yet to comment on this document, and said the application and instructions also needed to be submitted to Town staff. These materials are also to be available for public review at the Town Clerk's Office, online, and in the Planning Office. The current versions of each of these documents are as follows:

Rules and Regulations: Version dated August 24, 2016 from Ms. Curtin
Application: Undated, but thought to be Aug. 23 from Mr. Carpenter
Instructions: ABE Draft #3 8/17/2016, RTC Revised Aug. 23.

At the meeting, Mr. Carpenter sent electronic copies of these documents to Susan Kelley, Town Clerk for posting. The Planning Board will consider them on a date yet to be scheduled in October.

Mr. Amory noted that the newly formed DCA has 3 working groups focussing on a number of issues including the zoning bylaw, sea-level rise, and historic preservation, for which Mr. Amory is leading an effort to raise awareness of its importance in collaboration with the Town and in sync with the DHC's proposed bylaw going before Town Meeting in 2017.

5. Proposed Demolition Bylaw Revision

There was a wide ranging discussion about the proposed new bylaw and the need to hold public hearings on it before submitting a final version to the Planning Board. It was agreed to schedule a special meeting of the Commission on Sept. 14 to consider revisions and the comments of Mr. James Lampert that were received at the Aug. 31 DHC meeting; it was also noted that the topic of Bylaw revision is a standard item on the DHC agenda, so anyone interested in commenting on it would know it is open for discussion at any regularly scheduled DHC meeting. The current draft of the bylaw under consideration is the document distributed by the Planning Director at the meeting of the Planning Board on August 24, 2016

The three policy issues in the revised bylaw that are of primary concern are the transferability clause (609.6), extension of the delay period from 6 to 12 months (609.2), and the date for determining when a delay period should begin. Commissioners are still deliberating these.

On a positive note, it was moved and unanimously agreed to delete the term "Applicant" from the Definitions (609.2) because that term is already defined in the Town of Duxbury Zoning Bylaws, March 2003, Article 302 "Definitions." It was then moved and unanmously agreed to delete the term "Building" for the same reason.

6. Annual Report. Mr. Barry will draft a piece to be included in the Annual Town Report.

7. Adjournment. It was unanimously agreed to adjourn the meeting at 9:07PM

New Materials Received:

1. Email from Valerie Massard to Messrs. Vose and Carpenter dated 9/7/2016
2. Form for a "High Level Cummunication Plan" distributed by Ms. Walters

Minutes prepared and submitted by Arthur B. Evans, Clerk