

Minutes: December 7, 2016

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

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

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

1. Open Forum

Mr. Vose distributed copies of the 2016 Open Space and Recreation Plan to Commissioners for their review and comment, and copies of the National Register of Historic Places Inventory - Nomination Form for the Old Shipbuilders Historic District as a matter of information.

2. Open Forum on Proposed Revision to Bylaw #609 "Demolition of Historically Significant Buildings."

Mr. Vose opened the forum. Residents Sherman Hoyt and Fernando Guitart, representing the Duxbury Civic Association, attended. Discussion focussed on the rationale for the Transfer of Ownership clause (609.6). The Commission was urged to research bylaws of other towns to see if they had a similar clause. No changes to the proposed bylaw were suggested. The forum was closed.

3. Minutes. Minutes of the November 16, 2016 meeting were unanimously approved.

3. Demolition Applications.

a. Barn at 106 Powder Point Avenue. A new demolition application has yet to be received. Deferred until next meeting on Dec. 21.

b. 57 Josslyn Avenue. *ca. 1925. Complete Demolition.* A new Historic Structure Demolition Application was sent by Municipal Services Nov. 22, but not stamped, lacked a cover letter, and did not include a Building Permit Application. Mr. Vose to check if these are available. Because this house represents a type of vernacular summer home architecture once prominent in Duxbury, it was unanimously agreed to hold a public hearing on the application. Scheduled for the next available date: January 4, 2017.

c. 109 Abrams Hill. *ca. 1930. Complete Demolition.* Commissioners wanted time to consider the history of this property and review the assessor's record of it. Deferred to the Dec. 21 meeting.

d. 31 Crescent Street. ca. 1940. Complete Demolition. Received letter from Brian Camara of Custom House Building and Development, LLC and building permit application only stating owner's intention to demolish this house, which Mr. Camara contends is less than 75 years old. Commissioners wanted more information about the history of the house to prove the validity of this claim and better determine the date of construction. Deferred to the Dec. 21 meeting.

4. Revised Demolition Bylaw: Next Steps

The Commission is waiting to hear from Town authorities on the scheduling of public hearings by the Planning Board, etc.

5. Adjournment. Unanimously agreed to adjourn at 9:04 PM.

New Items Received.

1. Letter stamped 12/02/2016 from Brian Camara re: 31 Crescent St.
2. Historic Structure Demolition Application dated 11/17/2016 but not stamped from Stacy Walsh re: 57 Josselyn Ave.
3. Historic Structure Demolition Packet stamped 12/01/2016 from Freeman Boynton, Jr. of Duxbury Construction LLC re: 109 Abrams Hill.
4. Undated letter from the Open Space and Recreation Plan Update Committee of the Town of Duxbury Conservation Committee and copy of the 2016 Duxbury Open Space & Recreation Plan.
5. Copy of the National Register of Historic Places Inventory - Nomination Form for the Old Shipbuilder's Historic District.

Minutes prepared and submitted by Arthur B. Evans, Clerk