



**TOWN OF NORWELL**  
Norwell Town Offices, Room 112  
345 Main Street  
Norwell, Massachusetts 02061  
(781) 659-8000

## **Norwell Historical Commission Meeting Minutes October 3, 2023**

The meeting was called to order by Chair Laurie Detwiler at 5:35 PM. Present were Vice Chair Anne Greene, Treasurer James Kelliher, and Members David DeGhetto, Alan Prouty, Rachel Wollam, Nancy McBride, and Lily Cleveland. Also in attendance were Facilities Director Ted Nichols and Town Administrator Darleen Sullivan. The meeting was held in the Local History room of the Norwell Library.

### **AGENDA**

Chair Detwiler amended the agenda to specify that the September 18 meeting minutes were being presented for approval.

*Motion by Ms. Wollam to approve the agenda as amended. Seconded by Ms. McBride and unanimously voted.*

### **MINUTES**

The minutes of the September 18 meeting were distributed and reviewed.

*Motion by Ms. Wollam to accept the Minutes of the September 18, 2023 meeting as amended. Seconded by Ms. Greene and unanimously voted.*

### **TREASURER'S REPORT AND BILLS**

The following invoices were presented for approval:

<b>Name of Vendor:</b>	<b>Item/ Activity Description</b>	<b>Date of Invoice:</b>	<b>Amount:</b>	<b>Account Number:</b>
1. Verizon	Communication Service to Jacobs Farmhouse		\$44.18	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse	July 10, 2023	\$21.07	81-000-7065-5780
3. O'Donnell Landscaping	Jacobs		\$3600.00	
4. Christopher Sullivan – Proofreading & Transcription Services	NHS Minutes of Meeting – September 18, 2023		\$75.00	01-691-0201-5780
5. TBA Architects	Architectural Services		\$3827.71	(CPC)
6. TBA Architects	Architectural Services		\$4230.00	(CPC)
7. Home Depot	Supplies		\$27.42	
<b>Total of Billable Amounts Listed Above:</b>			<b>\$8725.61</b>	

Mr. Nichols followed up regarding the Culver invoice for a service visit paid the previous month. Mr. DeGhetto checked with other landscapers, who indicated the O'Donnell price was fair.

*Motion by Ms. Wollam to approve the invoices as submitted. Seconded by Ms. McBride and unanimously voted.*

*Motion by Mr. Kelliher to approve the TBA invoices as submitted. Seconded by Ms. Greene and unanimously voted.*

*Motion by Ms. Detwiler to approve the Home Depot invoice as submitted. Seconded by Ms. Greene and unanimously voted.*

### **Cross Street Flower Farm License Agreement**

Town Administrator Darleen Sullivan discussed efforts to draft a new license for Cross Street Flower Farm (CSFF) that will address some of the issues raised around large events, structures, and parking on the property. She expects the Select Board to vote not to renew the third year of the current license and ratify the new license once it is completed. The license is being drafted by Assistant Town Administrator Kim Roy in consultation with the Select Board, Conservation Commission, and Town Counsel. Ms. Detwiler added that the draft license includes additional stopgaps and better-defined boundaries regarding CSFF's use of the property.

Ms. Greene asked if the new license had accounted for water use; Ms. Sullivan indicated that the \$5500 license fee includes water. Mr. DeGhetto suggested this fee could be increased significantly, but Ms. Sullivan believes the cost of water to the property may be abated to some extent by the Water Department.

Mr. DeGhetto inquired whether there would be competitive bidding for use of the property. Ms. Sullivan indicated there would not, as the existing contract to CSFF was still in effect. In response to a query from Mr. Prouty, she stated there were no other applications to lease the property when the contract went into effect. Members Prouty and DeGhetto suggested this may no longer be the case, as other farmers are looking for land, and the fee seemed to be under market.

Ms. Detwiler would like to ensure other residents are able to use the west barn. Ms. Sullivan suggested this would require some coordination with CSFF and possibly a procedure to reserve the space. Ms. Detwiler suggested that CSFF events be approved in advance as part of this, as she is a licensee and not a tenant.

Members Detwiler and McBride asked Ms. Sullivan to make sure the Commission was looped in on the license discussions so it can be part of the process. Ms. Sullivan asked the Commission to provide feedback on the draft license as soon as possible; they are particularly interested in defining "overuse" and "limited use" in the document, and hope to finalize it by November.

Ms. Greene also asked about the Jacobs property being sold, and Mr. DeGhetto suggested such proposals were disrespectful to what Norwell represents. Ms. Sullivan has only heard such talk about the Stetson Ford House, and thinks it would be an ordeal to try to sell the Jacobs property.

### **Administrative Assistance**

Ms. Detwiler also asked Ms. Sullivan to add administrative assistance with paperwork and invoicing back into the Commission budget, as taking it away sent a message the Commission's function was not important. Ms. Sullivan will do so if possible and asked the Commission to document the duties and estimated hours.

Members DeGhetto and Greene indicated in general they would like to see more support for the Commission's role from the Select Board; Ms. Detwiler concurred, adding she would like feedback on how the Commission can establish a stronger role in Town.

### **Bill Approval Process Follow-up**

Tabled

### **Form B Updates**

Ms. Cleveland will distribute a list of possible additional Form B properties; there is about \$10K in CPC funding remaining for the project.

### **Jacobs Farmhouse**

#### *Renovations/rental apartment*

Mr. Nichols is working to complete the punchlist and close out the current round of renovations; work on the bathroom is being finalized and roofers are working on site. He is also working on closing out the Massachusetts Architectural Board review of the project and applying for additional grant funding. The Massachusetts Historical Commission would like bidding for the latest round of work to be completed by mid-November.

Ms. Detwiler advised that Norwell Cares volunteers assisted with invasives removal and general cleanup in September; there is extra peastone that needs to be raked across the driveway by the apartment. She has received a \$1150 estimate from Gibraltar Stoneworks to repair the stone wall on the property; Mr. Nichols will advise Nikki Bartley, as CSFF was responsible for the original damage.

### **OLD BUSINESS**

#### **533 Grove Street**

All discussed how to impose the fines previously voted by the Commission; there has been no communication from the homeowner.

### **NEW BUSINESS**

#### **Building Applications**

Building is sending permit applications that might require Commission review; there will be at least one for the next meeting.

#### **48 Central Street**

Homeowner wishes demolish a shed and construct a detached garage; no work is proposed for the house. Ms. Detwiler will send a letter of approval.

*Motion by Mr. DeGhetto to approve the shed demolition and garage construction at 48 Central Street. Seconded by Ms. Wollam and unanimously voted.*

#### **12 Jacobs Trail**

Building referred an application by homeowner to add a metal roof to the garage; Ms. Detwiler will send a letter of approval for the file.

**Miscellaneous**

Ms. Wollam noted that the CPC grant application deadline is October 13; they will be creating a survey for residents to determine funding priorities.

The Town Clerk sent correspondence regarding records retention and the Town Hall move; Ms. Sullivan advised they are looking at microfiching or scanning permanent records such as meeting minutes.

Ms. Detwiler would like meetings to be accessible by Zoom teleconferencing; library staff may be able to assist.

The Commissioners agreed to move meetings to the second Tuesday of the month.

**NEXT MEETING**

November 14, 2023 – Norwell Town Library, 5:30 PM

**ADJOURNMENT**

*There being no further business, a motion was made by Mr. DeGhetto to adjourn at 6:55 PM. Seconded by Ms. Greene and unanimously voted.*

I hereby certify that the above minutes were presented and approved by a majority vote of the Norwell Historical Commission on \_\_\_\_\_.

\_\_\_\_\_