

TOWN OF NORWELL

345 Main Street

Norwell, MA 02061

(781)-659-8000

Community Preservation Committee

REMOTE Meeting Minutes

August 18, 2022

TOWN OF NORWELL
TOWN CLERK

2022 OCT -5 PM 5:14

RECEIVED



The Community Preservation Committee meeting called to order by Bob McMackin, Chair at 7:03pm. Also present were, Bob Norris, Chris Greeley, Patrick Kelly, Rachel Wollam, Susan Powell, Brendan Sullivan and Absent, Brian Greenberg. The meeting was held via Zoom.

Administrative Matters

Motion, made (Brendan Sullivan) to accept the Agenda of August 18, 2022 as written. Seconded (Bob Norris) and passed 7-0-0 by roll call vote, show of hands.

Motion, made (Rachel Wollam) to accept the minutes of July 28, 2022 seconded (Chris Greeley) and passed 7-0-0 by roll call vote, show of hands.

Vouchers Presented in July for payment.

AVO Fence, \$2,503.28, Gaffield Pathway, 15-194-8115-6804

Norwell Police, \$3,239.04, Gaffield Pathway, 15-194-8115-6804

Dandel Constr, \$30,700.00, COA Outdoor Patio, 15-194-8109-6805

Colonial Stone, \$6,835.00, Cemetery Restore, 15-194-8123-6819

Motion, to approve the discussed August bills, seconded and passed 7-0-0.

CPC Liaison Update

Rachel Wollam shared an update with the Jacobs Farmhouse. See attached.

Kristin Ford will reach out to Nancy Dooley to check in for an update on the Housing Authority Member.

New Application

Member Patrick Kelly reviewed a draft of the CPC Application he has been working on. Members reviewed a page at a time, making minor changes and/or suggestions. Patrick will email members the updated copy individually for a final round before our next meeting.

Future Meeting Dates

September 22, 2022 – Monthly Meeting 7pm via ZOOM

Adjournment

There being no further business, a motion was made (Chris Greeley) and seconded (Bob Norris) to adjourn at 7:46pm and passed unanimously 7-0-0 by show of hands, roll call vote.

TOWN OF NORWELL
TOWN CLERK

2022 OCT -5 PM 5:14

RECEIVED

Jacobs Project Status Update 8/8/22

Completed: Farmhouse

Exterior door Repairs

New Bulkhead Doors (3 bulkheads)

Exterior Trim Repair/ Painting: 90%

Accessible Parking (90 %- finish stone dust surface), Walkway, Entry Door, Tour route, Second Floor stair railing.

Lawn restoration on-going

Tool room floor 95%

Kitchen Floor done- to be stained.

Attic purlins re-enforced

Apartment Shed Rafter/ Studs: 95%

Shutters Re-built and Painted- to be installed after roofing work.

Chimney Cap installed (bluestone) small Apartment Chimney.

Remaining Work Farmhouse:

Roof Deck pine board replacement as needed (minimal- 5% in base bid to credit against Carriage Shed).

Cedar Shingle Roofing

Gutter and Downspout work

Outhouse trim/ window repair

Accessible Bathroom: Foundation/ Sill work. New Joists. Re-install/ Repair floor. Finish entry door, install partitioning privacy wall, install bathroom fixtures, vent, electrical.

Completed: Carriage Shed/ 1952 Barn

Trim Work

1952 Barn Door Repairs 95%

Sill Work, Posts, Barn Siding

TOWN OF NORWELL
TOWN CLERK

2022 OCT -5 PM 5:1

RECEIVED

Cider Room Floor Joists/ Sleepers, Floor Repairs

Cider Room Window 50%

Drainage Trench, Re-Grading 90%

Remaining Work Carriage Shed:

Roof Deck pine board replacements as needed (5% in base bid- may be more).

Cedar Shingle Roof

TOWN OF NORWELL
TOWN CLERK

2022 OCT -5 PM 5:14

RECEIVED

Jacobs Farmhouse

	CPC Project	Amount Authorized	Total Expenses	Transfers	Closed to Fund Balance	Balance as of 6/30/22
15-194-8024-6726	ART 39 FY10 JACOBS FARMHOUSE IMPROVEMENT**	\$ 33,750.00	\$ -	\$ 33,750.00		\$ -
15-194-8034-6735	ART 41 FY12 JACOBS FARMHOUSE ROOF**	\$ 70,000.00	\$ 50,259.08			\$ 19,740.92
15-194-8063-6726	ART 12 STM FY14 RESTORE/REHAB JACOBS FARM	\$ 52,030.00	\$ 52,030.00			\$ -
15-194-8053-6756	ART 36 FY14 JACOBS FARMHOUSE TIN CEILING RENO	\$ 6,590.00	\$ 2,124.46		\$ 4,465.54	\$ -
15-194-8069-6726	ART 39 FY15 RESTORE JACOBS FARMHOUSE PROPERTY	\$ 206,775.00	\$ 172,437.07			\$ 34,337.93
15-194-8077-6774	ART 40 FY16 RESTORATION CIDER ROOM	\$ 9,000.00	\$ 2,393.51			\$ 6,606.49
15-194-8084-6780	ART 10 STM FY17 JACOBS FARMHOUSE ACCESS	\$ 53,050.00	\$ 47,720.46			\$ 5,329.54
15-194-8085-6781	ART 11 STM FY17 JACOBS FARMHOUSE DE-LEADING	\$ 150,000.00	\$ 150,000.00			\$ -
15-194-8099-6797	ART 8 STM FY20 JACOBS FARMHOUSE RENOVATE	\$ 330,743.00	\$ -			\$ 330,743.00
		\$ 911,938.00	\$ 476,964.58	\$ 33,750.00	\$ 4,465.54	\$ 396,757.88

** \$33,750 Transferred from Jacobs Farmhouse Improvement to Jacobs Farmhouse Roof

RECEIVED
2022 OCT -5 PM 5: 15
TOWN OF NORWELL
TOWN CLERK

