

MINUTES: Norwell Historical Commission, Monday, November 9, 2020 (Remote Meeting)

PRESENT: David DeGhetto, Chairman, Jim Kelliher, Nancy McBride, Bob Norris, Alan Prouty, Anne Greene, Janet Watson

ALSO PRESENT: Ted Nichols, Barbara Mello and Ellen Allen.

The meeting was called to order at 7:00 PM. A motion was made, seconded and approved to accept the agenda. A motion was made, seconded and approved to accept the minutes from last month.

JACOBS FARMHOUSE

Barbara Mello introduced herself and explained her role as assisting Ted Nichols as project coordinator for the Jacobs Farmhouse projects. Barbara reviewed progress and said that TBA has submitted plans on October 23 that were still not acceptable but she expected that the plans would be corrected by the end of this week (Nov.13) and would be ready for review by the subcommittee. The plans also have to be approved by HNE and Mass Historical Commission and this could add "a couple of months" to the process. Janet inquired why MHC had to approve and Ted explained that MHC provided funds for the roof that required a preservation restriction and now had to approve all major work. It is now expected that bids will not go out by projected date of November 18 but will instead go out in mid January. Janet inquired why work to the chicken coop was now included with TBA work and Ted said that it was part of deleading because the coop had to be delead. David inquired what work might proceed without MHC approval and Ted said the carriage shed and new barn but it was not practical to separate the jobs so all work is on hold until MHC approval is forthcoming.

CSSF LICENSE

Ellen Allen began by clarifying that it is BOS not NHC that has authority to make decisions about use of the buildings. She gave a history of the property since its purchase in 1987. Originally the fields were used by Hornstra Farm without a formal license. In 2009 it was decided at Town Meeting to use the property for CSA and a formal licensing arrangement was established. The license is a 3 year rolling license which is renewed annually. Norwell Farms, a non-profit, attempted to grow organic vegetables, but it became apparent that this model was not economically viable. In 2018, the Town gave the license to Cross St. Flower Farms and this business has been successful. CSSF is now proposing that they expand and have fulltime use of the West Barn. BOS is favorable to the idea. Meetings have been held with Ellen Allen, Nicki Bartley (CSFF), Anne Greene (as NHC member responsible for barn rental), Nancy McBride and Wendy Bawabe, President of NHS. The proposal being considered is to allow CSFF to license the West Barn for one year. Anne and Nancy were able to persuade the group to agree to a one year license and not allow installation of a floral refrigerator. During that year, NHC can explore whether there are other uses for the Barn. David expressed frustration that NHC as a whole was not informed that discussions about the lease were occurring so the Commission was not

in a position to vote on the matter. Ellen reiterated that it BOS had authority and therefore NHC's approval was not being sought. Peter Morin clarified that HNE has no objection to using the property for commercial purposes and in fact has found that it is the best way to manage the use of the land. Ellen reviewed the current license agreement and found that no rent was being charged for 2020. In the future rental fees will be \$3500 annually for the East Barn and Carriage House spaces and \$2000 for the West Barn. In addition, CSSF will maintain the stone walls. Ellen pointed out other contributions CSSF has made such as a \$30,000 irrigation system. Wendy Bawabe will discuss ways to continue to use the space to connect residents with history at the next NHS board meeting and CSFF has expressed their support of this. CSSF has been advised that they cannot make any alterations to the existing space or move items in the space without approval. Janet inquired if use of the barn for this purpose will result in expenses. Floor and door repairs are needed but the cost is not known. Alan asked if CSFF would be picking up operational expenses. Water and electricity is metered and the BOS will pay for the alarm system. Jim asked who will monitor the situation and Ellen suggested that Ted and Anne would be the people with that responsibility. The lease will be on the agenda of the next BOS meeting November 24. Anne will attend and other members of NHC are also invited. If there is a quorum of NHC members an agenda should be posted.

BILLS

Alan presented information on the bills that he had previously sent by email as follows:

Name/Number of Vendor:	Item/ Activity Description/ Volume:	Date of Invoice :	Amount:	Account Number:
National Grid	Electric Service – Jacobs' Farmhouse	October 5, 2020	\$27.11	81-000-7065-5780
Husk Preservation, Inc.	Tarp / Temporary Roof Repair of Carriage Barn at Jacobs' Farm	October 6, 2020	\$373.00	81-000-7065-5780
Verizon	Telephone Service – Jacobs' Farmhouse	October 14, 2020	\$57.47	81-000-7065-5780
Zoom – Reimburse to Janet Watson	NHS - Monthly Meeting Zoom Service	May 27, 2020	\$15.93	81-000-7065-5780
Zoom – Reimburse to Janet Watson	NHS – Monthly Meeting Zoom Service	April 27, 2020	\$15.93	81-000-7065-5780
Albert Culver Company	Heating Oil – 66.1 gallons – Jacobs' Farmhouse	October 31, 2020	138.15	81-000-7065-5780
Albert Culver Company	Renewal of Oil Burner Service	October 29, 2020	194.00	81-000-7065-5780

RECEIVED
 2020 JAN - 6 PM 1:12
 TOWN CLERK
 TOWN OF NORWELL

2021 JAN -6 PM 1:12

RECEIVED

	Policy - Jacobs' Farmhouse		
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Total is \$821.59

Alan suggested that NHC establish a new procedure whereby he would send a summary of bills by email before the meeting for review and then have bills approved at the meeting. He also suggested that the Commission give him authority to submit approved bills to the Town for payment under his signature. A motion was made, seconded and unanimously approved to accept this procedure and give Alan Prouty authority to submit approved bills for payment under his signature. It was decided that it would be a good idea to have an alternate. Janet volunteered to be the alternate. A motion was made, seconded and unanimously approved to allow Janet Watson to submit bills for payment under her signature if Alan was unable to do so. Janet will send the minutes to Donna Mangan as verification that Alan and Janet can submit bills under his signature.

DEMOLITION DELAY PROCEDURE

David reported that he and Nancy met with Tom Barry the head of the Building Department to review the new procedure for applying for demolition permits. All permits are submitted online and the applicant agrees that all the information is accurate and true but does not have to sign the application. It is David's understanding that the application is then considered complete whether subsequent omissions or inaccuracies are discovered.

Jim Kelliher discussed the tight time frames and the problem that the 30 days allowed to determine historic significance and that this would seemingly start when the application is made online whether it is complete or not. Jim noted that Article 8 of the Demolition Delay bylaw said that incomplete applications expire in 90 days. Jim suggested that we send incomplete applications back to the Building Department but David said Tom Barry expected the Commission to communicate directly with the applicant about problems. This did not seem reasonable to Commission members.

4 TIFFANY RD.

David made a motion that the Commission determine that 4 Tiffany Road was not historically significant. There was some discussion of whether the house has historical significance based on whether just the structure or other things such as the overall property and neighborhood should be considered in the determination. The motion to determine 4 Tiffany Rd. not historically significant did not carry. The contractor submitted the application for this property and NHC does not have contact information or location of the owners. Nancy reported that her research has determined that the house is owned by a Trust. Further discussion led

Commission members to agree that the application did not have required information necessary to NHC to fulfill its responsibility to communicate with the property owner and that a new application was needed. A motion was made, seconded and unanimously approved to notify the Building Department that the application was insufficient and that a new application was required. David agreed to do this.

15-19 HIGH ST.

David reported that per Bob Galvin, Town Counsel, the current application for a demolition permit for this property is actually just an extension of the application that was submitted in 2014 because there is no expiration date on applications. Members discussed whether a new determination of historical significance was required by the renewed application. David felt that because there were new plans that NHC should review. The consensus was that the original determination was completed, the year delay has expired. and that NHC would not become involved in the current project.

STETSON FORD HOUSE

David reported he obtained an estimate for care of the Elm Tree (feeding and systemic treatment) for \$500. A motion to authorize this expenditure made, seconded and unanimously approved.

NEW BUSINESS

Janet proposed that NHC hold a special administrative meeting (non-public) solely focused on setting priorities and making plans related to its many projects since the focus on Jacobs Farmhouse has lead to lack of attention to almost all other projects. A motion was made, seconded and unanimously approved to schedule a planning meeting for January 19, 2021.

ADJOURNMENT

A motion was made, seconded and approved to adjourn the meeting at 9:08.

NEXT MEETING

The next regular meeting will be held on Monday, December 7 at 7:PM. Meeting will be held remotely.