

MINUTES: Norwell Historical Commission, Monday, December 7, 2020 (Remote Meeting)

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

ALSO PRESENT: Barbara Mello, Ted Nichols, Emily Jones, Ian Richardson

The meeting was called to order late at 7:08 PM due to error setting up the Zoom meeting. David invited citizen comments but there were none. 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.

APPROVAL OF BILLS

The following bills were submitted to members prior to the meeting:

Name/Number of Vendor:	Item/ Activity Description/ Volume:	Date of Invoice:	Amount:	Account Number:
National Grid	Electric Service - Jacobs' Farmhouse	November 2, 2020	\$22.37	81-000-7065-5780
Verizon	Telephone Service - Jacobs' Farmhouse	November 14, 2020	\$37.60	81-000-7065-5780
Zoom - Reimburse to Janet Watson	NHS - Monthly Meeting Zoom Service	November 1, 2020	\$15.93	81-000-7065-5780
TBA Architects Inc. Invoice #122525	Jacobs' Farmhouse Article 41 (Roofing)	September 23, 2020	\$2,598.96	15-194-8034-6735
TBA Architects Inc. Invoice #122525	Jacobs' Farmhouse Article 39 (Restoration)	September 23, 2020	\$4,892.78	15-194-8069-6724
TBA Architects Inc. Invoice #122525	Jacobs' Farmhouse Article 40 (Cider Room)	September 23, 2020	\$378.34	15-194-8077-6774
TBA Architects Inc. Invoice #122525	Jacobs' Farmhouse Article 10 (Accessibility)	September 23, 2020	\$948.92	15-194-8084-6780

Total = \$8894.90

David suggested that the routine Jacobs Farmhouse bills and Zoom reimbursement be considered separately due to concerns expressed about the TBA bills. A motion to approve payment of these bills was made, seconded and unanimously approved. David opened discussion of the TBA bill in the amount of \$8819. Concerns expressed by the Commission members were:

1. The spreadsheet with details of the expenses was not sent in a timely fashion so the members and the Treasurer could read it prior to being asked for approval. Bob Norris stressed that the NHC has responsibilities to residents that require knowledge of details of expenses.
2. The spreadsheet was so complicated that the Commission members could not understand the details so the approval process was a rubber stamp.
3. Commission members were not in favor of the contract as written with additional money for TBA and no penalties for not meeting timeframes, so the Commission was reluctant to give approval generally. There was some discussion about whether the contract had been signed by Commission Chair Noel Ripley but there was no information.

Ted said that the Articles as passed at Town Meeting require approval of the Commission. Bob Norris reminded members that although there were reservations, NHC was in favor of continuing TBA contract. Jim Kelliher said that in his experience with other boards, the Commission members were usually not knowledgeable about the details and relied on the Project Manager so Jim felt that we should approve the payment. Anne Green concurred that we should not delay payment so that the project could continue to move forward. A motion was made and seconded to approve the payment. The motion passed with 6 votes in favor and one abstention (David DeGhetto.)

266 MAIN ST.

Emily Jones and Ian Richardson joined the meeting to discuss the proposed demolition of a garage/barn on the property of their parents at 266 Main St. They wanted to have a preliminary discussion to determine the Historical Commission's position on the demolition and to get advice. They want to build another structure on the footprint of this one as an in-law apartment for their parents.

Nancy reported that the house was built around 1920 and is described as a Craftsman Bungalow style. Ian showed pictures of the garage which is in deteriorated condition. He said the garage was built about 1939, has a cement block foundation and the floor is cement and dirt. David and Alan agreed to view the garage this week. Jim raised the issue that the town zoning regulations may not permit a separate structure to be built for a residence and urged Emily and Ian to explore this before going too much further. Commission members wished them luck with the project.

JACOBS FARMHOUSE SUBCOMMITTEE REPORT

Barbara Mello reported that the Jacobs Farmhouse Subcommittee met last week to review the 300 page drawings and specifications document submitted by TBA. The next step is to send the package to SPNEA and Mass Historical Commission for approval before the bids requests can be issued. Ted reported that the 300 page document submitted by TBA is still not correct. He noted that TBA included boiler plate specification language not relevant to the project and that

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this will be a problem for the approval process of SPNEA and MHC as well as for the contractor who gets the job. Ted made corrections and will be sending to TBA. TBA does not have a deadline to return the corrected document. Barbara stated that the purpose of presenting this information tonight is to get NHC approval to forward the documents to SPNEA and MHC. She reported that the subcommittee which is supposed to make recommendations to the larger Commission declined to vote because the documents were not final. Jim Kelliher made a motion that the Commission accept the drawings and specifications once they are revised to the satisfaction of Ted Nichols to include only materials and processes necessary for the Jacobs Farmhouse project. The motion was seconded and unanimously approved. Barbara reported that SPNEA has 30 days to respond but MHC could extend the approval process for up to 90 days. Ted and Barbara are asking SPNEA to plead the case to MHC for quick approval turn around.

UPDATES 4 TIFFANY RD AND 15/19 HIGH ST. DEMOLITION PERMIT APPLICATIONS

David reported that on November 13 he sent an email to the applicants for these permits with a copy to the Building Department advising them that the applications were not considered valid at this point due to inaccuracies and omissions. Paul Ricciardi, applicant for 4 Tiffany Rd. contacted David and will correct the application which is lacking the name and contact information for the owner. David has not heard from Steve Marsh, owner of 15 and 19 High St. Nancy offered her opinion that this application did not require additional NHC approval because Steve Marsh applied to demolish the properties in 2014, a delay was imposed which has taken place and no further delay is required. Jim Kelliher agreed that there is no indication in the bylaw that indicates that the application expires if it is not acted upon. David would like to "keep the lines of communication open" with Steve Marsh, however since Steve is not responding the consensus of the Commission members seemed to be that there is no need for the involvement of NHC in this matter.

BUILDING DEPARTMENT APPLICATION AND DEMO DELAY PROCESS

Jim Kelliher discussed his analysis of the Demo Delay Bylaw. (This was sent in to Commission members prior to the meeting.) Jim's concerns are:

1. Receipt of application by NHC starts the 30 deadline for the Commission to make a determination of historical significance but process is unclear and recently applications have been incomplete.
2. Thirty day timeframe to make the determination means that members may need to hold special meetings and will not have time to meet with the applicant or do a site visit.
3. Overall process is unclear to the applicants because they may be coming with a variety of projects and information needed by NHC will vary.
4. If project proceeds to requirement of a full demolition plan, the existing information available to applicants is not sufficient.
5. Building Department is no longer informing NHC of building permits that involve partial demolition

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Ideas to improve the process:

1. Work with the Building Department to ensure that applications are complete and also that permit applications requiring partial demolition are forwarded. Nancy suggested that NHC develop a checklist for the Building Department and also ask them to send the Form B with the application.
2. Jim suggested that the Building Department call when the application is received so that NHC can begin preliminary investigation prior to receiving the official application.
3. Ask for a change in the bylaw to allow 45 days for determination of historical significance. Members familiar with the process for changing the bylaws were not enthusiastic about this option.
4. Jim suggested more detailed memos or instructions to inform applicants of the required information, especially in regard to the Demolition Plan.

As a result of the discussion, it was decided that David and Nancy will meet again with Tom Barry to discuss problem with the application process. Bob Norris will draft some memos with further clarification of the requirements for information. The demo delay process will be discussed further at the planning meeting on January 18.

CROSS ST. FLOWER FARM LICENSE AGREEMENT

Anne Greene attended the Board of Selectman meeting on November 24 where this issue was discussed. Anne reported that the BOS will ask Bob Galvin to write a license agreement for the use of the barns. The West Barn agreement will be written as a separate agreement and will not renew automatically. Rental fees will be \$3500 annually for East Barn and Carriage House areas and \$2000 annually for the West Barn. CSFF will not have use of stairs, attic or tack room areas in the West Barn. At this time, NHS President Wendy Bawabe feels that the antique carriage should not remain in the Barn and should be stored elsewhere. NHC members expressed concern about storing the carriage in the open bays due to birds and other potential damaging conditions. Anne feels that there should be some language in the agreement about the maximum number of people allowed in the barn.

ADJOURNMENT

Due to the late hour, a decision was made to postpone discussion of the Open Space and Recreation Plan. A motion was made, seconded and approved to adjourn the meeting at 9:07.

NEXT MEETING

The next regular meeting will be held on Monday, January 4, 2021 at 7:PM. There will be a special planning meeting held on Monday, January 18, 2021 at 7:00PM. Meetings will continue be held remotely.