

MINUTES: Norwell Historical Commission, Monday, February 5, 2018

PRESENT: Noel Ripley, Chair, David DeGhetto, Jim Kelliher, Bob Norris, Trish Shepherd, Janet Watson

Absent: Nancy McBride came but excused herself before the meeting started due to illness

The meeting was called to order at 7:15 PM. A motion was made, seconded and approved to accept the agenda as amended. A motion was made, seconded and approved to accept the minutes from January as corrected.

TREASURER'S REPORT:

Treasurer Trish Shepherd reported the following invoices:

Account #81-000-7065-5780 (JFH Income)

Verizon	\$47.63	telephone
Albert Culver	\$548.13	oil delivery
Total	\$595.76	

Bills were unanimously approved.

David raised questions about whether there might be a problem of some sort resulting in the high oil bills. Several members noted that January was extremely cold. The thermostat at the Farmhouse is set at 50 but David said that the last time he was there it felt "toasty." Jim noted that the building is extremely drafty and insulation has not been permitted by Historic New England and generally costs of weatherizing might be prohibitive. Janet suggested determining annual costs for heating and consulting with MassSave.

ANNUAL REPORT

The final draft of the annual report was discussed and a motion was made, seconded and approved to submit the report as amended and corrected.

JACOBS FARMHOUSE PROJECT DESIGNER

The contract for the project designer has been signed with TBA. The fee was set at \$28,500. David attended a meeting with TBA representatives on Friday, February 2 and toured the Farmhouse. The designer is ready to initiate the RFP process. Deleading the apartment is the first priority so that the apartment can be rented and begin bringing in revenue. The roof and accessibility were the second priorities and the carriage barn will be tackled later.

SARGEANT SAMUEL STETSON HOUSE

Bob has had additional discussions with the Stetson Kindred and a telephone conference with the chairman of the Stetson Kindred ad hoc house committee, John McNeil. Bob

told John that a plan was required in the very near future not only for moving the the house but also for long term maintenance. The Stetson Kindred have a Board meeting scheduled for February 19 and they agreed to finalize a plan for the Commission and town to consider. If the plan is to move the house to Stetson property, an amendment to the original article would require approval at the Town Meeting in May.

238 RIVER ST DEMOLITION DELAY

Builder Jeb Sheehan and home owner Chad Godfrey attended and presented new plans for the barn. Jim Kelliher had consulted Jeb prior to the meeting and made suggestions which were reflected in the new plans. The plans preserve the barn's appearance from the street and the home owner is happy with the plans as is the Commission. After discussion, the Commission agreed to notify the Building Department that the delay has been removed so the renovation can proceed.

206 SUMMER ST DEMOLITION PERMIT

Eugene Mattie the owner of 206 Summer St. was invited to the meeting but did not attend. In January, the Commission determined that the house was historically significant and notified Mr. Mattie by letter and email that a demolition plan was required within 60 days (March 16). The letter was returned as undeliverable but the email was delivered. Once the plans are received, the Commission has 60 days to hold a public meeting. Demolition cannot proceed at this point. Noel will again notify Mr. Mattie that a demolition plan is required.

DISCUSSION OF GOALS FOR 2018

David's priority for 2018 is the Simon Hill Preservation Restriction which has been discussed for approximately 6 years. Simon Hill has significant Native American archeological features. David would like to see the Town move forward with a preservation agreement under the auspices of the Wildlands Trust. The proposal was sent to Town Council Bob Galvin a couple years ago and it has not proceeded beyond that point. The situation is complicated due to the location of town wells in the area but the Water Department seemed to be flexible about the matter. The Conservation Commission has oversight over the property. It is not clear what is causing the impasse. Bob Norris noted that the Wildlands Trust charges expensive annual fees and that less expensive local Trusts might be available to oversee the preservation restriction. Janet suggested another meeting of everyone involved.

Janet's priority is the gardens and grounds of the Farm House which are not being maintained and are getting overgrown. Janet suggested organizing some sort of volunteer group to take on this project. Jim suggested sponsorship by a nursery. Janet will continue to look into possibilities.

Bob noted that the Commission had a lot on its plate and should focus on ongoing projects not to add new ones. Noel said his priorities were completing the Farmhouse construction and moving the Sargeant Samuel Stetson house to a permanent location. Jim

said that as a volunteer committee it was impossible for the Commission to care for the Jacobs property adequately and that ideally there should be a property manager. David thought that perhaps Ted Nichols the new Facilities Director might be helpful. Trish said her priority was saving existing homes from demolition and she is gratified that this process is working pretty well now as indicated by the decision by the homeowner to save the barn at 238 River St. . She noted concern about houses that are being neglected and deteriorating. David and Janet are looking into minimum maintenance bylaws from other towns and will report on this at some time in the future.

The meeting was adjourned at 9:05.

The next regular meeting will be held on Monday, March 5, 2018 at 7:15 PM in Room 3.