

**MINUTES:** Norwell Historical Commission, Monday, June 4, 2018

**PRESENT:** Noel Ripley, Chair, David DeGhetto, Jim Kelliher, Nancy McBride, Bob Norris, Janet Watson

**ABSENT:** Trish Shepherd

**ALSO ATTENDED:** Ted Nichols, Town Facility Manager

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 May as corrected.

### **TREASURER'S REPORT**

Because Trish Shepherd could not attend, Noel Ripley reported the following invoices:

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

Verizon	\$47.50	telephone
Albert Culver	\$89.70	oil delivery
National Grid	\$21.82	electricity
Home Depot	\$35.98	faucet
Home Depot	\$19.94	battery
Total	\$214.94	

Payment of invoices was unanimously approved.

### **FIRE EXTINGUISHERS**

Ted Nichols inspected the fire extinguishers at the Jacobs Farmhouse and found them seriously outdated. He is recommending purchase of a total of eleven fire extinguishers for the museum, rental property, carriage house, West Barn and East Barn. Ted is recommending a water mist extinguisher for the main section of the museum because it would cause less damage to historical items if it needed to be used. Otherwise he is recommending ABC extinguishers. Initial cost would be \$815.00 and yearly inspection would be \$101.75. Every five-six years inspection and repairs are required that would cost approximately \$260. The Commission discussed and agreed that this was a common sense precaution. David expressed concern that Norwell Farms is keeping fuel in the East Barn and suggested that they be required to have a fireproof storage container. A motion was made, seconded and unanimously approved to authorize purchase of the fire extinguishers. David made a motion to require Norwell Farms to keep fuel in fire proof storage container but withdrew the motion because Noel will discuss the issue with Norwell Farms.

### **SERGEANT SAMUEL STETSON HOUSE UPDATE**

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Noel, Gregg McBride and Ted Nichols made a visit to review the proposed new site on the left side of the driveway. Merrill Associates the engineering firm who did the original site and septic plans has been asked to develop a plan for this new site. Jim has some concern that there is not enough room for the required setback from the road. This may depend on whether the driveway is considered a road. The foundation plan will also require adjustments to match the changes in the sill design. All of this will be put in motion so that moving the house can proceed.

### **GRANGE SIGN**

Jim reported that the Grange is favorable to the proposal for Norwell to keep the Grange sign and the attorneys will discuss it further. Jim noted that the sign is a nice reference to Norwell's agricultural history.

### **NORTH BENNET ST SCHOOL PAYMENT FOR SILL WORK**

Ted Nichols mentioned that the price for the sill work went slightly over budget so a change order will have to be submitted in order to pay the invoice. Noel will find out if anyone has contacted Michael Burry.

### **NORWELL FARMS MANAGEMENT PLAN**

As requested at last month's meeting, DeeDee Tobias submitted a new management plan that included Norwell Farms proposed use of buildings under the authority of the Commission. A motion was made, seconded and unanimously approved to accept the report.

### **JACOBS FARMHOUSE TBA CONTRACT**

Ted Nichols reported on negotiations he has had with Russ Feldman the architect at TBA. The current contract does not include costs for the RFP process which the Commission considered the main focus of the contract because a lot of preliminary plans and assessments were already completed. Ted took on the task of further negotiation with TBA. In the original RFQ process, applicants were advised that the estimated costs for the entire contract would be around \$30,000. According to the current contract the planning phase alone (Phase I) will cost \$34,085 and TBA is estimating an additional 12.5% of construction costs to complete Phase II (designing bid documents, soliciting bids, awarding contract, and construction administration.) The total cost will easily be more than double what was originally estimated. Jim noted that if the contract specifies fees to be 12.5% of the cost of the construction, any cost overrun will increase fees so there is no incentive to save money. The Commission is disturbed by this turn of events since hiring a designer was supposed to speed up the process and reduce costs. It has now been eight months since the RFQ was issued and not much has been accomplished. The company was given a lot of detailed plans and evaluations which were previously paid for but they wanted to do their own assessments and they are not allowing much credit for these work products. The company has already done a present condition report so

even if the contract were cancelled it is possible that costs have already risen to \$19,000 or more for the work they have done.

Since the Selectmen signed the contract, Noel will speak to them to alert them to our concerns.

### **NHC CHAIR POSITION**

Noel reported that his term of office has expired but he is willing to continue in the position. A motion was made, seconded and unanimously approved to accept his offer to continue as Chair for another year.

### **HANOVER HISTORICAL COMMISSION**

Peter Johnson, Chairman of the Hanover Historical Commission has invited any interested NHC members to their meeting at 7PM, June 18 at Hanover Town Hall (2<sup>nd</sup> floor) to explore collaboration between the two Commissions. David DeGhetto and Bob Norris will attend.

A motion was made, seconded and approved to adjourn the meeting at 8:46 PM.