

MINUTES: Norwell Historical Commission, Monday, October 1, 2018

PRESENT: Noel Ripley, David DeGhetto, Jim Kelliher, Nancy McBride, Janet Watson

ABSENT: Bob Norris, Trish Shepherd

ALSO ATTENDING: Denise and Jim Laiosa

The meeting was called to order at 7:19 PM. A motion was made, seconded and approved to accept the agenda as amended. Not enough people had reviewed the minutes so approval of the September minutes was tabled until the next meeting.

TREASURER'S REPORT

David DeGhetto presented the bills for this month as follows:

Account #5-194-8040-6741-000 (SSSH)

East Coast Fence	\$640.00	semi-annual fence rental fee
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Account #15-194-8036-6737 (JFH National Registry Application)

PAL	\$937.50	National Registry application
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Account #81-000-7065-5780 (JFH Income)

Verizon	\$47.91	telephone
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National Grid	\$48.13	electricity
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Total	\$96.04	
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Payment of invoices was unanimously approved. David suggested that Norwell Farms should be billed for electrical use but no consensus was reached.

NORWELL GRANGE PRESERVATION RESTRICTION AGREEMENT

Denise and Jim Laiosa joined the meeting to discuss the Grange renovations. They reported that they have run into a barrier because a corner of the property has been determined to be wetlands. They will have to appear before the Conservation Commission and probably request a variance. They reviewed proposed materials with the Commission in order to determine what could be approved prior to submitting detailed architectural plans. They have found that the original windows cannot be salvaged and will have to be replaced. They are proposing Marvin Integrity windows. Jim Kelliher explained that the size of the casings is important to the look of the building and some modern windows require that the casings be built out. Jim and Noel suggested looking at Bosco windows. Jim and Noel agreed to take a look at the Marvin windows and the Laiosas will explore Bosco windows. Generally the Commission is agreeable to replacement windows but cannot approve them until they have more information. Other materials that were acceptable were asphalt roof shingles, cedar clapboards and composite trim. There was discussion of the fact that an addition does not have to

replicate the original building but instead be compatible. Noel raised the issue of accessibility and said that since the renovations will be more than 30% of the assessed value, the AAB may require an elevator in the new addition. This was a surprise to the Laiosas and Jim Laiosa said that if an elevator were required it would not be feasible for them to proceed. Jim Kelliher offered to call the AAB to make initial inquiries to see what the requirements would be. The Commission is concerned that this deal may be off the table if there are expensive accessibility requirements.

JACOBS FARMHOUSE TBA CONTRACT

Noel reported that we did not have to discuss the agenda items related to approval of expenditures for the JFH restoration because they will be coming in as regular expenses. There was consideration of restoring the Building Subcommittee in order to facilitate oversight and approval of the project but that is not possible because Noel was informed that approvals needed to have a quorum.

STETSON FORD HOUSE

David noted that the Commission has not had a visit to the house for a long time and suggested that we do so. He will contact the tenants and set up a time.

NORWELL FARMS

David reported that the junk in the open stalls of the East Barn has not been removed and the situation is still unsightly from the road. No one knows what the delay is.

SERGEANT SAMUEL STETSON HOUSE

Noel, David and Ted Nichols have a meeting set up with Merrill to go over the elevation and foundation plans. Still no definite date for the move.

206 SUMMER ST. DEMOLITION DELAY

Janet reported that it has been six months since the demolition delay was imposed and we have heard nothing from the developer. The bylaw states that the owner has to make a "bona fide, reasonable and unsuccessful effort" to find a purchaser or has agreed to accept conditions approved by the Commission. The bylaw goes on to state that the "Inspector shall not issue any permit...until the terms of such permit have been fully complied with or waived by the Commission." Janet suggested that this may be interpreted to mean that a permit can be withheld for non-compliance even after a year has passed although it is not clear. Jim suggested referring this question to Bob Galvin. In the meantime, Janet will draft a letter to the developer asking for an update on efforts to preserve the house.

A motion was made, seconded and approved to adjourn the meeting at 9:06 PM.

The next regular NHC meeting will be Monday, November 5 at 7:15PM.