

MINUTES: Norwell Historical Commission, Monday, December 6, 2021

PRESENT: Nancy McBride, Chairman, David DeGhetto, Anne Greene, Jim Kelliher, Alan Prouty, Janet Watson, Rachel Wollam (Due to the earlier start time of the meeting, Rachel Wollam who had a previous commitment was unable to attend the initial part of the meeting so early votes are those of six members only.)

ALSO ATTENDING: Ted Nichols and NHS President and board members, Wendy Bawabe, Sarah Jane Baker, and Dan Neumann

Nancy McBride, Chairperson, called the meeting to order at 6:03 PM. A motion was made seconded and unanimously approved to accept the agenda. A motion was made, seconded and unanimously approved to accept the minutes of the November 8, 2021.

TREASURER'S REPORT : Alan Prouty's Treasurer's report for December identified monthly invoices as follows:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amount:	Account Number:
1. National Grid	Electrical Service for Jacobs Farmhouse – October 5, 2021 to November 6, 2021	November 6, 2021	\$27.35	81-000-7065-5780
2. Verizon	Communication Service to Jacobs Farmhouse – October 2021	November 6, 2021	\$54.92	81-000-7065-5780
3. Albert Culver Company	Heating Oil for Jacobs Farmhouse (93.3 Gal.)	November 11, 2021	\$325.62	81-000-7065-5780
4. Precision Wildlife Services	Wildlife Control for Stetson Ford House - Mice	October 26, 2021	\$325.00	24-691-6131-4360
5. Home Depot	Hardware - Expenses for Jacobs Farmhouse Rental -	October 9, 2021	\$36.09	81-000-7065-5780
6. Home Depot	Hardware for Jacobs Farmhouse	October 9, 2021	\$172.17	01-192-0201-5430
7. South Shore Disposal, Inc.	Jacobs Carriage Shed – Services for clean-up prior to renovation work	October 30, 2021	\$645.00	81-000-7065-5780
8. Projectdog, Inc.	Jacobs Farmhouse Project: Article 41-Roofing Article 39-Restoration Article 40-Cider Room Article 10-Accessibility Sub-Total	October 7, 2021	(\$9.98) (\$19.35) (\$1.51) (\$4.16) \$35.00	15-194-8034-6735 15-194-8069-6726 15-194-8077-6774 15-194-8084-6780
9. TBA Architects, Inc.	Jacobs Farmhouse Project: Article 41-Roofing Article 39-Restoration Article 40-Cider Room	November 16, 2021	(\$302.21) (\$586.07) (\$45.69) (\$126.03)	15-194-8034-6735 15-194-8069-6726

	Article 10-Accessibility Subtotal		\$1,060.00	15-194-8077- 6774 15-194-8084- 6780
10. McMaster-Carr	Jacobs Farmhouse – Fire-Alarm Batteries	November 4, 20121	\$71.63	81-000-7065- 5780
Total of Billable Amounts Listed Above:			\$2,752.78	

Commission members approved submission of these invoices for payment.

Alan also reported the following: The rent for the month of December 2021 for the Stetson Ford House has been received on time in the amount of \$1,750; the amount of \$5,500. paid by Cross Street Flowers as rent for the West barn has been credited to the account for the Jacobs Farm Income Fund; and the available balance for this fiscal year for General Expenses for the Historical Commission is reported to be \$1,537.60.

FORM B UPDATE: The original list of 214 houses 75 years and older with no Form B has been assessed by the subcommittee (Jim Kelliher, Rachel Wollam and Janet Watson) with input from Wendy Bawabe of the Historical Society. The subcommittee thought that very few houses less than 100 years old met the criteria of being historically significant. At this point only about 35 are identified as requiring a Form B. It is apparent that the original CPC application for \$30,000 can be reduced. After discussion a motion was made and seconded to request the original \$30,000. This motion was defeated by a vote of one for and five against. A motion was made and seconded to request \$20,000 which would allow the Commission to do further assessment and would pay for approximately 70 Form Bs. This motion passed unanimously.

SIGNAGE FOR HISTORIC MILLS: As part of the Open Space and Recreation Planning Project, NHC agreed to improve signage for historic features. Alan and Janet are interested in doing research on historic mills and marking them when possible. NSRWA has information about these mills as does the Historical Society. Some of these mills are on private land so it might not be possible to mark them. Alan and Janet agreed to be a subcommittee to research the mills and report back to the Commission over the coming months.

CPC APPLICATION FOR JACOBS FARMHOUSE: Ted Nichols submitted a revised CPC application for the additional work on the Farmhouse that reduced the amount from \$454,000 to \$353,034. Wendy Bawabe, President of the Historical Society spoke regarding the request for a letter of support from the Society Board. The Board was unwilling to provide a letter of support due to feeling that the original estimates were excessive. Wendy also feels that the apartment should be a first priority for completion so that it can be rented and begin providing revenue. Wendy worked with Ted on the revised application and is willing to provide a letter of support based on the revisions. Wendy cautioned that it would be essential to have the majority of the original work done by the time of the Town meeting or there is likely to be little support for additional funding. Ted reported that work is going more slowly than expected and is about

20% completed. Commission members discussed the revised CPC application. Anne expressed concern that there might be opposition based on the high/low bid approach and the fact that the bids were so disparate. David questioned whether all the windows needed to be done now or whether they could be done at a future date. Janet questioned whether doing this as a large project with costs for engineering and architectural services was more expensive than doing it piecemeal and finding individual contractors. The consensus was that municipal bidding necessitated this approach and expense. The purpose of this work would be to bring the Farmhouse repairs up to date so that going forward maintenance could be largely paid for by rental income. A motion was made, seconded and unanimously approved to accept the revised CPC application.

STETSON FORD HOUSE LEASE/ MAINTENANCE: Anne Greene passed out a rental application and tenancy contract that she has developed for the house rental. After discussion it was decided to recommend that the rent be increased to \$1950 monthly. The Select Board has the ultimate authority to make this decision. This is well below market rate but since the rent has not been increased for 10 years Anne felt that it the rent should be increased incrementally. Anne asked about fire and carbon monoxide detectors and strongly suggested Fire Alarm and carbon monoxide detectors be checked by the Fire Department for adequacy. A motion was made, seconded and unanimously approved to submit the package to the Select Board and recommend an increase in monthly rent from \$1750 to \$1950.

CUSHING TOMB UPDATE: David reported that the wetlands near the tomb have been surveyed and flagged and the work has been done pro bono.

NEW BUSINESS

PLANNING BOARD AMENDMENT: The Commission learned that the Planning Board was independently drafting revisions to the demolition bylaw. David became aware of this through the posting of the November 10 Planning Board agenda. Nancy clarified that the Demo Delay bylaw is a Zoning bylaw so the Planning Board has authority however since the Commission implements the bylaw its members should have been consulted. Commission members attended the Planning Board meeting on November 10 and expressed their concern and the Planning Board agreed it was an oversight. Proposed revisions include definitions of partial demolition and criteria for which permits will be referred to the Commission. There was some discussion of the revisions but it seemed that direct discussion with the Planning Board was needed in order to understand them. The revisions are again on the agenda for the Planning Board meeting to be held on December 8. Nancy recommended that as many people as possible attend. A motion was made, seconded and unanimously approved to make a request to the Planning Board that members of the Commission be involved in a joint committee to draft the revisions.

LEASE AGREEMENT WITH CSFF: Anne reported that the CSFF contract has been extended through 2024 but it is not clear if this includes rental of the West barn.

ADJOURNMENT: A motion was made, seconded and unanimously approved to adjourn the meeting at 8:03 PM.

The next regular meeting will be January 10, 2022. Time and location TBA.

2022 MAR -1 PM 2:12