

**MINUTES:** Norwell Historical Commission, Monday, February 14, 2022

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**PRESENT:** Nancy McBride, Chair, David DeGhetto, Jim Kelliher, Alan Prouty, Janet Watson, Rachel Wollam

**ABSENT:** Anne Greene

**ALSO ATTENDING:** Ted Nichols, Bruce Graham

Nancy McBride, Chairperson, called the meeting to order at 7:05 PM. A motion was made seconded and unanimously approved to accept the agenda.

**APPROVAL OF THE MINUTES:**

A motion was made, seconded and unanimously approved to accept the minutes of January 10, 2022 as corrected.

**TREASURER'S REPORT:** Alan Prouty's Treasurer's report for February distributed prior to the meeting by email identified monthly invoices as follows:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amount:	Account Number:
1. Verizon	Communication Service to Jacobs Farmhouse – December 7, 2021 to January 6, 2022	January 6, 2022	\$53.52	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse – December 6, 2021 to to January 5, 2022	January 29, 2022	\$21.80	81-000-7065-5780
3. Albert Culver Company	Heating Oil for Jacobs Farmhouse – 95.4 Gallons	January 13, 2022	\$342.49	81-000-7065-5780
4. Albert Culver Company	Heating Oil for Jacobs Farmhouse – 91 Gallons	February 2, 2022	\$363.09	81-000-7065-5780
Total of Billable Amounts Listed Above:			\$780.90	

Invoices requiring CPC approval:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amounts (\$):	Accounting Code Numbers:
1. TBA Architects, Inc.	<u>Jacobs Farmhouse Project:</u> Article 41-Roofing Article 39-Restoration	January 25, 2022	906.62 1,758.22 137.06 <u>378.10</u>	15-194-8034-6735 15-194-8069-6726

	Article 40-Cider Room Article 10-Accessibility		<b>\$3,180.</b>	15-194-8077-6774 15-194-8084-6780
2. TBA Architects, Inc.	<u>Jacobs Farmhouse Project:</u> Article 41-Roofing Article 39-Restoration Article 40-Cider Room Article 10-Accessibility	November 16, 2021 (Balance based on review)	302.21 <b>586.07</b> 45.69 <u>126.03</u> <b>\$1,060.</b>	15-194-8034-6735 15-194-8069-6726 15-194-8077-6774 15-194-8084-6780
<b>Total of Billable Amounts Listed Above:</b>			<b>\$4,240.</b>	

Commission members approved submission of these invoices for payment.

Ted advised that there are also three additional invoices for the alarm systems at the Jacobs Farmhouse and Stetson Ford House. The invoices are:

Jacobs Farmhouse: yearly monitoring of burglar alarm for 2022 -\$336

Jacobs Farmhouse: yearly monitoring of fire alarm for 2022 - \$360

Stetson Ford House: yearly monitoring of the fire alarm for 2022 -\$480

Ted explained that upgrades are needed to the systems at both locations and testing is required by the state. He has received proposals from Flight Alarm as follows:

Stetson-Ford House: to replace the soon to be obsolete 3G radio communicator (\$704.88); to install battery cabinet and batteries to extend stand-by battery coverage during an extended power outage (\$657.50); and conduct an annual Fire Alarm test and inspection (\$275), total = \$1637.38.

Jacobs Farmhouse: to replace the soon to be obsolete 3G radio communicator (\$657.50); to install battery cabinet and batteries to extend stand-by battery coverage during an extended power outage (\$657.50); and conduct an annual Fire Alarm test and inspection (\$275), total = \$1590.00.

Flight Alarm is the current provider. Ted also got estimates from Hart Alarm and feels that the prices are comparable, so it would be better to keep the present service rather than completely change it. David has worked with another service and suggested that we get bids. Ted stated that in his opinion the services are comparable in price overall even if the price of the component services is different.

A motion was made, seconded and unanimously approved to authorize Alan to submit the invoices from Flight Alarm and accept the proposals from Flight Alarm. Alan will add these invoices to the ones already approved. The new totals are: \$1956.90 for bills not requiring CPC approval and \$4240 for payments requiring CPC approval for a combined total of \$6198,90.

**DEMOLITION DELAY BYLAW AMENDMENTS** Janet presented a draft proposal for changes to the Demolition Delay Bylaw which was developed by a subcommittee of Nancy, Anne and Janet. The Planning Board has sent two additional proposals since the Commission's last meeting. These were reviewed by the subcommittee but it did not seem that they 1. would be effective to protect regulated properties due to a high threshold of cost before Commission review would be required; and 2. be manageable by a volunteer Commission without an administrative assistant due to the Commission being required to use the Permittees to review permits to determine which were regulated buildings.

Nancy, Janet and Anne met as a subcommittee to draft a new proposal. The three clauses in the subcommittee draft proposal are:

1. The Planning Board drafted definitions of Demolition, Partial Demolition. and work that would be excluded from review by the Commission. The subcommittee draft proposal adds language to allow the Commission to review any work that includes the removal of architectural features which define or significantly contribute to the historic character of the building or structure and replacement of materials that are not of similar appearance and proportion of the existing materials.
2. The draft proposal defines regulated buildings as a building, structure or property which has been constructed prior to 1900 or is included in the Massachusetts Cultural Resource Information System (MACRIS) or designated by the Commission for inclusion in said inventory and states that a list of regulated buildings will be provided by the Commission to the Building Inspector and posted on the Commission website.
3. The draft proposal changes the Procedures to require the Building Inspector to send all permit application for regulated buildings to the Commission so it can review demolition permits and have the opportunity to contact the property owners of regulated buildings and offer information, recommendations, and other resources for permits that involve replacements of materials but do not reach the threshold of demolition or partial demolition..

These proposals were discussed but did not result in consensus that could be brought to a vote. Issues were

1. whether the definition of regulated buildings should be properties listed on MACRIS without reference to a date
2. Whether the term Form B should be used instead of using listed on the the Massachusetts Cultural Resource Information System (MACRIS)
3. whether it should be the Commission or the Building Inspector who determines whether a project should be defined as partial demolition.

Jim Kelliher made a motion to accept the draft and continue discussion before the next meeting to attempt to finalize the proposal. The motion was seconded and unanimously approved.

**JFH RENTAL** – David announced that Noel Ripley has expressed interest in renting the apartment and David feels that the BOS should follow up on Noel's desire to make an application since so much time has elapsed without rental income. Ted reported that Peter Morin and Bob Galvin will not rent the apartment as long as construction is ongoing due to the problems that occurred with the last tenant who objected to the construction. David pointed out that Noel is aware of ongoing construction and it is not likely to be a problem. Janet asked when construction would be completed and Ted could not provide an estimate because the contractor is unable to get materials (wood shingles.)

**STETSON FORD HOUSE LEASE AGREEMENT/ MAINTENANCE UPDATE** There was no update on the status of the lease agreement. David reported that the Town filled low spots in the driveway with a substance that is seeping and this will need to be repaired. Janet reminded members that all but \$5000 of the rental funds will have to be returned at the end of the fiscal so plans should be made for any work that is needed.

**2021 PRESERVATION AWARD** Janet suggested a special award for a house that has an anniversary this year but members wanted to adhere to the established rules that say that the preservation efforts should be completed in the last two years. At this point, members do not have nominations of houses that meet the criteria. Nancy suggested that members try to identify nominees before the next meeting so we can take a vote then.

#### **NEW BUSINESS**

Janet asked members to review the draft of the annual report so it can be finalized before the deadline of February 28. It was previously sent out by email but Janet will resend it.

Ted announced that HNE will make a site visit this Friday, February 18 at 10AM. They want to look at some damaged sills in order to discuss replacement materials but are combining that with the annual visit. Commission members are encouraged to attend.

Ted also announced that he will be working on writing a grant for MHC funds due in March. Wendy Bawabe has agreed to help with the task which is formidable.

Janet announced that her term is expiring in June and she will not be asking for reappointment because she is very busy as the Historical Society archivist. She suggested trying to identify a replacement as soon as possible since it means the Secretary position will be vacant.

**ADJOURNMENT:** A motion was made, seconded and unanimously approved to adjourn the meeting at 8:31 PM.

The next regular meeting will March 7, 2022, 7:00 PM in the Osborne Room, Town Hall

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