

MINUTES: Norwell Historical Commission, Monday, March 7, 2022

PRESENT: Nancy McBride, Chair, Anne Greene, Vice Chair, David DeGhetto, Jim Kelliher, Janet Watson, Rachel Wollam

ABSENT: Alan Prouty

ALSO ATTENDING: Ted Nichols

Nancy McBride, Chairperson, called the meeting to order at 7:01 PM. David asked if the agenda could include citizen's comments in the future. Janet suggested approximate times for discussion be noted to prevent discursive and overlong discussions. A motion was made seconded and unanimously approved to accept March 7 agenda as distributed by the chair.

APPROVAL OF THE MINUTES:

A motion was made, seconded and unanimously approved to accept the minutes of February 14, 2022 as corrected.

TREASURER'S REPORT: Alan Prouty's Treasurer's report for February, distributed prior to the meeting by email, identified monthly invoices to Verizon and National Grid. Ted Nichols added invoices from Flight Alarm for the work approved at the January meeting and the bill for service to the Jacobs Farmhouse furnace. Invoices are as follows:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amount:	Account Number:
1. Verizon	Communication Service to Jacobs Farmhouse – January 8 to February 6, 2022	February 6, 2022	\$53.52	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse – January 5 to to February 3, 2022	January 29, 2022	\$26.77	81-000-7065-5780
3. Flight Alarm	Battery box, batteries and installation for alarm systems, Stetson Ford House	March 6, 2022	\$402.50	81-000-7065-5780
4. Flight Alarm	Upgrade/ Stetson Ford alarm system	March 6, 2022	\$704.88	24-691-6131-5780
5. Flight Alarm	Inspection Stetson Ford House alarm system	March 6, 2022	\$275.00	24-691-6131-5780
6. Flight Alarm	Battery box, batteries and installation for alarm systems,	March 6, 2022	\$657.50	81-000-7065-5780

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	Jacobs Farmhouse			
7. Flight Alarm	Inspection, Jacobs Farmhouse	March 6, 2022	\$275.00	81-000-7065-5780
8. Albert Culver	Inspect and service furnace		\$194.00	81-000-7065-5780
Total of Billable Amounts Listed Above:			\$2,589.17	

Commission members approved submission of these invoices for payment. There was discussion about whether the Commission should return to the system of signing off on invoices at the meeting. Janet spoke against this suggestion due to Alan's procedures providing more clarity and information about the bills ahead of the meeting. The question was raised about what is actually required for signatures. Nancy will research this question.

The balance of funding in the Stetson-Ford House Account will be \$12,875 with the payment of this month's rent of \$1,750. The Commission could consider how best to utilize this money by the end of this fiscal year or request the Select Board/ Advisory Board to extend the availability of this fund for future use in the next fiscal year. It is clear that the limited amount of funds mean that large projects cannot be undertaken and there is concern that maintenance and needed repairs will be deferred. Anne will discuss with the Accountant and ask who needs to approve keeping the rental income in a revolving fund.

85 MOUNT BLUE ST This house is the Timothy Williamson house built circa 1797. The owners have applied for a permit to demolish the barn to build a new barn using historic materials. The existing barn floods which has undermined the foundation and structure of the building. The stone foundation is collapsing. Insect damage has compromised the floor posts and rafters. They owners plan to repurpose the old wood and use the vintage window. The barn is very old with wide planks but not in salvageable condition. The owners have submitted all required documents for the demolition plan. A motion was made, seconded and unanimously voted that the barn was historically significant. A public hearing will be held on March 31. Nancy will try to get a room at the Library at 6:30. Janet will send out notices to abutters and provide a notice for the website and Town bulletin board.

DEMOLITION DELAY BYLAW AMENDMENTS: The proposed changes to the bylaw have been tabled due to the Commission and Planning Board not being able to resolve differences in the proposed revisions. Brendan Sullivan met with the members who attended the Select Board meeting and was optimistic that the Commission and Planning Board would be able to work together and revise the bylaw in time for a vote at the 2023 Town Meeting.

MHC PRESERVATION GRANT APPLICATION: Ted Nichols is completing an application for the Massachusetts Historical Commission preservation grant which could be funded for up to \$100,000. Ted asked for approval of a letter of support from the Commission and approval for Peter Morin to sign the application. A motion was made, seconded and unanimously approved for approval of the letter and authorization for Peter Morin to sign the application. Nancy will sign the letter and send it.

JFH APARTMENT RENTAL: There is no additional information on the status of rental of the JFH apartment. The Commission members strongly support renting the apartment prior to completion of the repairs so that the property will begin to generate income.

STETSON FORD HOUSE LEASE AGREEMENT/ MAINTENANCE UPDATE: Anne sent new forms and a recommendation to increase the rent to \$1950 a month to Select Board member Ellen Allen. Since the tenants are tenants at will the Town can change the rent at any time but Anne would like to have lead paint documentation and agreement completed. David reported that the lead paint has been encapsulated and he may have the verification.

FORM Bs: CPC approved the funding for the Form Bs as requested and the application will next go to the Advisory Board. Janet mentioned that there were a couple of negative comments about MACRIS and Form Bs made at the Select Board meeting, so it would be a good idea to have a positive presentation at Town Meeting.

2021 PRESERVATION AWARD: Several properties were discussed but no decision was made about the 2021 award.

ADJOURNMENT: A motion was made, seconded and unanimously approved to adjourn the meeting at 8:24 PM.

The next regular meeting will March 31,2022 at 7:00 PM in the Osborne Room, Town Hall

March 8 Addendum: Due to unavailability of the Library the public hearing for 85 Mount Blue Street will be held on March 31 at 6:00PM at Town Hall in the gymnasium space.

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