



TOWN OF NORWELL
Norwell Town Offices, Room 112
345 Main Street
Norwell, Massachusetts 02061
(781) 659-8000

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TOWN CLERK
2022 SEP 29 PM 3:53

Norwell Historical Commission Meeting Minutes
August 8, 2022

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The meeting was called to order by Vice Chair Anne Greene at 5:35 PM. Also present were Treasurer Alan Prouty and members David DeGhetto, Rachel Wollam, James Kelliher, Laurie Detwiler, and Lily Cleveland. Nancy McBride was unable to attend. Also in attendance was Facilities Director Ted Nichols. The meeting was held in the Local History room of the Norwell Library.

AGENDA

Motion by Ms. Greene to open the meeting. Seconded by Mr. Prouty and unanimously voted.

Motion by Ms. Greene to approve the agenda as submitted. Seconded by Mr. DeGhetto and unanimously voted.

MINUTES

The minutes of the July 11 meeting were distributed and reviewed.

Motion by Ms. Greene to accept the Minutes of the July 11, 2022 meeting as edited. Seconded by Ms. Detwiler and unanimously voted.

TREASURER'S REPORT AND BILLS

The following invoices were presented for approval:

Name of Vendor:	Item/ Activity Description	Date of Invoice:	Amount:	Account Number:
1. Verizon	Communication Service to Jacobs Farmhouse - June 7 to July 6, 2022	July 6, 2022	\$53.52	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse - June 6 to July 6, 2022	July 2022	\$44.18	81-000-7065-5780
3. R. E. Lyons & Son 4. Fire Equipment Corp.	Annual Fire Extinguisher Maintenance - Jacobs Farmhouse	July 7, 2022	\$115.00	81-000-7065-5780
5. Christopher Sullivan: Proofreading & Transcription Services	NHC Meeting Minutes - July 11, 2022	August 4, 2022	\$62.50	01-691-0201-5780
Total of Billable Amounts Listed Above:			\$275.20	

*Motion by Ms. Greene to accept the Treasurer's Report and approve the invoices as submitted.
Seconded by Mr. DeGhetto and unanimously voted.*

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OLD BUSINESS

Jacobs Farmhouse Update

Mr. Nichols indicated that renovations to the farmhouse were about 50% complete, and most of what remained was roofing work on the farmhouse and carriage shed; other tasks included floor repairs and fixture installation for the accessible bathroom. They have provided an updated project schedule as requested.

The sill replacement work requiring change orders has been completed. Mr. Nichols will prepare and submit the change orders for Select Board Chair Bruce Graham to sign; he estimates the account will have a balance of about \$20K left after the orders have been finished and paid for.

Apartment Status

Mr. Nichols also distributed a list of completed and pending work on the farmhouse apartment, the latter broken down into work that needs to be completed before occupancy by a tenant and work that can be done after occupancy. Completed work includes lead paint abatement, for which a Certificate of Compliance has been issued. Optional work includes installation of a new kitchen stove, which is functional but has rust spots. Mr. Nichols recommends reducing the scope of interior painting to touching up areas as needed.

All present discussed when to begin showing the apartment to prospective tenants; Ms. Greene would like to start showings in November if enough work is completed. Mr. Nichols suggested that these be done before or after the scaffolding for the roof work is visible, and that the apartment not be occupied until after the roof work is complete.

Stetson Ford House Update

Mr. Nichols has made updates to the apartment including new bathroom fans and carbon monoxide detectors. He has requested contractor estimates to back up his own estimates for other work on the property. All present discussed whether the \$7-8K estimate for sill work was accurate; Mr. DeGhetto suggested this was a reasonable price given the nature of the work, but Ms. Detwiler opined the work could be done for half the price. Mr. Nichols noted that this estimate did not include work on the joists and posts, or the stone foundation. Some of the work might be a viable project for the North Bennett Street School, which trains students in preservation carpentry. At the request of Select Board Chair Bruce Graham, Mr. Nichols is putting together a five-year master plan encompassing all the Town's historic properties.

Ms. Greene noted that Chair McBride provided suggestions to the Select Board regarding lease or rental options for the property but has not heard back from them. Ms. Greene will follow up on this matter.

The Commission again discussed raising the monthly rent which, at \$1750, was considered to be below the market rate. This will require approval by the Select Board.

Motion by Ms. Wollam to ask Chair McBride for an update on the Stetson Ford House lease/rental suggestions. Seconded by Ms. Detwiler and unanimously voted.

67 River St. Demolition

Members DeGhetto and Kelliher recused from the vote. Mr. Kelliher, as architect, briefly explained the plans for the property and then left the room to allow for deliberation and vote.

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The house is being restored, but a wing attached to the house is proposed to be replaced with a complementary barn structure in the roughly the same footprint.

Motion by Ms. Wollam to determine that the structure to be demolished is historically significant, requiring a hearing. Seconded by Mr. Prouty and approved 4-0-0, Members DeGhetto and Kelliher having recused.

Members DeGhetto and Kelliher rejoined the meeting after the vote.

Signage Language

Ms. Detwiler will review the language on new signs for the Jacobs Farmhouse and Norwell Village Historic Area. Ms. Wollam asked if this could be paid for with CPC funds, but Ms. Greene has been advised it could not.

Motion by Ms. Greene to order the new signs once language is approved. Seconded by Ms. Wollam and unanimously voted.

NEW BUSINESS

42 Central Street

The Building Department transferred the demolition permit for the property from previous owner Melissa McNamara to Unicorn Realty in May. Ms. Detwiler followed up with Building Department staff, who maintained that the permits were transferable and all permitting was in order on their end. Ms. Detwiler will send out the demolition application for the Commission to review.

Messrs. Nichols, DeGhetto, and Prouty questioned the claim that the permits were transferable, and Mr. DeGhetto suggested that the Commission check with Town Administrator Morin or Town Counsel Galvin. Mr. Kelliher will review the Demolition Delay bylaw for language regarding transferability.

Mr. DeGhetto proposed advising the new owner to secure all openings to prevent further damage to the property, but Ms. Wollam suggested there was little the Commission could do without a minimum maintenance bylaw. Mr. DeGhetto maintained the Commission had an obligation to communicate with owners about potential issues; Ms. Greene suggested conveying the information through another Department as a possible softer approach.

Zoom Meetings

Ms. Cleveland checked with library staff about holding hybrid in-person and online meetings. The library has an "Owl" that connects to screens in the meeting rooms, and staff are available to assist.

ACTION ITEMS

Ms. Detwiler will review the language on new signs for the Jacobs Farmhouse and Norwell Village Historic Area.

Mr. Kelliher will review the Demolition Delay bylaw for language regarding transferability.

Ms. Detwiler will send out the 42 Central demolition application for the Commission to review.

UPCOMING MEETINGS

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August 22 – Public Hearing – Norwell Town Library, 5:30 PM

September 12 (Regular) – Norwell Town Library, 5:30 PM

ADJOURNMENT

There being no further business, a motion was made by Ms. Greene to adjourn at 6:53 PM.

Seconded by Mr. DeGhetto and unanimously voted.

I hereby certify that the above minutes were presented and approved by a majority vote of the Norwell Historical Commission on _____.

Nancy McBride, Chair

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