



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

Norwell Historical Commission Meeting Minutes May 1, 2023

The meeting was called to order by Chair Nancy McBride at 5:30 PM. Present were Treasurer Alan Prouty and members James Kelliher, David DeGhetto, Laurie Detwiler, and Lily Cleveland. Rachel Wollam arrived at 5:47 PM. Anne Greene was unable to attend. Also in attendance were Facilities Director Ted Nichols and Norwell Historical Society President Wendy Bawabe. The meeting was held in the Local History room of the Norwell Library.

AGENDA

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

Ms. McBride added a discussion regarding the Town Meeting Article 30 and 31 presentations.

Motion by Ms. Cleveland to approve the agenda as amended. Seconded by Mr. Prouty and unanimously voted.

MINUTES

The minutes of the March 7 and April 3 meetings were distributed and reviewed.

Motion by Ms. Cleveland to accept the minutes of the March 7, 2023 meeting as printed. Seconded by Chair McBride and unanimously voted.

Motion by Ms. Cleveland to accept the minutes of the April 4, 2023 meeting as amended. Seconded by Chair McBride 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 - March 7, 2023 to April 6, 2023	April 6, 2023	\$44.18	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse - March 6, 2023 to April 5, 2023	April 6, 2023	\$22.89	81-000-7065-5780
3. Albert Culver Company	Service Stetson Ford House Heating System	March 30, 2023	\$525.00	24-691-6131-5780
4. Christopher J. Sullivan	Transcription of Minutes of NHC Meeting - April 3, 2023	April 25, 2023	\$100.00	01-691-0201-5780
5. Flight Alarm Corporation	Test and inspection of the fire alarm system at Jacobs Farmhouse	April 11, 2023	\$275.00	81-000-7065-5780

6. Flight Alarm Corporation	Test and inspection of the fire alarm system at the Stetson Ford House	April 4, 2023	\$275.000	24-691-6131-5780
Total of Billable Amounts Listed Above:			\$1,242.070	

Motion by Mr. Prouty to approve the invoices as presented. Seconded by Mr. DeGhetto and unanimously voted.

Amend After the vote, Mr. DeGhetto questioned the ^{\$525}~~\$535~~ cost of the Albert Culver invoice for the Stetson Ford House. Mr. Nichols inspected the hardcopy document and noted it appeared to be a statement, not an invoice; he will investigate further.

NEW BUSINESS

CPC Article Presentation

Norwell Historical Society President Wendy Bawabe present to discuss the presentation to the Annual Town Meeting for Articles 30 and 31, which will be given by Ms. Detwiler. Suggested additions to the script included details about the CPC funding process. The presentation emphasizes that CPC Historic Preservation funds cannot legally be used to buy the St. Helen's property. Ms. Bawabe suggested mentioning public bidding requirements as a cost factor only if a resident raises the issue.

Amend The Commission also discussed ^{the Select Board's} opposition to use of the farmhouse apartment as a residential rental and a suggestion to sell the property; all agreed, if the issue were raised, to stress that reimbursement to CPC would be required if the property were sold.

Motion by Ms. Detwiler to approve the presentation for Articles 30 and 31. Seconded by Ms. McBride and unanimously voted.

Form B Consultant

Consultant Lynn Smiledge has accepted the Commission's offer to update a portion of the Town's Form B inventory and submitted a second proposal for additional work.

492 Mt. Blue Street

Building Commissioner Tom Barry has referred applicant Tim Russell to ZBA out of concern over potential zoning issues. Mr. Kelliher suggested that the Commission support Mr. Russell's variance request as long as the existing house is not demolished. Chair McBride will attend the ZBA meeting and offer input if needed, as Mr. Russell has been diligent in keeping touch with the Commission.

Motion by Ms. Detwiler to support applicant in efforts to preserve the existing structure. Seconded by Mr. DeGhetto and unanimously voted.

25 Washington Street Demolition Application

Owner Marlene Ketchen has obtained cheaper insurance, and is leaving the barn as is for now.

Jacobs Farmhouse

Ms. Bawabe received Commission authorization to obtain quotes for installing roller UV shades for windows on the museum side of the farmhouse. The Norwell Historical Society will obtain Historic New England approval and pay all costs.

Mr. Nichols has obtained a \$600 quote for additional electrical work, and is working with Town administration on funding.

Stetson Ford House

Mr. Nichols has come up with various small projects under \$10K, including painting, gutter treatment, and window/sash repairs but needs to get quotes; Chair McBride asked that he get them to Town Accountant Christine McCarthy by the end of the month so she can encumber the needed funds.

Mr. Nichols noted the Select Board was concerned about the liability of a lead paint claim from renters, as the remediation at SFH was not as extensive as that at the Jacobs Farmhouse. Mr. DeGhetto pointed out that all paint at SFH was encapsulated, which legally is considered sufficient remediation, but Ms. Bawabe believes this will not satisfy the SB's concerns.

Ms. Bawabe noted that a previous task force for the SFH, of which she was a part, had come up with two recommendations: encapsulate the paint and rent out the property short-term, and ultimately sell the property after putting in a preservation restriction. The nature of the lot presents several obstacles to selling; it is a 144 acre property that cannot be divided through an ANR, as it is not on a public way. It is also a "retreat lot," which presently is not legal in Norwell but may become so if Article 39 passes at the Annual Town Meeting. Ms. Bawabe suggested that the Commission think about establishing and holding the restriction, and all discussed the other steps to a potential sale, which would include a survey (a challenge in itself). It was suggested that the Director of Planning be asked to look into the issues with the lot.

Mr. Prouty noted that the property generates revenues which go into the General Fund, and suggested that it be offered to a nonprofit for use as a headquarters. Ms. Bawabe noted this option has been discussed previously, but thinks the Select Board may want a full remediation if the Town is to keep and rent out the property, which Mr. Nichols suggested may be cost-prohibitive. Ms. Detwiler suggested the Commission get in front of the issue so it can address concerns as they are raised.

Demolition Delay Bylaw Updates

Tabled.

OLD BUSINESS

Cushing Tomb

Tree work is pending but not yet scheduled.

James Library Award Presentation

The presentation has been done and will be broadcast on Norwell Spotlight TV.

Commission Reorganization

Ms. McBride is stepping down as Chair but will remain as a commissioner. Mr. Prouty would like someone else to assume the Treasurer's role. Chair McBride asked all to think about roles they might wish to assume for discussion at the next meeting.

NEW BUSINESS

All discussed ongoing traffic issues at CSFF events, including damage to grass from parked cars the possibility of requiring police details, and looping in the Traffic Study Committee and Conservation Commission.

NEXT MEETING

June 5, 2023 – Norwell Town Library, 5:30 PM

ADJOURNMENT

*There being no further business, a motion was made by Ms. Wollam to adjourn at 7:15 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 June 5, 2023.

Nancy McBride
Nancy McBride, Chair