



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

## **Norwell Historical Commission Meeting Minutes**

### **November 7, 2022**

The meeting was called to order by Chair Nancy McBride at 5:34 PM. Present were Vice Chair Anne Greene, Treasurer Alan Prouty, and members James Kelliher, Rachel Wollam, Laurie Detwiler, and Lily Cleveland. David DeGhetto was unable to attend. Ms. Greene left around 6 PM and Mr. Prouty left at 6:52 PM. 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. Wollam to open the meeting. Seconded by Ms. Detwiler and unanimously voted.*

*Motion by Ms. Wollam to approve the agenda as submitted. Seconded by Ms. McBride and unanimously voted.*

### **MINUTES**

The minutes of the October 3 meeting were distributed and reviewed.

*Motion by Ms. McBride to accept the minutes of the October 3, 2022 meeting as amended. Seconded by Ms. Detwiler and unanimously voted.*

### **TREASURER'S REPORT AND BILLS**

The following invoices were presented for approval:

<b>Name of Vendor:</b>	<b>Item/ Activity Description</b>	<b>Date of Invoice:</b>	<b>Amount:</b>	<b>Account Number:</b>
1. Verizon	Communication Service to Jacobs Farmhouse – September 6 to October 6, 2022	October 6, 2022	\$44.18	81-000-7065-5780
2. National Grid	Electric Service to Jacobs Farmhouse – September 6, 2022 to October 5, 2022	October 5, 2022	\$31.78	81-000-7065-5780
3. Albert Culver Company	Fuel Oil for Jacobs Farmhouse	October 27, 2022	\$588.26	81-000-7065-5780d9
4. Christopher Sullivan	Norwell Historical Commission minutes, October 3, 2022; 4 hours @ \$25.00 / hour	November 1, 2022	\$100.00	01-691-0201-5780

Name of Vendor:	Date of Invoice:	Item/ Activity Description:	Amount:	Account Number:
1. Larochelle Construction, Inc.	October 7, 2022	Jacobs Farmhouse Article 8 - Renovations	\$31,825.00	15-194-8099-6797
<b>Total of Billable Amounts Listed Above:</b>			<b>\$31,825.00</b>	

Mr. Nichols indicated that the LaRochelle invoice was mostly related to roofing work.

*Motion by Mr. Kelliher to approve the invoices as submitted. Seconded by Ms. Wollam and unanimously voted.*

### **Jacobs Farmhouse Update**

#### *Renovations/rental apartment*

Mr. Nichols distributed a breakdown of completed and remaining work at the property. Most work, except for the cedar roof, shutter painting, and bathroom, is approaching completion. The North Bennett Street trade school may be able to take on the cedar roofing work. Mr. Nichols is negotiating the cost of the work on the bathroom, but Town Administrator Peter Morin has indicated he will find the necessary funds for completion, as it is an ADA requirement. Mr. Nichols is also negotiating with the contractor for a discount due to a lack of on-site project management, but they are pushing back due to an increase in the cost of the shingles, which Mr. Nichols noted they could have avoided if they had purchased them when they were awarded the contract.

### **Jacobs Farmhouse CPC Application**

The Commission approved a \$7K increase in the ask amount in the Jacobs Farmhouse 2023 CPC grant application that had previously been reviewed and approved by Ms. McBride and Mr. Kelliher.

*Motion by Ms. Detwiler to amend the TM 2023 Jacobs Farmhouse CPC Application request to \$429,272.00. Seconded by Ms. McBride and unanimously voted.*

### **Rental Apartment CPC Application**

Chair McBride advised that Mr. Nichols had prepared an additional CPC application seeking funds to renovate the Jacobs farmhouse rental apartment. She declined to sign the application, as the Commission had not had a chance to discuss it, and it was signed by Town Administrator Peter Morin prior to submission. The application was drafted with the idea of getting the funds approved at the Special Town Meeting in January, but the Select Board subsequently voted to move it to the Annual Town Meeting warrant. Mr. Prouty noted that this delay will result in a further loss of rental income.

The application requests \$42K in additional funding, with the remaining \$12K in repairs being paid for from the Jacobs Farm General Expense account. Part or all of the work will be subject to public bidding requirements depending on how it is parceled out. The Commission authorized Mr. Nichols to start what work he could using the \$12K in the Jacobs account.

*Motion by Mr. Kelliher that the Commission fully support the CPC funding request for renovations to the Jacobs Farmhouse Apartment renovation as submitted. Seconded by Ms. Detwiler and unanimously voted.*

*Motion by Mr. Kelliher to allow Mr. Nichols to begin work on the apartment, as itemized on the CPC application, prior to the Annual Town Meeting, using the available funds with the intent of preparing it for residential occupancy. Seconded by Mr. Prouty and unanimously voted.*

Ms. Detwiler talked to Carissa Demore at Historic New England, who indicated that they preferred a residential tenant to act as a caretaker of the property. The Commission subsequently voted to support the position that the apartment be residentially occupied.

*Motion by Ms. Detwiler that the Commission reaffirm support for its easement agreement with Historic New England under which the Jacobs farmhouse apartment shall be maintained for residential tenant and caretaker use exclusively. Seconded by Mr. Prouty and unanimously voted.*

Mr. Nichols briefly discussed an ongoing issue with Cross Street Flower Farm driving tractors over the leaching field in Field 1. The Select Board has authorized the placement of granite posts along the field edge to prevent damage to the septic system.

### **Demolition Delay Bylaw Updates**

Ms. Detwiler distributed a draft updated bylaw based on a template from the Massachusetts Historical Commission. She envisions it being applicable to structures dated 1930 or earlier, based on an updated historic property inventory, and believes it will be more user-friendly and objective by providing specific metrics and definitions. She would also like to change the bylaw title to "Preservation of Historically Significant Buildings."

Mr. Kelliher noted that the state template seemed to be much better organized than the existing bylaw. Ms. McBride would like to add a provision allowing the Commission to review plans for changes if a house with an existing permit is sold. All discussed whether such permits should be transferable and the degree of review required if a property is sold. Ms. Detwiler will email the draft to the Commissioners for additional comments, but would like full buy-in from all on the final version.

### **OLD BUSINESS**

#### **Cushing Tomb**

Tabled

#### **Form B Updates**

After discussions with Janet Watson at the Norwell Historical Society, Ms. Cleveland reached out to Historic Preservation consultant Stacy Spies about completing the additional MHC Form Bs needed to update the Town's historic property inventory. There are 512 properties on the MACRIS database that need to be reviewed to determine which require a Form B listing.

#### **James Library Award Presentation**

James Library Executive Director Megan Ward indicated they were waiting for a script and date in order to do the presentation. Mr. Kelliher will follow up.

**NEW BUSINESS**

Ms. McBride inquired about setting up an independent 501C(3) organization to raise funds for the Jacobs Farmhouse; Ms. Detwiler suggested that the Norwell Historical Society could perform this function.

**Meeting Time / Place**

After a brief discussion, all present agreed to keep meeting times at 5:30 PM on the first Monday of the month unless posted otherwise.

**NEXT MEETING**

December 5, 2022 – Norwell Town Library, 5:30 PM

**ADJOURNMENT**

*There being no further business, a motion was made by Ms. Wollam to adjourn at 7:23 PM.  
Seconded by Ms. Detwiler 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