

MINUTES: Norwell Historical Commission, Monday, May 4, 2020 (Remote Meeting)

PRESENT: Noel Ripley, Jim Kelliher, Bob Norris, Janet Watson, Alan Prouty, David DeGhetto, Nancy McBride, Anne Greene

ALSO PRESENT: Ted Nichols

The meeting was called to order at 7:02 PM. A motion was made, seconded and approved to accept the agenda as amended. A motion was made, seconded and approved to accept the minutes from April.

BILLS

Due to social distancing restrictions, the Commission decided at the last meeting to have Chairman Noel Ripley sign the bills. David informed members that the following bills were received:

SFH (Acct. 24-691-6131-5780)

Flight Alarm	\$480.00	Annual monitoring Fee
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JFH (Acct. 81-000-7065-5780)

Albert Culver	\$ 225.14	Oil delivery
National Grid	\$ 48.14	
Verizon	\$ 50.47	

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Proposed Mother's Day Floral Display at Jacobs Farmhouse

Wendy Bawabe, President of the Historical Society notified NHC members by email on April 29 that the Society would like to accept the offer of Cross St. Flower Farm and Beach Plum Floral Design to decorate the Farmhouse door in honor of mother's day and asked for the approval of the Commission. George Jamieson of Raveis Realty is paying for the flowers and the Society has proposed a sign saying "Happy Mother's Day from Cross St. Flower Farm, Beach Plum Floral Design, Norwell Historical Society, Norwell Historical Commission and George Jamieson including business logos. The display will be temporary. Commission members were generally in favor of the display but were concerned that the sign was too commercial and therefore not appropriate for display on Town Property. Anne Greene suggested that we ask NHS to have two signs, the larger one (6' x 3') with the Mother's Day wish from the Historical Society and a smaller promotional sign (18" x 18") with the business names. The Commission also felt that the Commission should not be acknowledged as it might appear we were supporting the businesses. A motion was made, seconded and approved by the majority of members to approve the display and placement of two signs one saying "Happy Mother's Day" and a smaller

one with the names of the businesses. Bob Norris agreed to discuss the sign with Wendy Bawabe.

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Sign to Congratulate Norwell High School Seniors

George Jamieson also approached the Commission asking to place a sign congratulating seniors on the Farmhouse lawn for eight weeks. The sign is 3' x 30' and does not include any business name. Commission members were supportive of this idea in light of the fact the graduation is disrupted for the seniors and this would be a nice gesture. However the large size of the sign and the lengthy time it would be displayed was seen as a problem since it would dominate the yard and obscure the view of the Farmhouse. Jim Kelliher suggested that we agree to placement of the sign but ask Mr. Jamieson to place it in front of the stone wall to the right of the Farmhouse. A motion was made, seconded and unanimously approved to agree to placement of the sign in this location. Janet Watson will inform Mr. Jamieson.

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West Barn Rental

On April 13, Nikki Bartley of CSFF contacted Noel and Janet by email and asked to rent the West Barn for distribution of the CSAs for the spring season (through May 16) on Tuesdays and Thursdays from 12 -3 and on Saturdays from 10-1 and asked that fees be waived. Then on Tuesday, April 14 due to weather conditions, Nikki used the barn without permission for this purpose. A series of emails ensued which included Kim Roy, Peter Morin's assistant expressing displeasure with Nikki's decision to use the barn without permission. On April 16, Janet and Noel agreed to rent the barn three days per week for \$100 weekly through May 15. This is 2/3 of the normal fee, but the Commission is authorized to reduce or waive fees. Nikki sent in the necessary application.

Janet commented that the decision about the West Barn rental is difficult because there we don't have any information about comparable rental fees and also the concern that if we agree that the West Barn can be used for CSA distribution the Jacobs Farm property is almost wholly being used by a for profit company. Janet mentioned that the original intent when the Jacobs Farmhouse was bought by the town was to use the barn for events, but this has not materialized and there is little demand to use the barn, especially now that garden sales are being cancelled. Jim Kelliher offered his opinion that fair rent is what you can get and since there is little demand, \$100 a week is probably fair. Jim said that since there has been concern about CSFF leaving materials around the property that we consider asking for a security deposit to be held until things get cleaned up after the rental agreement ends. Janet mentioned concerns about wear and tear and particularly the door which is difficult to open and probably needs repair. David is concerned about using the property for commercial purposes. David asked if any rent other than in kind (maintaining the stone walls) is being paid and no one knew the answer. David would like to see the lease agreement. After discussion, a suggestion was made that the current agreement be extended through June 15 and discussed at the next regular meeting when Nikki will have a proposal ready. A motion was made to this effect, seconded and unanimously approved.

Nikki also asked Noel if CSFF could have chickens in the chicken coop. Use of the chicken coop is included in the lease. The Commission agreed to allow chickens.

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Jacobs Farm House Projects

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Ted Nichols reported that TBA has been sold and Justin Humphreys the new owner and project manager has contacted Ted and wants to have a site visit on May 21. Russ Feldman is staying on as a consultant to help transition existing projects. Justin has given Ted a timeline for completion of the projects which Ted has distributed to the Commission. As a cost savings measure, Ted has compiled detailed information and provided suggested specifications for newer work which is to be included in the project and supplied to TBA.

Ted is also working on the inventory, condition assessment, and placement of the shutters which need varying degrees of repair and re-painting. Ted said that the plan is to restore the shutters on the house as they were when the house was bought by the Town.

A number of the shutters in storage are dark green, as seen in an earlier (1970's?) photo.

Stetson Ford House

The project to take down six dead and potentially hazardous trees was discussed at the last meeting. Peter Morin has agreed to approve the removal of the trees if the Commission votes on it. David has received a couple of quotes and he cost will be about \$3800, funds to come from the Stetson Ford account. A motion was made, seconded and unanimously approved to authorize the work. David also asked Alan and Ann to schedule a time for an annual site visit to view the property.

Demolition Delay Subcommittee

Jim and David are working on improving the process of demolition delay. Jim talked to applicant Bruce Duquet and feels that Bruce was genuinely confused about what he needed to submit as a demolition plan. Bruce submitted a plan for an addition to the existing house but actually wants to demolish the house so that he can develop lots. Mr. Duquet did not submit a couple of other things required by the bylaw and plan did not explain his intent. Jim feels that Bruce is not realistic about what house lots will sell for and he would probably make more money by selling the house at a lower cost. Janet mentioned that one of the requirements of the bylaw is that the applicants submit economic justification for the demolition and if Mr. Duquet had done this he would have a better idea of the financial aspects of the project. However Mr. Duquet needs to reapply for a demolition permit since he did not submit complete plans in time.

Jim said that there are three types of demolition requests 1. Replacement of exterior material like windows or siding 2. Partial demolition to add an addition or alter the house 3. Complete demolition . Each category should be handled differently but all are currently lumped into one procedure. Jim feels that the information handouts are not adequate. Janet mentioned that at

the last meeting David suggested that the Commission develop a better handout on requirements for a demolition plan as described in the bylaw and that the plan be discussed in person with the applicant and signed by them so we are sure they understand what is required. Jim asked for another volunteer for the subcommittee and Noel agreed to be on it since he has a lot of experience with permitting.

Janet told members that she had arranged for a one month upgrade of Zoom so that we could meet for more than 40 minutes. The cost is \$14.99 monthly. The town does not have a Zoom account so members agreed to extend the upgrade until meetings could be held in person.

A motion was made, seconded and unanimously approved to adjourn the meeting at 8:45. The next regular meeting will be scheduled for Monday, June 1, 2020 at 7:00 PM.

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