

**Community Preservation Committee
March 22, 2023
Hybrid Meeting Minutes**

PRESENT:

Chair Joseph Sheehan (Remote, joined at 5:35 PM)
Vice-Chair Catherine Walsh (In person)
Julie Barbour-Issa (In person)
Cheryl Doyle (In person)
Matt Lane (In person)
Patricia Griffin Starr (In person, departed at 6:14 PM)
John Hall (Remote)
Joe Greeley (In person)

Kristen Phelps, Community Preservation Coordinator (In person)
Emily Manning, Recording Secretary (Remote)

ABSENT:

Maria Gallesyan

ALSO PRESENT:

Steve Keith, Morse House Subcommittee member
Toni Eosco, Morse House Subcommittee member
Judith Howard, Historical Commission

CALL TO ORDER:

The meeting was called to order by Vice-chair Catherine Walsh at 5:31 pm

APPROVAL OF MINUTES:

MOTION made by Cheryl Doyle to approve the meeting minutes from March 8, 2023. Motion seconded by Matt Lane.

Roll Call Vote:

Julie Barbour-Issa: **Aye**
Cheryl Doyle: **Aye**
Joe Greeley: **Aye**
Patricia Griffin Starr: **Aye**
John Hall: **Aye**
Matt Lane: **Aye**
Catherine Walsh: **Aye**

Result: 7-0-0 (Approved). Joe Sheehan was absent from the vote.

PRESENTATIONS BY COMMUNITY PRESERVATION ACT APPLICANTS:

Morse House - National Historical Listing

Steven Keefe presented for the Morse House Subcommittee. Listing the Morse House would create opportunities to apply for state and federal grants to undertake restoration work on the House.

Listing on the National Register does not limit what can be done with the property (including demolition). Mr. Keefe pointed out that Norwood only has two buildings on the National Register of Historic Places, far fewer than surrounding communities. Discussion about the process and timing of getting a property registered followed. John Hall noted that the applicants had clarified the history of the Morse House, which countered a recent letter to the editor in the Norwood Record.

Morse House – Exterior Rehabilitation

Mr. Keefe presented. The exterior of the Morse House is in urgent need of repair. The recent study of the property identified multiple issues that need to be addressed including: failing windows; water infiltration (through foundation, fascia, and chimney); and deteriorating gutters, siding and trim. Additionally the wood beams in the basement need to be supplemented. Mr. Keefe shared photos with the group to show the needs.

John Hall wondered if there had been any discussion to make more period appropriate changes to the basement. Cheryl Doyle commented that the wood beams would not be removed, but additional supports would be installed. Mr. Plasko stated that the new columns would be “treated” to make sure they fit in with the historic nature of the building. He added that in addition to voting in favor of the two CPA applications, the Board of Selectmen also voted to keep the Morse House Sub-Committee active. The latter Committee will be responsible for ensuring that the work on the house is done in a historically appropriate manner. Further discussion about the rehabilitation methods and future use of the building followed. The Committee agreed that a motion to recommend should refer generally to the exterior rehabilitation rather than defining each line item noted in the project budget.

MOTION to close the public hearing by Patty Griffin Starr. Motion seconded by Cheryl Doyle.

Roll Call Vote:

Catherine Walsh: **Aye**
Julie Barbour-Issa: **Aye**
Cheryl Doyle: **Aye**
Joe Greeley: **Aye**
Patricia Griffin Starr: **Aye**
John Hall: **Aye**
Matt Lane: **Aye**
Joseph Sheehan: **Aye**

Result: 8-0-0 (Approved)

REVIEW OF FUND RESERVES AND ESTIMATED FUND AVAILABILITY:

The Committee reviewed the reserve fund balances with the intent of determining how to apportion the recommended funding recommendations for the Morse House projects (as the balance in the Historic Resources fund is insufficient to cover both projects). Discussion about the amount of funds to appropriate from the two eligible reserve funds (Historical and Undesignated) followed.

Edward Kniolek of 15 Short Street requested to speak in regards to the Morse House. He was unaware that the Morse House was being discussed as part of a public hearing, thus the CPC entertained his input following the close of the hearing. Mr. Kniolek shared some additional history about the construction of the house and the Morse family, and noted some of the artifacts from older homes that he now possesses.

CONSIDERATION & VOTE ON MORSE HOUSE PROJECTS:

The CPC agreed to recommend both Morse House projects at the full funding amounts and discussed how much of each project to fund out of the Historical Resources Reserve Fund.

MOTION to recommend funding of \$10,000 to hire a consultant for the purpose of listing the Morse House on the National Register of Historic Places and to appropriate these funds from the Historical Fund Reserve made by Patricia Griffin Starr Motion seconded by Cheryl Doyle.

Roll Call Vote:

Catherine Walsh: Aye
Julie Barbour-Issa: Aye
Cheryl Doyle: Aye
Joe Greeley: Aye
Patricia Griffin Starr: Aye
John Hall: Aye
Matt Lane: Aye
Joseph Sheehan: Aye

Result: 8-0-0 (Approved)

MOTION to recommend funding of \$192,000 to rehabilitate the exterior of the Morse House and to fund such appropriation using \$96,000 from the Undesignated Fund Reserve and \$96,000 from the Historical Preservation Fund Reserve made by Patricia Griffin Starr. Motion seconded by Cheryl Doyle.

Roll Call Vote:

Catherine Walsh: Aye
Julie Barbour-Issa: Aye
Cheryl Doyle: Aye
Joe Greeley: Aye
Patricia Griffin Starr: Aye
John Hall: Aye
Matt Lane: Aye
Joseph Sheehan: Aye

Result: 8-0-0 (Approved)

PROJECT UPDATES:

Kristen Phelps provided status updates on the Murphy Basketball Courts, the Balch Field and the Regional Housing Services Organization.

NEXT MEETING:

The next CPC meeting is scheduled for April 19, 2023 to review Town Meeting materials. A “placeholder” meeting is also on the calendar immediately prior to Annual Town Meeting on Monday, May 8. It is likely that this first May meeting will be cancelled; however, it is useful to keep the option open in the event that the Committee needs to take any action relative to the CPC warrant articles. Several events relating to Town Meeting are expected to occur over the next several weeks, including a meeting with the Finance Committee, a motions meeting and a Town Meeting informational

session. Discussion about how to manage the review of material for these meetings followed. Kristen Phelps stated that she would solicit feedback from the CPC prior to sharing any materials prepared in relation to the CPC warrant articles.

ADJOURNMENT:

MOTION to adjourn made by Cheryl Doyle. Motion seconded by Matt Lane.

Roll Call Vote:

Catherine Walsh: **Aye**

Julie Barbour-Issa: **Aye**

Cheryl Doyle: **Aye**

Joe Greeley: **Aye**

Patricia Griffin Starr: **Absent**

John Hall: **Aye**

Matt Lane: **Aye**

Joseph Sheehan: **Aye**

Result: 7-0-0 (Approved)

The meeting was adjourned at 6:20 P.M.

Minutes respectfully submitted by Emily Manning and Kristen Phelps