

Mordecai Lincoln Property Committee Meeting

January 31, 2024 6:30pm

Select Board Hearing Room, Town Hall

Committee Members in attendance: James Glinski, James Dishong, Elise Beaulieu, Alex Paine, Jane Buettner, Penny Scott-Pipes, and Susan Harrison

Committee Members not in attendance: Karen Canfield

Jim D. Called meeting to order at 6:42pm

Committee Accepted agenda at 6:43pm

Finance (Jim D.)-Talk to Nancy Holt regarding finance -no update

Follow Up: Jim and Susan to talk to Nancy

Liability- (Susan) Talked to the Town regarding liability. The town has insurance on structures and houses as well as land. The Mordecai Lincoln Property grounds would be included in the insurance and cover a Kayak launch or people walking the property. Also, there is limited liability if the town allows residents to access the property free of charge.

Grants- (Jane) registering historic properties. Long process to get on the historic register. To do it right to get on historic register.

- Larger grants- Follow up would a consultant tell us what we need to do this.
- Smaller grants 25,000 to 5,000 501c3 required. Reimbursable funds
- Massachusetts Historical Commission and Preservation Massachusetts project field manager has visited the site. Smaller Grants to paint the house.
- Scituate Historic Preservation Plan

Survey (Elise) submitted to TA by email. Has Pier 44 survey.

Elise discussed possible questions included on the survey

- Homes and Barn how do we want them to be used?
- Heritage days tours, Sister City tours?
- Grounds- Dog walking path or not?
- Education in schools and field trips?
- Should we include a caretaker?

Follow Up:

- Group to send Elise questions and Elise compile questions for the survey
- Susan to follow up on Survey Monkey

Conservation and Parking (Penny):

Penny discussed conservation restriction. Engineering permitting and design of the parking area. Resurface parking and including 12 parking spots. Freestanding work and independent of what we are working on regarding parking. Driveway and parking would be for open space.

Is there a Conservation Restriction for Mordecai Lincoln Property? Not currently, but the hope is that the Town of Scituate will put a conservation restriction of 5. The building envelope is 1.5 acres. Penny described a conservation restriction requirement of what can be done with the buildings and the land.

Follow up item:

- Penny to send Morse Engineering Existing Condition Site Plan 9/8/23.
- Jim post online.

Septic -Is in front of the house and 1000. Kevin believes that the septic is ok and there will be pumped out and there would be a Title 5 inspection in March. Pete Spencer will do the work.

Who will maintain the parking for Conservation? Select Board increased funding for conservation by 30,000. Money in the budget to maintain permeable lots.

Update on Reviewing Inspection reports and Appraisals (Alex):

Alex shared his thoughts on the property including siding and drainage. Is there an option to remove additions that have been put on the house over the years? If it is less expensive to maintain in the long run. Alex shared that the out buildings also have issues and wants to discuss if options could include demo of some out buildings. Alex's observations were on the outside only and not based on viewing the interior.

Penny suggested that the mill and the main house are what has value and suggested that the house would cost at least \$600,000 to restore. And that CPC money can be used to restore buildings.

Follow Up Item:

- Site Visit

Update on Discussions with Stakeholder Organizations (Jim G.)

Gulph River Association 501c3 (David Dwyer, Beth Corey and Frank Collins) toured the grounds with Jim. Preliminary observations included suggested kayak locations.

Historic Society is discussing the Mordecai Lincoln Property vision at their February meeting.

Historic Consultants- Jim contacted Jeff and Lyle Niburg and Wendy Frontiero. Typical scope includes brief highlights of the property history, significance, and defining architectural characteristics, assessments of building features and preservation recommendations and concerns as well as repair recommendations. Consultants are booked over a year. Alternative is to get a contractor who specializes in older houses to walk through and give advice.

Follow up:

- Penny to call Jonathan Detwilder

Schedule next meeting: February 8th Small Conference Room- Old Board of Health at 6:30pm

Schedule site visit: Monday February 5th at 2pm

Motion to adjourn at 8:30pm Unanimously Approved

Respectfully Submitted,

Elise Beaulieu, Clerk Mordecai Lincoln Property Committee