

Dighton Historical Commission
Minutes of October 11, 2022
Hybrid Meeting- Old Town Hall and Zoom

Present: Pat Gailes, Rafa Delfin, Pat Olsen, Irene Allie, Ken Pacheco (Liaison for Board of Selectmen). On Zoom: Ron Smith. Public: Jasmine Semper

Meeting Agenda

1. Call Meeting to Order at 6:05 PM
2. Pledge of Allegiance
3. Secretary's Report
 - Minutes of September 13, 2022
 - Motion to waive the reading of the minutes of September 13, 2022. So moved by Olsen. Seconded by Delfin. All in favor.
 - *Motion to accept the minutes of September 13, 2022. So moved by Olsen. Seconded by Delfin. All in favor.*
4. Budget
 - FY23 Budget Balance/Expenses
 - Balance is \$1586
 - CAI technologies invoice has been paid \$300 from encumbered funds
 - Discuss/Review/Act Invoice Phase 4 -Stacy Spies
 - Final invoice from Stacy Spies for the Community-wide Historic Properties Survey Update - \$4375. Since it is being paid with CPC funding it needs to go to CPC for approval.
 - *Motion to send the invoice for Phase IV to the CPC. So moved by Olsen. Seconded by Delfin. All in favor.*
5. Public Input – Jasmine Semper via Zoom. Jasmine lives in 0 County Street (corner of Muddy Cove). Jasmine bought the property in November 2017 from a realtor Erik Lewis. Before buying the lot, Jasmine's fiancé had consulted with Building Inspector Jim Aguiar who had told him that the lot is buildable. When she was ready to sell the lot, she was advised that it was not buildable due to the abutters who will probably stop potential buyers from building. A second offer to buy the lot was also withdrawn; this time, Jasmine was told that the lot are wetlands and that it needed work done with the Conservation Commission. She was also advised that the lot may contain sacred burial grounds and a railroad track. She is reaching out to the Historical Commission to verify if the lot has historical significance. Jasmine contacted Ken Pacheco for assistance. Pacheco reached out to Gailes who then reached out to the Mass. Historical Commission about the letter from 2005 saying that a project notification is needed and that there might be Native American artefacts in the lot. Gailes said Jennifer Doherty, our local contact at MHC, has put the project notification to the Review and Compliance Board but Gailes has not heard back from Doherty. Gailes will follow up for Jasmine. Jasmine said that none of these issues came up when she bought the property. Gailes said that a 2011 letter from the Registry of Deeds suggested that the lot is buildable.

Gailes advised Jasmine that the historical commission meeting is monthly and she is welcome to attend future meetings.

6. Unfinished Business

- We reviewed a draft of James Briggs write up. Gailes will send it to Jenna for review and possible graphic design.
- We discussed and reviewed the Historical Commission Town Web page - Delfin said that he contacted Leeann Kerwin because he still couldn't get in the new website and edit the historical commission page. Pacheco said that there will be a training for page admins.
- We discussed and reviewed the Historical Sites for the DCR Dighton Rail Trail Project. Per Gailes, the first drafts are done on the Thomas Church Fishing Grounds, Segreganset Depot. We are currently working on the First Ferry Landing, Groveland Factories/Century Stove building. We have pictures of the Century Stove Company and the Segreganset Depot. Olsen inquired about the Thomas Church. Gailes said that Church had a fishing business at Sweets Knoll in the early 1700s. Olsen said that Thomas Church is buried next to her house.
- We discussed and reviewed plans with Council on Aging to hold a ceremony to honor Mary Rebello which will be at Prime Time during the day on December 1. Gailes showed us a certificate sample that says that Mary Rebello is the oldest living former resident of Dighton. Olsen asked if we know this for sure. Pacheco said that Rebello's family was upset that she did not get the Boston Post Cane. Mary will be 104. We decided that the certificate will honor her for her "extraordinary long and full life." Pacheco suggested that we take a vote on the certificate. *Motion to complete the certificate of honor for Mary Rebello. So moved by Olsen, seconded by Allie. All in favor.*

7. Preservation Planning

- FY 21 Survey and Planning Grant Status
 - Final Documents from Stacy Spies
Gailes said that we have received the Final Documents including the Forms A and B with color photos, CD, hard copy of base map, and GIS information sent to CAI technologies for uploading to Dighton's GIS mapping system. Stacy will provide a memory stick with forms. Stacy sent us a final invoice for \$4,375. Motion to send the invoice for phase 4 to CPC. So moved by Olsen, seconded by Delfin. All in favor.
 - Final Report Recommendations
3 areas (Brick Historic District, Lower Four Corners, South Dighton Historic District) and 15 individual properties (Milk St, Center St, Main St, Old Somerset Ave, Somerset Ave.) are recommended as eligible for listing on the National Register of Historic Places We have to decide on what to do with these recommendations. Olsen asked if the property on 2120 Water Street – which is in a historic district – has any protection. Gailes said that being in a historic district is only an honorary designation and nothing can stop the owner of the property from doing whatever he/she wants to do with the property
 - Completion Report
Gailes is in the process of writing the completion report and once the final invoice has been processed she will be able to submit it to MHC. Once it

is reviewed, reimbursement will be sent. The Town Accountant is aware of this issue.

- Community-wide Historic Properties Survey Update – Phase II
 - Gailes said that the Contract has been signed by both BOS and Stacy Spies and work will begin October 31.
- Segreganset Schoolhouse – Delfin brought a folder that Jo Ann Racine Ferreira had passed to him. The folder contains quotes from three different contractors that the Historical Commission had approached in 2018 to determine the estimated costs of de-leading and renovating the school house. Delfin also cited the amount of work that has to be done per the Building Commissioner Jim Aguiar's suggestion. The historical commission at that time had submitted an application for CPC money, but it was never followed up. Pacheco said that the proposed funding by CPC was voted down by the people because the application did not mention what the school house would be used for. Delfin said that when he created the Facebook page, "Save The Segreganset School House" he asked the public how the school house could be repurposed and most of them said that it should be used as a museum/school house. Delfin said we need more museums. Gailes said that the school house is included in the long-range planning with the Capital Outlay Committee has this targeted for FY25 for architectural Designs and plans for \$45,000. Delfin asked if we should start from scratch and approach the same contractors again for new quotes, and ask Aguiar to reassess the condition of the school house. Gailes said that the school house is recommended for listing at the register of historic places. Pacheco suggested that we should hold off and get three estimates for next summer. Gailes suggested that we meet with Aguiar in January 2023.

8. CPC Report – was supposed to have been presented by Bill Pruitt but he was not present

9. Library Building Committee Report

- Gailes said that the Library Building Committee met on October 5. Ken Pacheco and Ron O'Connor are co-chairs. Jocelyn Tavares is the clerk. Joe Shea and Holly Roche from Granite City Partners were in attendance and are preparing the procurement documents for the exterior work. Discussion held on historic look of building and shingle style. Gailes will be sharing the Form B and information about Shingle style buildings. Will include 3 alternatives for materials in the procurement documents. Have \$350,000 on hand for exterior improvements (\$150,000 from town meeting and \$200,000 acquired for Dighton by our state legislative delegation). We will also be seeking funding from CPC. Granite City Partners will help with the application. Next meeting November 16.

10. New Business

- We discussed and reviewed the Pleasant Street Bridge Replacement Project. Gailes said that the Bridge was built in 1904. The bridge will be widened by 5 feet. Nothing historic about the bridge, as several bridges had been built in the area.
- We discussed and reviewed upcoming grant opportunities

- Long range planning with Capital funding request – we had put in for \$25,000 for more Historic Planning updates. Next year, we will go to CPC again for funding.
- FY 23 Survey and Planning – Letter of Intent to apply for funds is due November 14, 2022. The funds will pay for survey work to be done on the historic properties in Brooks St, Cedar St, Horton St, Pine St, Tremont St, Wellington St, Main St, Middle St and Muddy Cove Lane. Delfin commented that as historical commission it is our job to save as many historic places as we can and if there's money available then we should apply for it. Pacheco said that he would support this only if he knew that we would get the grant but currently we are overwhelmed by the information that we have received. Olsen suggested that we should just let the deadline go by. Olsen said that it's great to get money for our projects but we don't know at this time where we want to focus that next \$25,000. Gailes said that we have a lot to digest at the moment and that we have to make sure that we are understanding the process. Pacheco is not opposed to holding off another year. Olsen supported this idea because it would give us two years to fully prepare our next proposal which would guarantee getting the funds. Delfin disagreed; he said that we should go for it and be persistent because we're fighting time; if there's money available out there, we should take advantage of it. He also said that the current CPC consists of "new blood" who would be receptive to our ideas. *Motion to approve submission a FY23 Survey and Planning Letter of Intent to the MHC. So moved by Delfin. Seconded by Olsen. Allie, Olsen and Gailes voted no. Delfin voted yes. Gailes reasoned that we already have a lot on our plate and that we should focus on our current work.*

11. Correspondence – no correspondence

Other

- Open Commission positions – 11
- Ron Smith's appointment will be discussed during the Board of Selectmen meeting on October 12
- Next Meeting Date: November 8, 2022 6pm

12. Adjournment. *Motion to adjourn. So moved by Delfin, seconded by Olsen. All in favor.* Adjourned at 7:12 PM.