

**Beaver Brook Farm Committee
Minutes May 11, 2016**

Present for the Committee were: Chairman Ellis Neofotistos, Dave Paquin, Debra Ahern, May Paquette and Warren Shaw. Also present was: Betsy Ware, Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 1st floor conference room.

Absent: Andrew Graham, Don Plummer

Also present: Helen Dunlap of the Community Preservation Committee, Nancy Sandgren, a neighbor and two other neighbors

The Chairman opened the meeting at 6:04 p.m.

Ms. Dunlap began the discussion by explained that she had been before the Board of Selectmen going over the articles from Community Preservation for Town Meeting and the Selectmen had some issues with the articles. Ms. Dunlap talked about the original language for the purchase of Beaverbrook Farm and how some of the language and the amount had been changed. In the article for this town meeting there is wording in the article of 'day to day operations and management of the farm' which is an issue.

The Committee would like Attorney Hall to put a motion together to correct the wording on the article on behalf of the Community Preservation Committee. Ms. Ware stated she would be talked with Attorney Hall.

Summary Report from Brian Pfeiffer

The Committee had the summary report from Mr. Pfeiffer in there packets. There was also an invoice from Mr. Pfeiffer in the amount of \$8,925.00 for consideration.

Mr. Shaw made a motion to approve an invoice from Building Preservation Associates in the amount of \$8,925.00 for the Beaver Brook Farm project. Mrs. Ahern seconded the motion. The motion carried unanimously.

Insuring Beaver Brook Farm

Ms. Ware stated that the farm has become insured as of today by the Town's insurance. The insurance company stated that the tenant needs to carry renters insurance. The Committee discussed sending a letter to Mr. Richardson to make him aware of this and if there is a policy that he has that he copies the Town. There is also the issue of Mr. Richardson allowing a landscaper to park his vehicles and equipment on the property which may be an issue for the Town. There was a discussion of furniture items and such being stored for relatives of Mr. Richardson's as well.

The Committee went over the following bullet points on the insurance issue:

- Language on subleasing

- Liability insurance – for haying fields; does he need workers compensation?
- Renters insurance
- Exchange of value of services
- Is he an employee of the Town haying; should a waiver be signed to hold Town harmless?
- Relatives storing personal property on Town property
- When property is vacated, making sure items aren't left behind for town to get rid of

The Committee discussed if Mr. Richardson stays on longer than September and the Committee as a whole was fine with that because there isn't a plan in place currently. At some point in the future Ms. Ware will be putting out an RFP for haying and fertilizing the fields before next year's season.

The Committee would like to see what the agreement with Town and Mr. Richardson is; town staff will provide a copy of the purchase and sale agreement.

Trees

There was a brief discussion on the trees to be removed at the property. The tree that Verizon took care of at the front of the property, the remaining trunk will remain while Mr. Richardson is still on the property. There were a couple of dead trees that will be taken down by the DPW.

Uses for Property and Zoning Requirements

The Committee discussed possible uses for the farm property from the list that Mr. Plummer had created. There are certain activities that aren't allowed in this zone which is R3. Ms. Ware stated that she had been contacted by a telecommunications company about erecting a tower on the property and replicating maybe the water tank to fit in with the surroundings. This would also generate money for the farm. The question arose whether this could be done on property bought with Community Preservation funds.

There was also a discussion on if this use is allowed and the money comes in how does it get funded back to community preservation and not into the general fund?

The Committee discussed some uses of the property and discussed a nature trail, skating rink, community gardens. There was a discussion on the house and whether they could sell this portion off with a restriction on preservation because the Town may never be able to renovate the house. There was a discussion on the buildings and which ones to keep and which ones to demolish. The Committee seemed in agreement on keeping the house, the half garage under, the squash barn and the corn/seed building providing there is a use, if not then let it go.

The Committee discussed the possible use for the corn/seed building for the Garden Club and wanted to invite them into the next meeting for a general discussion on their needs.

The Committee discussed an organization called Mill City Grows who expressed a possible interest in some use of the farm. The Committee discussed DATV using a portion of a building for their studio.

There was a discussion about talking with Lowell Park and Recreation Trust.

Next Agenda

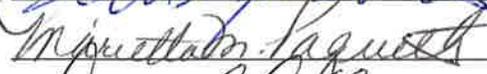
- Garden Club
- WS to try and get some information
- House – discuss uses or 3rd party holding a lease
- Bennett Street School
- Copy P&S Agreement with P. Richardson and the Town

Adjourn

Mr. Paquin made a motion to adjourn the meeting at 7:50 p.m. Mr. Shaw seconded the motion. The motion carried unanimously.

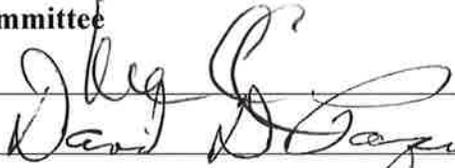
Beaver Brook Farm Committee







Absent: Don Plummer



Absent: Andy Graham