

**Beaver Brook Farm Committee  
Minutes  
July 14, 2016**

**Present for the Committee:** Chairman Ellis Neofotistos, Dave Paquin, May Paquette, and Warren Shaw. Also present was Elizabeth Ware, Director of Community Development and Recording Secretary Samantha Carver. The meeting was held at the Town Hall in the 2<sup>nd</sup> floor conference room.

Absent: Don Plummer, Debra Dewitt Ahearn, Andy Graham

Also Present Donna and Peter Richardson, and neighbor Nancy Sandgren

The Chairman opened the meeting at 6:01 p.m.

The Committee reviewed the memorandum prepared by Betsy Ware regarding insurance at Beaver Brook Farm uses and CPC funded land. After reviewing the memorandum Mr. Shaw concluded that this is for a policy making board through the Town not the purview of the BBFC. It was agreed that the Town should have a consistent policy on insurance.

In the memorandum the insurance carrier is stating that no trespassing signs should be posted at the property. The Committee was not in agreement with this. They did agree that no trespassing signs should be put on the buildings but not the open land that was purchased by CPC funds. Mr. Shaw suggested that the CPC and the Board of Selectmen look into creating a policy for CPC funded lands.

Ms. Ware noted that anyone that does work at the BBF property would have to carry insurance noting the Town as additional insured. There was a discussion on the North Bennet Street School and if they really have an interest in working on the corncrib building. Mr. Shaw stated that before that is decided the Committee should decide if that building is even going to be saved. There was a discussion on bidding and whether the Town could deem a particular source a sole source for restorative work on this type of building. There was a discussion on putting a sign up that states no motorized vehicles like they have at the parks in Town rather than a no trespass. If a sign is developed it should be at the Mammoth Road end and the Beaver Brook end of the property by the bridge.

### **Extending the Lease with the Richardsons**

Mr. Shaw stated that he had a conversation with the Manager and he was not concerned about the landscaper on the site. There was a discussion on the Richardsons using the house and the little garage only after September 30, 2016 so they would have to move everything out of the other buildings they are currently using.

### **Use of the Property**

Mr. Shaw stated that he knows of a private, for profit organization that would be interested in the farm but they need to get clear on whether a for profit organization can be allowed here or if it is only not-for profit organizations. This question needs to be cleared up with the CPC.

Mr. Shaw stated that they need to hold a public input meeting on this property. A date was discussed and settled on October 13, 2016 with a site visit the Saturday before the public meeting so folks know what the property consists of.

The Committee will spend a few meetings before the public hearing developing a short list for uses of the land and deciding which buildings will stay or go. There was a brief discussion on whether the decision on the buildings should be done before the public hearing.

Mr. Shaw asked Ms. Ware if she could come up with the names of the companies that salvage old building materials and reach out to see if there is really any interest so they can figure out how to demolish these buildings at little or no cost.

There was a discussion with Ms. Paquette and Mr. Shaw about a fund raising event that someone in the community was thinking of at the BBF property. It would be an outdoor hoedown type event. There was a discussion on who would grant permission to do this at the property. Mr. Shaw felt that it would be a determination by the Selectmen. This event is just being talked about they would need to know the scope of the event before approval.

**Next Meeting**

The Committee discussed the next meeting in two weeks posting it as an Executive Session to discuss the lease conditions with the Richardsons. Ms. Ware will have get something from Town Counsel on the lease for this meeting of July 28, 2016.

Nancy Sandgren, the neighbor interested in cleaning up debris at the roadway of the Beaver Brook farm property asked whether they were allowed to do that yet. Ms. Ware stated that is still on hold as they work with the insurance company.

**Adjourn**

Mr. Shaw made a motion to adjourn the meeting at 7:15p.m. Ms. Paquette seconded the motion. The motion carried unanimously.

**Beaver Brook Farm Committee**

  
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Absent: Andy Graham \_\_\_\_\_

  
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Absent: Debbie Dewitt Ahern \_\_\_\_\_

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Absent: Don Plummer \_\_\_\_\_