

**Beaver Brook Farm Committee
Minutes
September 8, 2016**

Present for the Committee: Chairman Ellis Neofotistos, May Paquette, David Paquin, Debra Dewitt Ahern, Don Plummer 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 2nd floor conference room.

Absent: Andrew Graham

Ms. Ware began the discussion by talking about restrictions, preservation restrictions and acquiring open space or affordable housing restrictions in perpetuity.

The Historical Commission can oversee the preservation restriction unless they do not have the expertise in holding historical preservations then an organization like Historic New England does it.

There was a discussion on possibly breaking off the historic home on this farm property and put a historic restriction on it. Ms. Ware cited an example of the Town of Concord who uses an old farm house for affordable housing.

When creating a historic preservation restriction you have to create a track record in order for your organization to hold the restriction. You have to follow the Secretary of Interior standards and understand the building. Ms. Ware talked about curatorship programs such as Bradley Park. An RFP would have to be developed with a long term management plan of the property. Usually the exterior is rehabbed first and then the interior. If a historic property is leased the repairs are not subject to prevailing wage requirements like a Town would be.

Mr. Shaw asked if there was a consultant the Town could hire to help them through this preservation restriction process? Ms. Ware stated she had some names to contact. There was a discussion if the Committee wanted to determine an envelope for the house. They would then do an RFP to lease the property. Mr. Plummer brought up the UMass Lowell idea again to see if there is somewhere there who may have an interest in leasing the house. He asked if he could check into this to gauge the interest. Mr. Plummer made a motion to allow him to make an inquiry into UMass to see if there is any interest in leasing the home. Mr. Paquin seconded the motion. The motion carried unanimously.

A curatorship would be subject to an RFP and this would be at least a ten year commitment for it would be a considerable investment.

Mr. Shaw made a motion to have staff look into estimates for consultant for curatorship lease program for the house at Beaver Brook and to develop an RFP, also create language for an article for Town Meeting. Mrs. Dewitt Ahern seconded the motion. The motion carried unanimously.

Ms. Ware reported that she does not have an update yet on the cost from Richard Irons the preservation mason who looked at the foundations and chimney at the farm house. John Watson the preservation carpenter was waiting on figures for the gutters. Ms. Ware stated they spent three hours in the house in the basement and then working their way up to the attic. The brick and mortar combos are early 1730's ranging to 1760's and there have been an addition or two to the house.

Master Plan

Mr. Shaw moved to request staff to create an article for the Board of Selectmen to see if they will support a cell tower on the Beaver Brook Farm property which will raise funds to support the property. Mrs. Paquette seconded the motion. The motion carried unanimously.

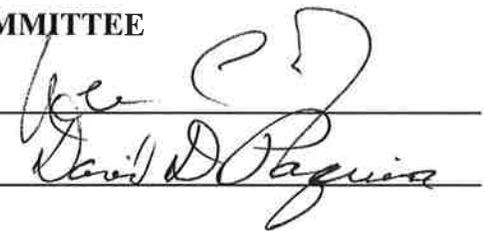
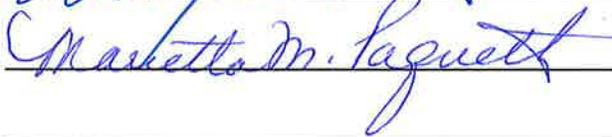
There was a discussion on getting the word out for the public meeting and site visit at Beaver Brook Farm to get ideas from the general public on what to do at the property. There was a discussion on getting Todd Feathers from the Lowell Sun to do an article on the property and create some interest in the property. Ms. Ware will do a press release and contact the Lowell Sun.

For the public meeting the Committee would like a map of the property from the Engineering Department to put on display. There was also a discussion of getting a form created to put on the website for people to submit ideas and public comment via the website to the Committee.

Adjourn

Mr. Shaw made a motion to adjourn the meeting at 7:20 p.m. Mrs. Dewitt Ahern seconded the motion. The motion carried unanimously.

BEAVER BROOK FARM COMMITTEE

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