

**Beaver Brook Farm Committee  
March 10, 2016**

**Present for the Committee:** Chairman Ellis Neofotistos, Dave Paquin, May Paquette, Warren Shaw, Don Plummer and Debra Dewitt Ahern. 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: Andy Graham

Also present: Brian Pfeiffer  
Helen Dunlap, Community Preservation Commission

The Chairman opened the meeting at 6:03 p.m. Mr. Brian Pfeiffer was present to go over his conditions assessment of the buildings at 761 Mammoth Road, Beaver Brook Farm.

Mr. Pfeiffer stated that he would be going through the report as printed out for the committee members.

He began with the main house and described it as built in many pieces and it looks as though the back piece may have been pushed together with the front house. The house is basically not in bad shape but could use gutters to keep the water away from it. The house is heavily framed and it includes mantel pieces from the 1800s.

#### Corn Crib

This building looks to be built sometime between 1790 and 1820 and it's been converted into a workshop, there is a water issue here, most of the buildings are threatened by water, this building has active leaks down to the cellar.

#### Squash Barn

There are vines on this building these are harmful to it and it was suggested they be taken off – but not pulled, cut them. There is a water trench forming from the rain water coming off the roof due to lack of gutters. Mr. Pfeiffer talked about if there is metal within the concrete this could erode the concrete. The building is approximately 90 years old.

#### Garage

The garage as built is very narrow. There was discussion as to what type of vehicle could fit into it at the time, there seems to be an insect infestation at this structure, this building has limited future use. There was a discussion as to whether this building served as an in ground silo or bunker silo. Bunker silos came about because upright silos were harder to maintain.

#### Workshop Complex

Mr. Pfeiffer mentioned the rubble stone foundation on this building, this building sustained two fires one in 1942 and one in 1972. There is hardly any roof left on this lightly framed building of corrugated iron and the building is cobbled together.

#### Dairy/Milk Building

This building has terra cotta block with stones filling voids, it contains corrugated asbestos, it has trees growing through roof of corrugated cement asbestos. Mr. Pfeiffer mentioned the building has many issues.

#### Recommendation

Mr. Pfeiffer is suggesting that getting the water away from the buildings is a first priority and that the Committee may want to consider demo of the buildings that have no use and there is no money to repair. As an immediate fix the house should have gutters put on it to try and keep the water from further damaging it.

Mr. Pfeiffer also mentioned that the Committee could do a comparative assessment of other buildings in Town and if there are other similar buildings in town in better shape that could help the Town's decision on demolition of some of these buildings. In discussions no other farm in Dracut has this type of squash barn.

Mr. Pfeiffer stated the squash barn, the seed/corn crib and the house are all worth preserving.

The Committee discussed with Mr. Pfeiffer how other towns have handled buildings like these and he talked about endowments and preservation covenants. There was a discussion on long term leases and how there is not enough oversight that improvements are being made in lieu of lease payments etcetera.

Mr. Pfeiffer talked about the Town considering a concrete specialists to assess the condition of the concrete at some of the buildings. He stated that structural engineers have a tendency to overdo their assessments. Mr. Pfeiffer discussed rolled asphalt roofing and how that is a cheaper alternative to buy a roof some time.

The Committee briefly touched on the condition of the silo and it was noted that it has fractured terra cotta. Discussion continued with Mr. Neofotistos mentioning the water tower that says 'Beaver Brook Farm' and possibly investing in the resurrection of that.

There was a discussion on the greenhouse material of cypress and whether that had any value to it. Mr. Pfeiffer talked about the Town consulting with someone who specialized in architectural salvage to see if these materials would be wanted.

#### Minutes

Mr. Paquin made a motion to approve the minutes of February 25, 2016 as presented. Mr. Shaw seconded the motion. The motion carried unanimously.

**Adjourn**

Mr. Shaw made a motion to adjourn the meeting at 7:52 p.m. Mrs. Dewitt Ahern seconded the motion. The motion carried unanimously.

*David D. Taylor*  
*Marietta M. Laguarda*  
*Be (C)*

**BEAVER BROOK FARM COMMITTEE**

*Shaw*

Absent: Andrew Graham