

**Beaver Brook Farms  
Visioning Committee  
December 17, 2015**

**Present for the Committee:** Chairman Ellis Neofotistos, Warren Shaw, Don Plummer (6:20p), Dave Paquin and Andy Graham. 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 administration conference room.

Absent: May Paquette, Debbie Dewitt Ahern

Also Present: Brian Pfeiffer, Assessment Consultant  
Helen Dunlap, Community Preservation Committee

Mr. Neofotistos called the meeting to order at 6:02 p.m. He welcomed Mr. Pfeiffer and had the Committee introduce themselves to him.

Mr. Pfeiffer began by stating that he had gone over to the Beaver Brook property with Ms. Ware to take an initial look however it was dark. He stated that the first goal is to determine what the buildings are historically and where the Committee's view is on what you have and what can be done with them.

Mr. Neofotistos explained the steps the Committee has taken to acquire the property and explained that the Committee has been trying to determine what potential uses the property may have. He asked Mr. Pfeiffer the steps he'll be taking to make a determination on the buildings. Mr. Pfeiffer stated he works with two other professionals and they will look at each building for historic and physical condition and then make recommendations to the Committee but ultimately it will be the Committee's decision. He explained that it is a lot easier to try and repair in kind rather than try and redo and he cited a few examples from his experience.

Mr. Pfeiffer advised not to get too definitive too early in the process on trying to determine the uses for the property. Mr. Pfeiffer explained they will take a day to take an initial look at the property and in phase two if they want him to go further they will take a more refined look.

The Committee asked Mr. Pfeiffer when he could do this work. He stated currently he's looking at late January early February with a report by the end of February 2016.

There was a discussion on Mass Historical Society and what that entails and what if any restrictions come with putting a property on the Mass Historic Register. Mr. Pfeiffer discussed the Town considering bringing a Not-for Profit in as a management entity for the property. He described another project where a Not for Profit can bring in for-profit organizations to do work on the property without having to follow the Massachusetts General Law requirements a Town would have to.

The Committee discussed getting a contract with Mr. Pfeiffer and Ms. Ware and Mr. Pfeiffer will work out the details and have the Town Manager sign the contract.

**Uses of the Property**

The Committee began going through their ideas for uses on the property and Mr. Neofotistos wrote them on the board.

Items mentioned were as follows: bridge, trails, adjoining land, topography, potential agricultural uses, community gardens, maintain view scape, events, student school café educational program, recreation, Boy Scouts/Girl Scouts camping events, picnic grounds, winter outdoor activities such as skiing, snowshoeing, sledding, skating, natural amphitheater, property rentals, satellite library, art lofts as potential uses.

The Committee was in agreement with Mr. Plummer to reach out to the heads of the Boy and Girl Scouts for possible trail projects for those organizations on the property.

The Committee will invite the folks from the Sustainable Entry Farming Program to the next meeting which will be held January 7, 2016.

**Minutes**

Mr. Neofotistos had one correction on the first page of the minutes. The secretary will make the correction.

**Adjourn**

Mr. Shaw made a motion to adjourn the meeting at 7:25 p.m. Mr. Graham seconded the motion. The motion carried unanimously.

**BEAVER BROOK FARM COMMITTEE**

  
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Absent: May Paquette

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Absent: Debra Dewitt Ahearn