

**Spring Hill Farm Advisory Committee**  
**October 21, 2019**  
**Approved Minutes**  
**7:00 PM**

**Attendance**

**Present:**

Chair Emily Kunelius  
Cindy LeBlanc  
Maria Oakley  
Joe Krasowski  
Kristina Snyder

**Absent:**

James Piper, Alternate  
Stephen O. Landau, Selectman Liaison  
Colin Costine, Alternate  
Kendall Kunelius  
Selectman Chuck Myette, Spring Hill Farm Trustees Representative

**Members of the Public Present at Various Times:**

(unidentified)

**1. Call to Order – Open Meeting**

Chair Emily Kunelius called the meeting to order at 7:08 PM.

**2. Review of Minutes – September 16, 2019**

Mrs. LeBlanc recommended correcting Mr. Broadwater

*Mrs. LeBlanc motioned to accept the September 16, 2019 minutes as amended. Mrs. Oakley seconded the motion. Ms. Snyder and Mr. Krasowski abstained due to absence from that meeting. Approved 3-0-2.*

**Old Business**

**3. Members**

(inaudible) was interested in joining and doing activities with Trail Riders. They cleared some land on the Lane Road fields for riding, nothing big, down near the pond.

Chair Emily Kunelius noted there were two people interested in joining and one spot and perhaps an alternate could be added. Mr. Krasowski whose membership is up in December noted if someone wanted to join earlier, he could resign and/or re-up as an alternate as he is often busy.

**4. Fall Festival**

The Committee recapped the Fall Festival which was a success with 400-500 people in attendance. Mrs. LeBlanc reported \$650 in donations with one check received of \$500 from one person, who will need a tax receipt at the end of the year and \$325 in raffles, so just shy of \$1,000 toward the renovation of the barn. Mrs. LeBlanc noted the funds will be deposited into the Trust account since they are a non-profit. Mrs. LeBlanc opined that it did well because it was not over commercialized or politicized.

Food sales went well also with 75 hot dogs and 16 hamburgers sold and apple cider and cups donated. Picnic tables for eating were requested for next year and perhaps hay bales for seating near the music area at the barn and a donation jar. The house couldn't be used since it has to be brought up to compliance first. The photo booth got used.

There were 14 vendors, one made \$150 from one customer. There were a dozen hayrides. The kid's games started out slow and picked up, more kid's activities could be added next year. Kendall's activity could use a microphone so people can hear her on both sides.

Chair Emily Kunelius noted they learned a lot about how to do parking and the police officer did well and had a lot of recommendations such as keeping a lane conned off for the pedestrians and a one-way in and out. The Committee should remember to provide a meal for him next year. All of the handicapped spaces (5) were used and they could have used two or three more. Mrs. LeBlanc recommended having the vendors unload and park.

Charging for parking was discussed for next year at \$5 per car and the Committee felt it was too early and to see how next year goes.

Mrs. LeBlanc requested those bringing their tractors have some time to talk about them next year.

The animals did well and people enjoyed the steers that Joe brought, the baby calves and all the rabbits offered found homes and people really enjoyed holding the rabbits.

Mrs. LeBlanc noted that when planting themed gardens and leasing the property they needed to be reminded the vendors and parking needs could grow overtime and allow for more space by putting the themed garden elsewhere.

**5. Business Plan – House**

The Committee agreed getting the house up to code was essential to their business plan and as the Board of Selectmen are in charge of buildings, the Committee has to have their help with getting an engineer to make a list of projects that need to be done. A temporary ramp could be rented, or a permanent ramp done as an Eagle Scout Project. Mrs. LeBlanc noted the house needs to be used so critters won't move in and she has seen chipmunks getting in through holes in the foundation that need to be caulked. The water faucet needs to be repaired also. Mrs. LeBlanc noted the house would be a great place for Agricultural Commission meetings.

**6. Rental of Land and High Tunnel**

The Committee noted the Board of Selectman recommended returning \$400 to Mr. Fournier who had to end his lease suddenly but left it up to the Committee to decide. The Committee felt Mr. Fournier had put in a lot of time in cleaning up trash etc. and should get most of it back. Mr. Krasowski indicated it was fair since no one else was deprived of renting it.

*Chair Emily Kunelius motioned to reimburse Dan Fournier \$400 from his terminated lease. Ms. Snyder seconded the motion, with all in favor, the motion passed unanimously.*

Mr. Krasowski noted that moving ahead it was important to recognize that a one-year lease for farming is a challenge. Mrs. Oakley added another challenge is not letting one commercial entity monopolize the Town property or prevent access. Mrs. Oakley would like to see the maple syrup tapping offered to the general public rather than being used by one person into perpetuity. Mr. Krasowski discussed the challenges of having one entity rent the property for a short period of time and investing time and money into improving it only to risk losing the rental the next year because someone overbid them by \$100. Mr. Krasowski noted there were creative solutions such as a self-renewing lease with an incremental increase as the property would be expected to improve each year or a right of first refusal where the previous leaseholder could not be outbid by less than 25% and would have the right to match the high bid.

Getting the Community and School involved in a project such as growing the biggest pumpkin could be an activity for next year so that it is a Town program as insurance continues to be an issue.

The Committee discussed how the high tunnel could be rented out and Mrs. LeBlanc reminded it is not a greenhouse and does have water and electricity, so electricity is a charge to pass on. If a group were to rent spots in the greenhouse, they would need to find a way to pass the cost along, concerned that if the Trust kept the electricity and insurance in its name for liability reasons.

The maple trees in front of the house are dead and need to be removed, the stumps ground and maple trees replanted.

## **7. Budget FY 2020-2021**

Chair Emily Kunelius advised the Committee was meeting with the Selectman on October 29<sup>th</sup> which is a Tuesday to discuss their budget as Town meeting is moved up.

## **9. Adjournment**

**Next Meeting: November 18, 2019**

*Mrs. Leblanc motioned to adjourn the meeting at 8:20 PM. Mrs. Oakley seconded the motion, with all in favor, so moved.*

Respectfully submitted,

Daniel Hoijer,  
Recording Secretary  
Via PACT