

Spring Hill Farm Advisory Committee
November 16, 2020
Approved Minutes
7:00 PM

This meeting will take place electronically and will be recorded. In order to participate, go to <https://zoom.us/j/84430082237> Or participate via telephone +1 (929) 205-6099

Attendance

Present Remotely:

Beth Sautter, Chair
Cindy LeBlanc
Kristina Snyder
Ted Broadwater
Corinna Reishus
Chuck Myette
Stephen O. Landau, Selectman Liaison

Absent:

Kendall Kunelius
Maria Oakley
Colin Costine, Alternate

Members of the Public Present Remotely at Various Times:

Call to Order – Open Meeting

Chair Sautter called the meeting to order at 7:00 PM.

I. Old Business

1. Approval of Minutes

1. “REALLY OLD” unreviewed/approved draft minutes (July-2018, May, Oct, Nov 2019, Jan 2020) and Recent draft minutes Aug, Sept, Oct 2020

- July 16, 2018
- May 20, 2019 (no quorum)
- October 21, 2019
- November 18, 2019
- January 20, 2020 (no quorum)

The July 16, 2018 minutes were amended.

- August 24, 2020
- September 21, 2020
- October 19, 2020

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The August 24, 2020 minutes were amended by email.

The September 21, 2020 minutes were amended.

The October 19, 2020 minutes were amended.

Chair Sautter moved to approve the July 16, 2018, May 20, 2019, October 21, 2019, November 18, 2019, January 20, 2020, August 24, 2020, September 21, 2020 and October 19, 2020 minutes, as amended. Mr. Broadwater seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. Soil Test – Lane Road

Chair Sautter reported she got the report back from UNH and the soil needs nutrients. Mr. Myette recommended looking at the cost per acre for spreading. Chair Sautter noted she can get tests for Wason Road as well.

II. New Business

1. ADA proposal for Farmhouse

Selectman Landau reported the Board of Selectmen received an estimate for renovations it is willing to consider. There are problems renovating historic buildings. Not sure it is beneficial to widen the doorways.

Mrs. LeBlanc noted there have been a lot of renovations already so that it likely cannot go on the Historic Registry and thinks the Committee should move forward.

Chair Sautter noted that the proposed scope of work provided by Cowan Goudreau Architects for a list of things to be done would cost \$2,850 including accessible parking, hardware improvements, door improvements. Mr. Broadwater noted this is just scoping, not doing the work, the ballpark cost of this work would be over \$50,000.

Mr. Myette noted the Building Inspector advised an engineer's opinion would be needed regardless.

Selectman Landau noted the building will be taken care of no matter what. The question is how to make use of it. Mr. Broadwater stated to have public meetings and to have public meetings it needs to be ADA compliant. Mr. Myette added the goal is to be able to open the farmhouse to guests during the fair and other events. Chair Sautter noted more use will make people feel more involved with the property. Selectman Landau noted he was in favor of spending \$2,850 on the plans but is worried about making all these changes to an old building. Ms. Snyder noted it is determined that no one will live in this building. She had heard from a few townspeople who were leery on taking on another town building and if it would be worth it. Mrs. Reishus stated there was potential for what the Committee wants to do and supports spending some money to determine what we may need to do.

Mrs. Reishus noted \$570 was taken out of the budget unexpectedly for insurance leaving \$2000 in the Committee line if there is there is no festival event. Mr. Broadwater noted the Committee could still pursue the historical registry.

Mr. Broadwater moved to approve spending \$2850 to get engineer input. Mrs. LeBlanc seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

2. Grant opportunity for Farmhouse

Chair Sautter reported she sent out details of the NH Preservation Alliance opportunities to assist with certain buildings and drafted a letter of intent to submit. The project would be a \$10,000 minimum and matched by

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whatever we receive. Ms. Snyder asked if it could be used for both ADA compliance and the barn too and Chair Sautter explained it could be and the Committee already has some of the barn funds. Selectman Landau asked if timber beams could be considered as a matching donation. Mr. Myette recommended getting an estimate from a stone mason and Chair Sautter noted they could contact Rich Bellemore.

Mr. Broadwater departed the meeting.

Mr. Myette motioned to pursue the grant opportunity by looking for a quote on foundation work. Chair Sautter seconded the motion. A vote was taken all were in favor, the motion passed unanimously.

3. Budget Status

Ms. Reishus reported that she and Ms. Sautter attended the Board of Selectmen meeting on October 29 and presented the budget in the amount of \$4,250 with \$2,750 on the Spring Hill Farm line and \$1,500 on the Advisory Committee line. It was recommended adding \$600 for the trust's insurance policy which would bring the budget to \$4,850. Since the meeting, Ms. Reishus has received confirmation from the Town Administrator that the Board of Selectmen is putting the insurance into the town's insurance budget line so there is no change to the budget as originally presented.

Ms. Reishus reported that besides the normal electricity expenditures, there have been two withdrawals totaling \$571.50 for the trust's insurance, bringing the balance to \$773.99 total expenses to date. Mr. Myette motioned to accept the Treasurer's report. Mrs. LeBlanc seconded the motion. A vote was taken, all were in favor, motion passed unanimously.

4. Membership

Ms. Reishus noted there is to be one member from Agriculture, one member from Conservation Commission, one member from Recreation, one member from the Board of Selectmen, five at-large and three alternates. Ms. Kunelius term will expire soon and won't be on the Committee any longer. This leaves two openings at-large and one open alternate position. Ms. Snyder recommended posting on Facebook to see if there is interest. Ms. Reishus will reach out to some people who had shown interest in other groups.

5. Other Business

Selectman Landau noted there is a load of wood cut from the apple trees around the trees and stone walls and equipment and would like to keep the fields clear. Chair Sautter will reach out to Mr. Pepper who said he would move some of this.

6. Review of Action Items

- COMPLETE, Beth – October 19 – obtain soil sample from Lane Rd fields – process with UNH Soil Lab
- COMPLETE, Cindy and Beth – October 1 – go before BOS to ask for Engineer to specify ADA list for first floor main building
- COMPLETE, Corinna and Beth, Oct 29 – Attend budget meeting with BOS
- COMPLETE – Nov. 16 – Review of all backlogged minutes that lack/review/approval
- Obtain soil sample from Wason Road
- Per Acre Cost for Spreading – Lane Road
- Stone Mason estimate – Rich Bellemore
- Contact Bob Pepper to clean up Lane Road fields
- Increase Membership
- ADA Proposal to Board of Selectmen, engineer input

- Letter of Intent – December 1st

III. Adjournment & Set Next Meeting Date

The next meeting will be on January 18, 2020

Chair Sautter motioned to adjourn the meeting at 8:25 PM. Mr. Myette seconded the motion. A vote was taken, all were in favor, the motion passed unanimously.

Respectfully submitted,

Daniel Hoijer,
Recording Secretary