

Heritage Farm Commission
Regular Meeting
November 1, 2021

The Bolton Heritage Farm Commission held its regular meeting on November 1, 2021 at 7:00PM at town hall located at 222 Bolton Center Road. Members in attendance were Chairman Arlene Fiano, vice chair Beth Harney, Rhea Klein, Cara Wraight and Ann Maulucci. Building and grounds supervisor John Butrymovich was also in attendance. Bolton Historic Commission alternate Bonnie Massey was in attendance. Joining the meeting via zoom was Tom Elmore a Historic landscape architect, Patrice Carson Consulting Director of Community Development for the Town of Bolton, First Selectwoman Sandra Pierog, interim town administrator James Rupert and Sara Nelson from Nelson Edwards Company Architects.

1. Call to order

Arlene called the meeting to order at 7:03 P.M.

Arlene asked Commission members to move Item 5D up on the agenda

5d. Tom Elmore spoke about the master plan for the Heritage Farm site. Tom stated Sara and him have developed a plan that allows the barn and land to be used for various experiences. Tom laid out a five phase plan.

Beth and Arlene went and looked Dudley Farm located in Guilford which is a 501C3 and receives no town or state funding and they also went to Parmelee Farm located in Killingworth which is municipally owned.

Phase 1:

This Phase includes three seating overlooks of the farm. The design would allow for moveable chairs at first and then over time would become more of a permanent area. Phase 1 also calls for testing the site water, working towards having water and power. Also building a utility building shell that will become a bathroom facility. Phase 1 includes realigning the parking area to the South of the barn and fixing the silo roof. Also making the old manure area safer and finding a temporary tent location North of the barn which also connects to the barn and lastly on phase one was a locating a porta potty location.

Phase 2:

This phase includes mown pathways. A simple rustic bridge, a mown amphitheater in coordination with haying season and will be natural and seasonal. Also a utility building which will be a shell for bathroom space as well as a utility panel and water storage. Phase 2 also includes connecting the town's septic system to the farm and regrading the entrance on Bolton Center road for sightline safety.

Phase 3:

Phase 3 includes formally changing the use of the barn to an assembly occupancy which means the barn will need to be changed under building code for public use. With this change there will need to a public entrance, the site needs to be handicap accessible, have a second means of egress, emergency lighting and fire protection.

Phase 4:

Phase 4 includes restoring the occupancy to the farmhouse based on final determination of resident caretaker of formal change of use to business occupancy, such as office space.

Phase 5:

Phase 5 includes constructing an equipment building (two possible locations identified) Option one is adjacent to the utility building and option 2 is adjacent to the farm yard on low impact footings.

Patrice Carson shared with the Commission that the town had been awarded with a connectivity grant which will connect a path (gravel) starting at the fire house which will lead to the farm. Patrice stated she will send a copy to Sara Nelson of the engineer drawings and plans for the Connectivity grant.

James Rupert discussed having a separate water supply while the property is not being used a lot right now which would be more cost efficient and in the future would possible be able to install a new well or pump.

Sandra Pierog stated there are some funds set aside for the Heritage Farm but this will be a process and take time and years to accomplish.

2. Approval of the minutes of: October 4, 2021 Regular Meeting

Rhea made a motion to accept the October 4th minutes as written. The motion was seconded by Cara. The motion passed unanimously.

3. Resident's Forum (Public Comment for items NOT on the Agenda)

Nothing at this time.

4. Correspondence

Beth stated the \$175.00 funds from the summer running series was deposited into the Heritage Farm fund.

5. Unfinished Business

A. Farm Maintenance Report

John Butrymovich stated they have been working in the fields every chance they get when it's not raining.

B. Update on Fund Raising

Beth hared the balance from both accounts. The Rosie account at People's bank has \$4,452.20 as of 10/28/21 and the Heritage Farm account has 7,031.00.

C. Eagle Scout Project Update

Nothing at this time.

D. Survey and Planning Grant/Sara Nelson

Moved up on Agenda, see above.

E. NPS/WR3 Update

Nothing at this time.

F. Interpretive Signage Wilderness Graphics

Arlene stated the panels have been approved by town. Cindy Abaco is waiting for approval from the National Parks service. Once approved they will start printing.

G. Re-Enactment 2022

The date was approved for October 1st and 2nd 2022 and the budget is already set.

H. Sleigh Bells Ring

The craft show in Bolton will be held on November 20th. Arlene suggested having a few workshop to discuss and work on different craft ideas.

I. Schedule of 2022 Regular Meeting Dates for the BHFC

January 3 rd	July 11th
February 7 th	August 1 st
March 7 th	September 12 th
April 4 th	October 3 rd
May 2 nd	November 7th
June 6 th	December 5th

All meetings start at 7:00pm except for the month of June when the Commission meets at the farm. June’s meeting starts at 6:00pm.

6. New Business

A. Other

Beth Harney notified the Commission that she had updated the annual report and submitted to the town.

7. Adjournment

Rhea made a motion to adjourn the meeting at 9:30pm, the motion was seconded by Beth. The motion passed unanimously.

Respectfully Submitted,

Corrine O’Brien
Board Clerk

PLEASE SEE THE MINUTES OF SUBSEQUENT MEETINGS FOR THE APPROVAL OF THESE MINUTES AND ANY CORRECTIONS HERETO.