

Heritage Farm Commission
Special Meeting
April 20, 2022

The Bolton Heritage Farm Commission [BHFC] held a special meeting on April 20, 2022 at 7:00PM via Zoom. Members in attendance were chair Arlene Fiano, vice chair Beth Harney, Rhea Klein, Leslie Shea, Cara Wraight and Ann Maulucci. Commission alternate Paula Lynn was also in attendance. Bolton Historic Society alternate Bonnie Massey was not present. Also present was Sara Nelson, of Nelson Edwards Company Architects, LLC [NEC] who is coordinating our Master Plan.

1. Call to order

Arlene called the meeting to order at 7:00PM.

2. Workshop with Nelson Edwards Company Architects, LLC

The purpose of the meeting was to hold a programming workshop led by Sara Nelson in the hopes of completing the Master Plan project that the commission has been working on for the past two years. Sara provided an outline for the commission to codify our programming goals and objectives, and to inform talking points at future presentations with stakeholders.

Over the past two years, the Bolton Heritage Farm Commission has created several key documents that paved the path for where we are today in completing the Master Plan document.

- In early 2020, the BHFC created a Business Plan which was unanimously adopted by the Board of Selectmen. The Business Plan outlines the history of the farm and its significance to Bolton, the ways the farm is being utilized by the public currently, the opportunities for broader uses in the future, and the challenges in securing that future.
- In early 2021 the BHFC examined the cost profile and revenue opportunities that might be linked to current and future uses outlined in the Business Plan.
- In the summer and fall of 2021, the BHFC worked with NEC to create a phasing plan of site development, to incorporate fiscal realities of a town-owned project and upcoming events already scheduled.
- During 2021 and early 2022, the BHFC examined similar venues around the state, some in person, some by phone or internet research, and created a Colleague Interview Spreadsheet to collate that information. A summary memo was sent to NEC.
- All of these documents, along with commissions members' impressions after this process contributed to completing the Programming Summary document.

The Summary included four subsections of consideration: Site, Toilet Facilities, Barn Complex and Farmhouse. The commission was asked to highlight for each section its historical significance, outstanding features, current uses, proposed uses, infrastructure requirements, costs and revenue opportunities. The discussion lasted over two hours and highlighted many aspects of the farm and its components. Special emphasis was placed on areas of preservation, like the barn interior and the viewsheds, and the importance of maintaining the simplicity, historic character and peaceful ambience of the farm while expanding opportunities for residents and visitors to enjoy them.

Sara will collate and edit the worksheet, which will then be distributed to the BHFC for review. Sara will also confirm if the May 3rd meeting for the Board of Selectmen is still possible for presentation of the final Master Plan or if that should be postponed until June 7th. Arlene will check with the town to request their preference as well.

3. Adjournment

The meeting was adjourned at 9:20PM.

Respectfully Submitted,
Beth Harney, vice chair