

Bolton Heritage Farm Master Plan for Site Development

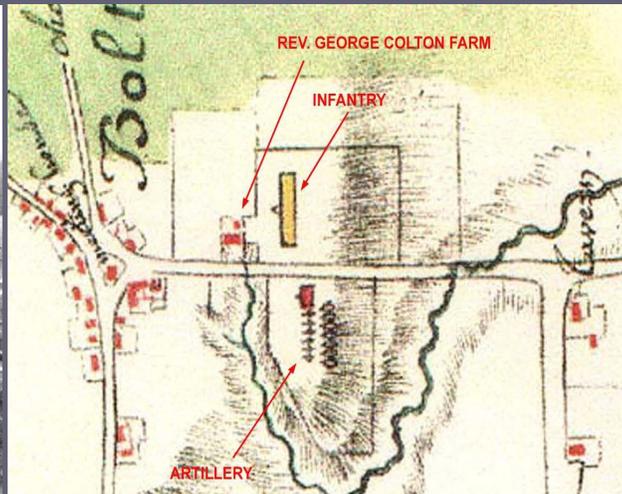
August 31, 2022
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Printing Note:

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The following pages, as numbered in the document,
should be printed on 11 x 17" (tabloid) size,
(horizontal) and tri-folded:

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INTRODUCTION AND ACKNOWLEDGEMENTS
Nelson Edwards Company Architects, LLC



INTRODUCTION AND ACKNOWLEDGEMENTS

INTRODUCTION

For almost three hundred years the Bolton Heritage Farm property has been at the center of the Town's history. Part of the site is listed on the National Register of Historic Places as the site of an archaeologically intact Revolutionary War encampment for Rochambeau's forces on their march from Newport, Rhode Island to Yorktown, Virginia in 1781. The Heritage Farm is also important as a continuously farmed agricultural landscape representative of the way that nearly all early residents of Connecticut made their living in the 18th and early 19th centuries. In addition to these historical associations, the property has significant rural, scenic, and ecological importance and is located adjacent to the historic town center of Bolton. It is for all of these reasons that the 90-acre parcel known as the former Valley View (Rose) Farm was acquired by the Town in 2000. Over the last twenty-two years the Town has worked assiduously to address urgent building and site needs, and having come this far, has embarked on a deliberate planning effort to expand public use of the site and buildings, and to increase site revenue while carefully preserving scenic, cultural, ecological and historical value.

This study – A Master Plan for Site Development – was undertaken between 2021 and 2022 with the goal of identifying and planning for a range of uses that would increase public site use and enjoyment, increase revenue generation, provide connectivity to adjacent town property, and improve site safety while simultaneously preserving this important historic, scenic and agricultural aspects of the property. The work of this master plan includes identification of programmatic uses compatible with the site, creation of a master plan for site development that locates the amenities necessary for expanded site use and provides linkage with adjacent town property, improved handicap accessibility and public safety, design of a toilet/utility building and adaptive reuse strategy for the historic barn.

STUDY TEAM MEMBERS

The Study Team was led by Nelson Edwards Company Architects, LLC of Branford, CT (historic architect) working in partnership with Elmore Design Collaborative, LLC of Suffield, CT (historic landscape architect.) Team members also included Public Archaeology Survey Team, Inc. of Storrs, CT (archaeology), GNCB Consulting Engineers, PC of Old Saybrook, CT (historic engineer) and Nathan L. Jacobson and Associates, Inc. of



INTRODUCTION AND ACKNOWLEDGEMENTS

Chester, CT, in their role as consulting town engineer for the Town of Bolton.

The firms of Nelson Edwards Company Architects, GNCB Consulting Engineers and PAST have extensive prior involvement with Bolton Heritage Farm. In 1999 PAST authored 'The Rochambeau Project, Historical and Archaeological Documentation of the French Army's Marches Through Connecticut, 1781 and 1782'; in 2008 Nelson Edwards Company Architects, PAST and GNCB authored the 'Report to the Bolton Heritage Farm Commission Concerning the Bolton Heritage Farm' which documented the history of the site and buildings, identified their condition and prioritized their needs for maintenance, and both GNCB Consulting Engineers and Nelson Edwards Company Architects provided architectural and engineering services related to the 2010 reroofing of the barn complex and the 2015 repair of fire damage to the 1908 Barn.

ACKNOWLEDGEMENTS

A large and encompassing study, such as this one, could not be undertaken without extensive input and guidance from a wide variety of stakeholders, Town staff, and colleagues at other historic farm sites, ever willing to share their knowledge, experience and enthusiasm with Heritage Farm Commission members. The study team would like to acknowledge the contributions of Bolton Heritage Farm Commission members Arlene Fiano (chair), Beth Harney (vice-chair), Rhea Klein, Paula Lynn, Bonnie Massey, Ann Maulucci (Historical Society Liaison), Leslie Shea and Cara Wraight; Bolton Interim Town Administrator and Fire Marshal, James Rupert, Bolton Building and Grounds Supervisor, John Butymovich; Bolton Director of Community Development, Patrice Carson, and Bolton Town Engineer, Joseph Dillon.

The Bolton Heritage Farm Commission would like to thank the Board of Selectmen for their invaluable and on-going support of the efforts to preserve the Heritage Farm. In addition, the Commission's work to identify the opportunities and challenges of operating a historic farm site was enhanced by the generosity of volunteer staff at other historic farm sites who willingly and graciously shared their experiences and 'learning curves' in adapting their historic farm sites for expanded public use. In particular the Commission would like to acknowledge Tim Gannon at Parmelee Farm in Killingworth; Janet Dudley at Dudley Farm Museum in Guilford; George Lehr at the Zagray Farm Museum in Colchester; and Katie



INTRODUCTION AND ACKNOWLEDGEMENTS

Sullivan at Webb Deane Stevens Museum (barn) in Wethersfield.

Lastly, this study would not have been possible without the generous financial assistance of the Department of Economic and Community Development / State Historic Preservation Office in the form of a 'Survey and Planning Grant'.

METHODOLOGY
Nelson Edwards Company Architects, LLC



The work of this study was divided into two distinct phases; the first to identify program needs that would inform the development of a master plan and the second to develop designs to address the identified needs.

PHASE 1 During Phase 1 design team members reviewed all pertinent reports with bearing on the Heritage Farm property, conducted facilitated workshops with stakeholders; conducted field walks at various times of the year; worked with the Heritage Farm Commission to identify research goals, and collaborated with the Commission in reviewing information obtained from other farm sites.

The prior studies that were reviewed include:

- The Rochambeau Project, Historical and Archaeological Documentation of the French Army's Marches Through Connecticut, 1781 and 1782 (1999)
- Condition Assessment Study (2008)
- Vibrant Communities Initiative Study (Land Use Study for Bolton Center) (2014)
- Bolton Heritage Farm Commission Business Plan (2020)

Sara Nelson of Nelson Edwards Company Architects, LLC and Tom Elmore of Elmore Design Collaborative, LLC conducted four meetings with Commission members and Town stakeholders between February, 2021 and November, 2021. During these meetings the design team worked with Commission members / Town staff to identify the unique historic, scenic, ecological, and agricultural characteristics of the site important to retain; the range of existing site uses as well as ideas for expanded future use, and the names of organizations that had undertaken similar adaptive reuse efforts of historic farm sites. The design team also identified salient building code requirements which would impact design and phasing of site / building improvements.

Bolton Heritage Farm Commission members conducted extensive web-based research on similar farm venues during initial phases of the pandemic and subsequently visited sites as the they reopened and returned to operation. The extensive research conducted by the Commission was condensed into a table to document the information gathered. This site research is included in this report in Appendix 'A' - Compendium of Barn Venue Research and Interviews.



Once Commission members had completed their site research the design team worked with the Commission to identify specific programmatic uses for Bolton Heritage Farm that were compatible with the overarching goals of increasing public use, conserving the historic and scenic landscape and buildings, and increasing a revenue stream to defray operational and capital expenditures. This program information is included in the Chapter on Phase 1 'Topical Work Products' - Program Summary.

During Phase 1 a related study was undertaken by Public Archaeology Survey Team (PAST) which was a more rigorous review of an area of underground anomaly north and west of the existing farmhouse. This was an area previously identified in a prior and cursory archaeological survey by others. The aim of this investigation was to specifically geo-locate this area of anomaly on the site and to determine if this area represented the remains of the original 18th century farmhouse. The study effort was undertaken in April, 2021 and site visits were made by PAST staff members Mary Harper and Ross Harper as well as GPR and metal detection technician. The findings of the PAST investigation are contained in a letter report dated June 3, 2022 and is included in the Chapter 'Topical Work Products - Phase 1 - Archaeological Review'.

PHASE 2

The second phase of the study was conducted between November, 2021 and May, 2022 and included an additional four meetings with Commission members and Town staff to synthesize Phase 1 data, and to review, in increasing specificity, design solutions for building and site development and master plan phasing. An additional meeting was held with Joe Dillon to review and coordinate the layout of the proposed master plan with the the Town's preliminary application for LOTCIP grant funding and a final meeting was held with John Butrymovich to solicit feedback relative to site design and property maintenance.

The culmination of Phase 2 work is a master plan for site development, schematic design plan and elevations for the Toilet / Utility building, schematic design plan for the 1908 barn and recommendations for master plan phasing and related budgets. The plans and budgetary information are included in the Chapter 'Topical Work Products - Phase 2



Budgets for site development and building were prepared by Elmore Design Collaborative, LLC and Nelson Edwards Company Architects, LLC based on 2022 cost data. Additional budgetary guidance related to utility infrastructure was provided by Nathan L. Jacobson & Associates, Inc.

Given that the timeline for implementation of various phases of development is unknown the budgets provided in this study will need to be updated before moving forward with each phase to reflect construction cost escalation.

EXECUTIVE SUMMARY



Between February, 2021 and June, 2022, the Bolton Heritage Farm Commission undertook a Master Plan Study with the consultant team of Nelson Edwards Company Architects, LLC, Elmore Design Collaborative, LLC, Public Archaeology Survey Team, Inc. and GNCB Consulting Engineers, PC in order to plan for long-term adaptive use and future site development of the historic Heritage Farm site. Nathan L. Jacobson & Associates, Inc., under contract as consulting Town Engineer, worked with the team to provide site utility information and related budgets. The consultant team's work was informed by prior studies of the Heritage Farm site as well the Heritage Farm Commission's approved 2020 Business Plan. The site is listed on the National Register of Historic Places.

The overarching goals of the Master Plan Study include:

- To increase public participation of the site;
- To increase revenue generation and self-sufficiency;
- To document the range of future public and private uses compatible with the historic site and structures, including the listing of part of the site as a State Archaeological Preserve;
- To conserve agricultural lands and natural resources, and to preserve scenic viewshed(s) and neighborhood context;
- To provide connection to the Town center;
- To minimize the impact of future site development on important site resources;
- To provide phased implementation steps;
- To provide budgetary framework for site development.

In order to undertake this project the Bolton Heritage Farm Commission meticulously researched other historic farm site operations to understand operational and development needs.

Over the course of their work the design team met with the Heritage Farm Commission at noticed public meetings on February 18, 2021, July 19, 2021, November 1, 2021, April 4, 2022, April 20, 2022 and May 16, 2022. A special public hearing was conducted on April 20, 2022 to gather public input on aspects of the site and buildings Town stakeholders valued and wished to see preserved, as well as those that might be altered.



The culmination of this Study is a phased master plan that:

- Scales future site development to support and retain the important visual characteristics and spacial hierarchy of the historic site;
- Preserves views and viewsheds both into the farm complex as well as from the farm complex to surrounding landscape(s) and Town center;
- Consolidates future site development for parking and toilet/utility building to areas proximate to the barn complex and in areas modified by prior site development (no longer extant);
- Proposes forms, scale, layouts and materials visible in the photographic record of this farm site as well as generally common in many small-scale New England farmsteads;
- Provides connections to the Town Center while retaining rural characteristic of the site;
- Amplifies and strengthens the residential read of the farmhouse (which faces a residential neighborhood) through realignment of parking areas to provide more of a yard around the house;
- Improves public safety at the entry on Bolton Center Road.

The Study report includes the following topical work products:

- Assessment of the Resource
- Program Summary for Site Development
- Master Plan for Site Development and Connection to Town center
- Phasing Plan for Site Development
- Schematic Design for Toilet / Utility Building
- Schematic Design for Upper Level Floor Renovation
- Recommendations for Phasing and Budgets
- Archaeologist/Cultural Historian's review of the impact of site development proposed by this Study on the historic resources of the site.

The work of this Master Plan study was presented to the Town of Bolton Board of Selectmen at their June 7, 2022 meeting. The presentation to the Board of Selectmen is included in Appendix 'C'.

TOPICAL WORK PRODUCTS - PHASE 1
ASSESSMENT OF RESOURCE AND CONSIDERATION OF FUTURE USE
PROGRAM SUMMARY
ARCHAEOLOGICAL REVIEW



At the start of Phase 1 work the design team conducted a 'kick off' workshop with Commission members and Town staff to identify the current use of the site and buildings and to articulate the visual, scenic, cultural, historic and ecological aspects of the site and buildings that were important to retain in any long-term development plan. The information the design team gathered was wide-ranging and included the following:

SITE Townspeople are drawn to the Heritage Farm site and wish to maintain:

- Pristine views toward the east and undeveloped land and views to the west and the historic town center
- Simplicity of a vernacular New England Farmstead
- Proximity of the site to part of the Town's walkable connections (East Coast Greenway and Rail trail)
- Preserved Land
- Intact Stone walls
- Undisturbed sky – both sunrise and moonrise
- Feeling of open space and wilderness
- 'Audible' nature i.e. no modern sounds
- Agricultural use – farming, beekeeping
- The ability to be transported back to a simpler time

**BARN
COMPLEX**

Townspeople appreciate of the barn complex for:

- The massing and siting of the barn complex – both sculptural and simple
- The read of a 'working farm'
- The authentic New England simplicity of the site
- It was noted that the barn is the visually organizing element on the site (and judging by social media posts and other material, one of the most photographed landmarks in Bolton)
- The remnants of earlier site development (i.e. silo foundation)
- Quintessential farm details such as sliding doors and cupola
- The soaring interior volume of space on the main level of the 1908 barn
- The weathered nature of the barn's interior – exposed structure, worn timber surfaces – the feeling of authenticity and not 'newness'
- Remnants of farm operation



ASSESSMENT OF RESOURCE AND CONSIDERATION OF FUTURE USE

FARMHOUSE

Townpeople appreciate the farmhouse for:

The size and massing of the farmhouse – i.e. domestic in feel and the quintessential New England farmhouse;

- The proximity of the farmhouse to the road which enhances the read of the building, and importantly, relates the now municipal site to adjacent residential neighborhoods
- The greenscape around the farmhouse (i.e. lawn and not blacktop);
- Remnants of earlier site features such as the stone steps;
- It was agreed that the exterior (massing, detailing, connection to the landscape) is important to preserve but that the interior, in significantly degraded condition, is alterable.

FUTURE USE

Discussions about future use for the site included the following:

- Increase public participation in the site through an expanded range of site offerings
- Expand revenue stream to offset operational costs
- Use barn (main level) for public program / venue (note, the use of the barn requires formal Change of Use under CT Life/Safety Codes and meeting the current code requirements for the new use)
- Regularize site parking without compromising rural, agricultural feel and overwhelming the site with blacktop
- Improve vehicular safety at the entrance drive;
- Provide connections to Town Center with ‘quiet’, organic connection that avoids paving the field with blacktop
- Maintain agricultural / farming use (contracts);
- Provide identified area for venue operation such as tent;
- Provide accessible walkways / paths
- Addressing site potable water, power, wi-fi and sewerage (note, while a Town Center community septic system has been planned NW and uphill from the Heritage Farm property it may be more cost effective for a small stand-alone system, gravity fed, to be placed on the Heritage Farm site for the limited site requirements of the site
- Respect and avoid the archeological preserve or other areas of potential archaeological sensitivity



ASSESSMENT OF RESOURCE AND CONSIDERATION OF FUTURE USE

FUTURE USE cont.

- Providing a stand-alone toilet / utility building in the area of prior outbuildings
- Providing handicap accessible paths between parking, the 1908 barn and the Town Center
- Removing safety hazards such as the manure pit
- Providing dedicated event space for tent or stand-alone timber frame structure
- Providing circulation and parking for event catering trucks and service
- Strengthening the read of the historic farmstead by rebuilding elements (stone wall loading area at the west side of the barn) or removing casual modifications (irregular and expanding parking area)
- Preserving open and agricultural areas by condensing improvements in close proximity to the barn complex on the south and west sides and in areas previously altered during the evolution of the farm

Bolton Heritage Farm - Program Summary								
Element	Historical Associations	Defining Characteristics	Current Use	Proposed Use	Infrastructure Needs	Built Construction	Available Grants / Funding	Remarks
Site								
	Wa3Ro (W3R) Rochambeau Route / Camp 5	Historical Associations; those listed to left; State Archaeological Preserve; Additional areas of concealed history to west of Farm (Town land)	Trail walking; dog walking	Continue existing site uses and expand site utilization with:	Power (to buildings and to temporary connections for events)	Connection to Town Center - walking path and bridge crossing in field)	LOTICIP (path to Town Hall and Bridge)	
	Town's religious founding....1723...Jonathan Edwards & the Great Awakening	Pristine Views - both to the east as well as the west to the historic center of Bolton	Town events - Winterfest; yoga;cross country race; star gazing; bird watching	Seated Overlooks and picnicing	Enhanced parking (On site and walkable connection to Town center for overflow)	Regrading and realignment of parking areas, ADA path from parking to upper level of barn, designated HC parking	STEAP	
	Summer home of Sumner Family - largest donating family to Wadsworth Athen.	Simplicity: New England farmstead	Agricultural Use: Farming contract, Bee keeping;	Summer theater performances	Handicap access - parking and paths to buidlings	Concrete pad and roof structure (east side of barn in former manure pit area) service to be adjacent in milking parlor. Connection to cow path	Hartford Foundation for Public Giving - Community Grant (10k / applicant) 'additive'	
	Continually farmed for over 100 yrs.	Proximity: Center of Town & part of Town's walkable connections (East Coast greenway) and Rail Trail	Teaching on site - trees and stone walls; 5th grade historical, environmental & natural science curricula	Outdoor Concerts	Correction of driveway alignment / sightline issue looking south on Bolton Center Road	HC accessible pathways	Heritage Farm Fund	
		Preserved Land: 100 acres	Photogenic location - sun and moon rise and set; prom photos; nature photos	Farm to Table dinners and similar	Potable water	Site features such as adirondack chairs at overlooks		
		Intact stone walls	Marriage ceremony (reception elsewhere)	Weddings (reception, not just ceremony)	Sanitation - on site with connection to future town center system	Identify port-a-poty location if supplemental facilities are required by site events	On site generated revenue (goes to Heritage Farm Fund) i.e. weddings, private events. Most events for public are free	
		Undisturbed sky - sunrise and moonrise	Artists - Plein Aire Painting; Poetry reading	Summer recreational programming	Wi-Fi		Town operating budget	
		Wide open spaces for gatherings	Reenactments	Community garden (with specific control)	Security Lighting for organized events w/ appropriate strategy to manage light pollution. Decision to be tied in to insurance around 'closed' site dusk to dawn		National Trust Grant for municipalities	
		So much space, feeling of freedom...wilderness		Scout programs	Address site run off and erosion		DAR / SAR?	
		Audible nature - no modern sounds	Dog training (hunting and search and rescue)	** Any structured use is potentiall revenue generating** - improved facility, managed..would require water, refuse piles, etc	Established tent / venue area(s)		1776 Foundation (identify grant amount and what they pay for)	

Bolton Heritage Farm - Program Summary								
Element	Historical Associations	Defining Characteristics	Current Use	Proposed Use	Infrastructure Needs	Built Construction	Available Grants / Funding	Remarks
		Under WHIP grant guidelines (migrating grassland birds)...need grassland of a certain size		Care to be taken to preserve rural feel both in terms of development and defining features such as dark skies	Monitored Fire detection all buildings			
		Plantings to encourage wildlife diversity						
Toilet / Utility Building								
	Recall historical outbuildings	N/A	N/A	Public Toilet Rooms - to be used for variety of events - some simply on site, some in barn	Water and Power, lighting	Toilet Room building		Need designated party to open and close
				Public water fountain	Site septic	Septic field or tank with scheduled clean out		
				Water Treatment (if required)	H/C access			

Bolton Heritage Farm - Program Summary								
Element	Historical Associations	Defining Characteristics	Current Use	Proposed Use	Infrastructure Needs	Built Construction	Available Grants / Funding	Remarks
Barn Complex								
	1908 English barn, 1980 Cow Barn, 1920 Ell	Massing, Siting,	Utility (Building Code)	Proposed use: Assembly	Requires change of Use under Life Safety Codes; H/C access, Second means of egress, power, monitored fire detection structural upgrade of floor	Fire stair; h/c entrance	Historic Restoration Fund (CT SHPO), max. \$200,000 (matching)	Related: Verify if insurance will change as a result of use?
	Dairy farming (only 2 remain in Bolton)	Still retains 'working' barn characteristics...manure pit, stalls, 'authenticity'	Storage for town items (milking parlor)	Event space: Farm to table dinners, weddings, parties, temporary displays	Power	Area for Caterer set up	National Trust for Historic Preservation - Hart Family Fund, Max. \$15,000 (matching)	
	Likely previous barns on site	Silo foundation - evocative of history...leave exposed	Current storage of historic material (granite slab, boards)	Art shows, art classes	Sink (perhaps in milking parlor)	Ease of access for delivery trucks	1772 Foundation / Preservation CT Max. \$10,000 (matching)...must be 501c3	
	1980 milking parlor	authentic simplicity - NE vernacular	Related question: would any tools / equipment need to be left on site if the farm site becomes more operational?	Scouting (regional assembly on site)	Caterer need clean prep area	Area for trash collection	Strategic partnership with 501(c)3	
	1920 (c) carriage shed	barn is the visual organization element for the farm site		Exercise, yoga classes		Adjacent h/c parking		
		Sliding doors, cupola						
Farm House								
	Summer home of Sumner Family;	Size, massing, farm house details	Residential	Operations office for Heritage Farm site	Office use requires formal change of use under the Building code and addressing then current requirements for new use.	Remove finishes to replace power / heating / provide insulation (existing finishes badly deteriorated)	Hans Dipold's book revenue	
	Homestead site for Rev. Colton	Visible from the road, frontage	Formerly had water, septic	Possible overnight guest house for weddings			Town volunteers (professionals) for siding and sill replacement	
		Quintessential NE farmhouse		Caretakers's Residence			HRF / SHPO	
		Greenscape around the house. Green buffer		Air BnB			Society of Cincinnati (CT chapter does not appear to be offering grants...expenses greater than revenues....verify)	
		Landscape of the house - stone steps in front						
		Exterior has visual appeal (interior is alterable)						

June 3, 2022

Ms. Sara Nelson
Nelson Edwards Company Architects, LLC
1156 Main Street
Branford, CT 06405

Re: Bolton Heritage Farm

Dear Ms. Nelson:

This letter offers a summary of archaeological and historical studies to date on the Bolton Heritage Farm. It also makes recommendations regarding the town's plans to develop the farm and adjacent town property into a public venue that is consistent with its rural setting and which avoids impact to identified significant archaeological resources associated with the Revolutionary War encampment on the property; these archaeological resources are protected by their status as a State Archaeological Preserve (Figure 1), but it must be noted that other significant archaeological resources, not yet identified, may well be present.

PAST WORK

A. Revolutionary War Camp Survey

In association with the grant-funded survey to identify the Revolutionary War march route of Rochambeau, the campsites at which over a thousand soldiers stayed overnight were also located via metal-detecting archaeological investigation. These investigations, carried out by PAST, confirmed that the farm was indeed the site of a four-night encampment by French infantry troops. Although some of the campsite has been destroyed by a former manure ditch and the erection of farm buildings, it is believed that archaeological deposits continue beneath the driveway and that the encampment may have extended to the current house area (Figure 1). The encampment site closely matches the 1781 map of the infantry encampment; the artillery encampment across the street has been subsumed by a modern residential subdivision (Figure 2). The encampment site was designated a State Archaeological Preserve (Figure 1); no ground-disturbing activities of any kind may be undertaken within the preserve without a permit from the State Historic Preservation Office.

B. Other Surveys

The emeritus State Archaeologist conducted a ground-penetrating radar survey west of the current house, in search of the original homestead that was on the property at the time of the encampment. This homestead, owned by the Reverend George Colton, was located further west than the current house (see Figure 2). Over the years numerous parties have believed the Colton homestead to either be literally west of the current house, or that the

current house was built on the site of the Colton house. The State Archaeologist found no evidence of a buried house feature, but this study was limited to the former paddock area just northwest of the existing house.

More recently PAST conducted a metal-detecting and Ground Penetrating Radar (GPR) survey of an area immediately west of the house, as requested by the town, constrained to the farm property (see Figure 3). This survey indicated pervasive linear ground disturbance suggestive of drainage conduits, perhaps to drain water down this sloped area from the high perched-water tables to the north. No signs of an 18th-century domestic occupation were found.

PAST believes that the archaeological efforts to locate the Colton house site have been hampered by 1) a biased but well-meaning belief that the house was closer to the extant house, 2) and by surveys being confined to the farm property when, in fact, the remains, if they survived, are probably farther west/southwest and straddle the abutting town parcel. See Figure 4 for PAST's projected house and outbuilding location, which is based on the 1781 French map.

RECOMMENDATIONS

A. Colton Homestead

In order to find the Colton house there really must be a concerted effort to look for it which is not constrained to the farm parcel. It should include a combined GPR, metal detecting and shovel test pit survey that is intensive enough to conclusively confirm or deny the presence of house remains.

B. Other Areas

Within the State Archaeological Preserve, any ground disturbance in areas not obviously pervasively disturbed should be avoided. The former manure trench and extant outbuilding areas are not sensitive for archaeological remains thus activities here are not of archaeological concern. All other portions of the Preserve must be protected from ground disturbance.

It is important to understand that the Preserve is not the only archaeologically sensitive area at the farm. As mentioned above, the southwestern part of the property, crossing into the abutting town property, is a very strong candidate for the remains of the original Colton homestead.

The lower fields are sensitive for pre-colonial Native American sites, as evidenced by finds of artifacts there. Other areas outside of the Preserve are also sensitive for Native American site remains. This area, on a knoll adjacent to a freshwater source, was attractive to both indigenous and Euro-American peoples.

In terms of the proposed pathway from the town office to the farm under consideration for LOTCIP funding, it should be noted that LOTCIP projects are assessed by CTDOT's Office of Environmental Planning for archaeological sensitivity. It is likely that CTDOT will assess the proposed path and parking as sensitive and will require the town to undertake a full Phase I Archaeological Reconnaissance Survey, which includes shovel test pits, for the purpose of identifying any archaeological remains. The LOTCIP funding does not pay for the archaeological survey, the results of which must be reviewed and approved by the SHPO.

SUMMARY

Bolton Heritage Farm is an outstanding community resource in terms of its central location, its embodiment of the rural past and present, its multi-faceted role in history, and an open-space environmental habitat. It has so much to offer in terms of the town's values and heritage. The challenge, of course, is how to use the farm to be a viable going concern, without adverse effect, to its historic and archaeological resources, and that challenge is expensive. The concept of farm-to-table and other events and a modest but compatible outbuilding adaptation is, in my opinion, marvelous because it retains the farm's character and has no adverse effect on buried or above-ground historic resources. It is a win-win.

I recommend that the town develop a clear but simple cultural resource management plan, which will codify archaeological obligations and concerns, namely a stipulation that no disturbance is conducted in the State Archaeological Preserve without SHPO approval, and that no ground disturbance be undertaken outside of the preserve, especially in the southwestern part of the property, where the Colton homestead is most likely located, without a diligent archaeological survey preceding it.

Please do not hesitate to contact me should you have any questions.

Sincerely,



Mary G. Harper
President

MGH/rlb
Enclosures



Site 12-25

Figure 1: Revolutionary War encampment

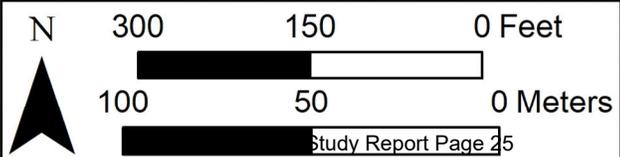


Figure House-2: Map of Camp No. 5, Bolton, June, 1781, as drawn by French military engineers. The yellow symbol on the north side of the road is for infantry, with artillery parked on the south side of the road. The house shown west of the camp, presumably that of Reverend George Colton, appears further west than the present farmhouse, and it is shown with its broad side parallel to the road, the most common 18th-century orientation.

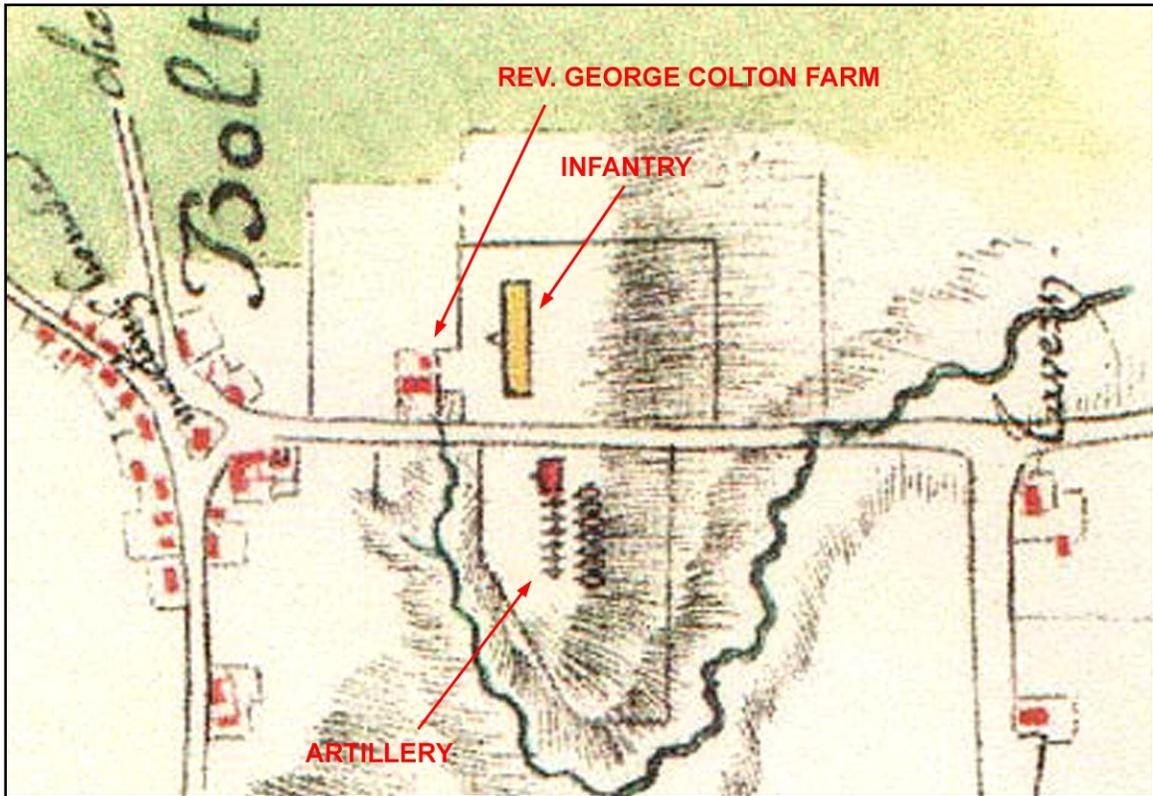




Figure 3: 2021 GPR results

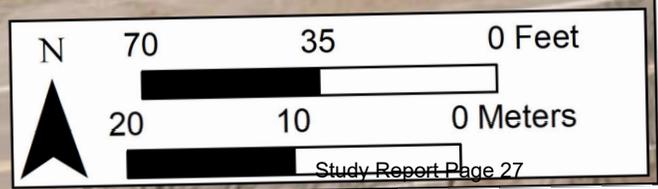
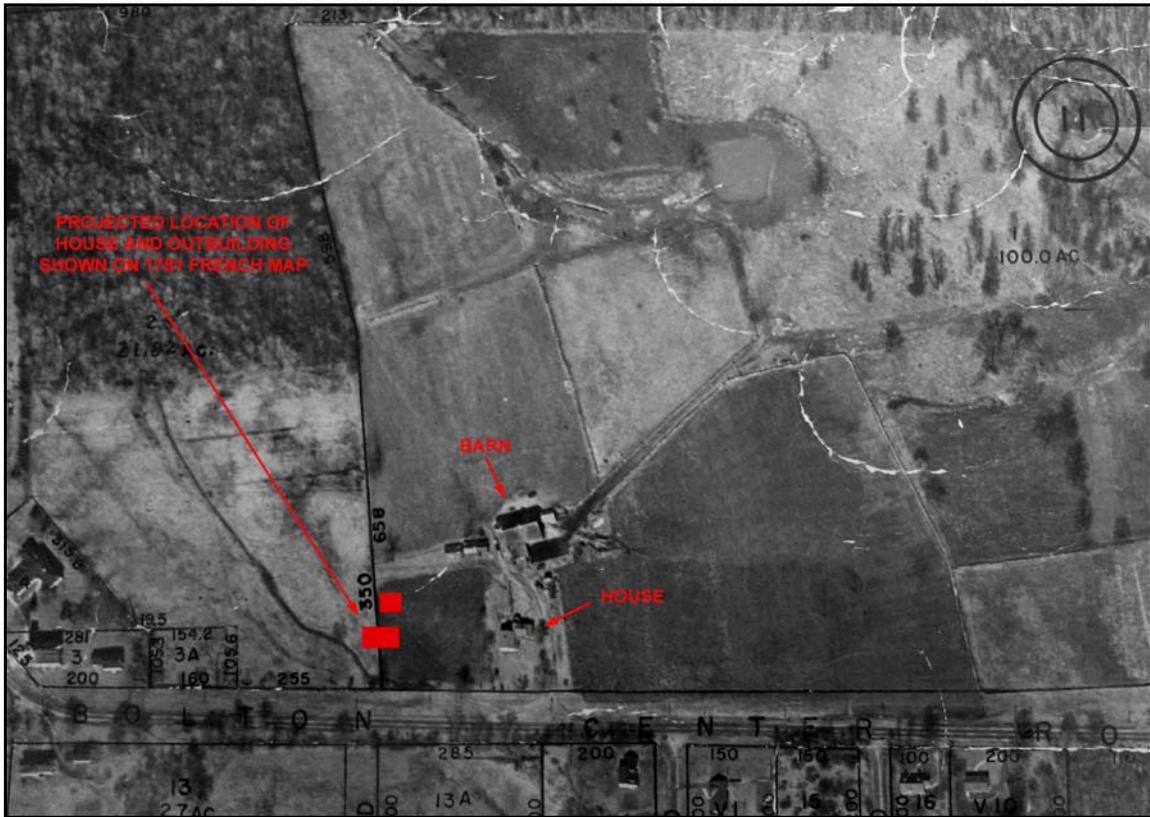


Figure House-5: Location of the house and outbuilding shown on the 1781 French map of Camp No. 5 plotted on the current Bolton Assessor map. Re-scaling of the maps used the Bolton Green and the still-extant White Tavern on Brandy Street as reference points. In this overlay, the house appears to straddle the property line, which seems unlikely, but, allowing for some error in pacing off distances, the French map raises the possibility that the knoll to the west of the present house may be the site of an earlier 18th-century house. Note the change in orientation, with the older map showing the broad side of the house parallel to the street.



TOPICAL WORK PRODUCTS - PHASE 2

OVERVIEW OF DESIGN INTENT

CONCEPTUAL RENDERING FOR SITE DEVELOPMENT

MASTER PLAN FOR SITE DEVELOPMENT

SCHEMATIC DESIGN PLAN / ELEVATIONS FOR TOILET / UTILITY BUILDING

SCHEMATIC DESIGN PLAN FOR 1908 BARN



The master plan presented in this report balances the visual, ecological and historic aspects of the site with new or revised elements required for expanded site and building use.

The master plan includes:

- Avoidance of the area of archeological preserve (note, PAST reviewed the location of the proposed tent platform and service road in the SE corner of the barn complex and feels that given the previous area of site disturbance related to the manure pit the location of these new elements will not adversely affect the archaeological preserve)
- Avoidance of areas of potential archaeological sensitivity outside of the preserve
- Preservation of open and agricultural areas by condensing improvements on the south and west side, and in close proximity to the barn complex - in areas of previous site disturbance
- Regularized site parking that is paved and easy to maintain but limited so as not to overwhelm the site with blacktop
- Area for overflow parking
- Modifications for driveway entrance safety
- A new, stand-alone toilet / utility building in the area of prior outbuildings
- Handicap accessible paths between parking, the 1908 barn and the Town Center
- Removal of safety hazards such as the manure pit
- Dedicated event space for tent or stand-alone timber frame structure
- Clear circulation and parking for event catering trucks and service personnel
- Strengthening the read of the historic farmstead by rebuilding elements (stone wall loading on the west side of the barn) and removal of casual modifications (irregular and expanding parking area)
- Connection to the Town Center in the form of a meandering path that feels organic and part of the continuum of vernacular landscape evolution

The master plan for the barn complex includes seasonal use of the main (i.e. upper level) for gathering spaces such as farm-to-table dinners (catered, no kitchen), classes, exhibits,



OVERVIEW OF DESIGN INTENT

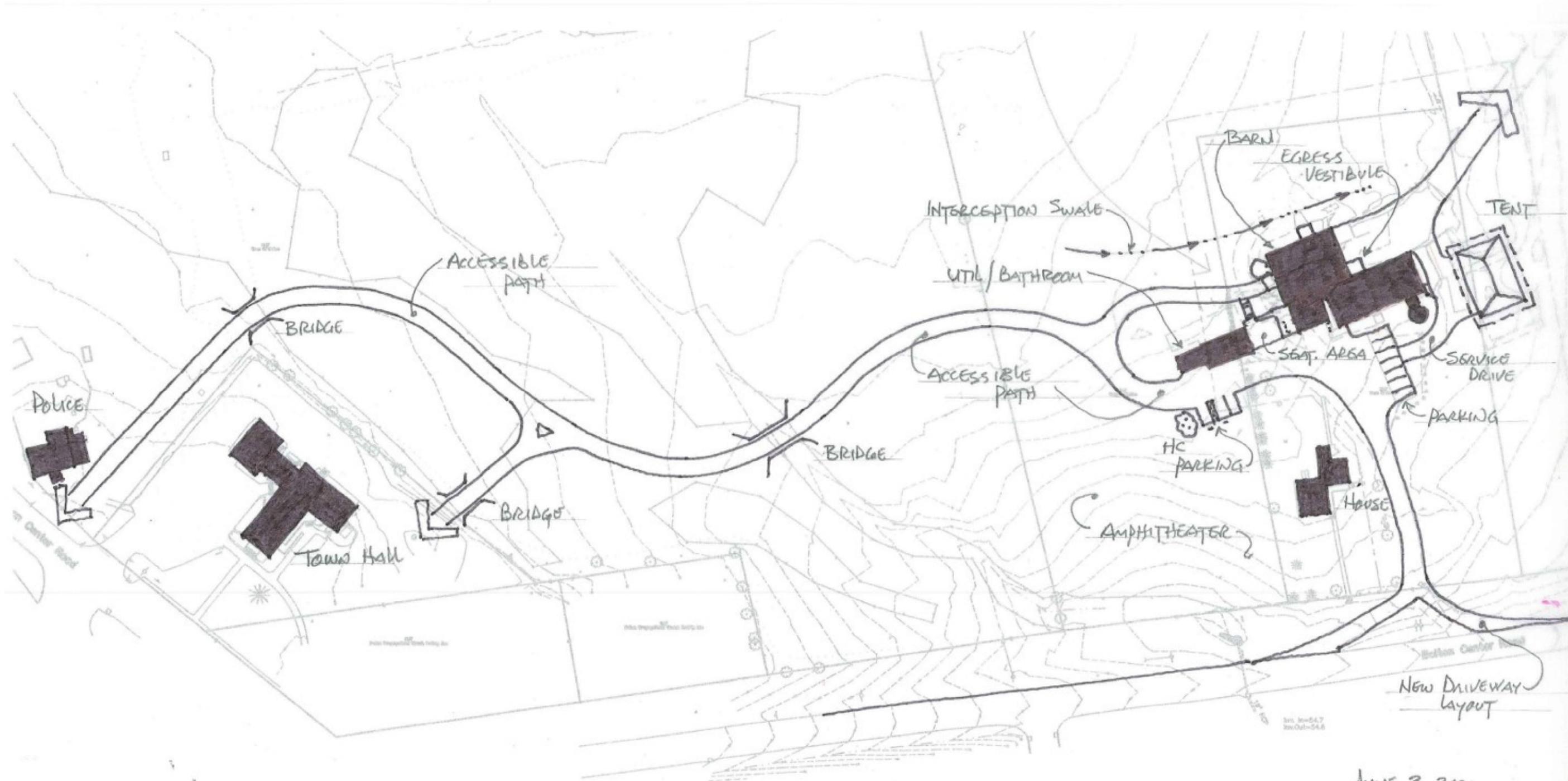
private parties. The lower level of the 1908 barn, with evidence of dairy operation, will be maintained for future interpretive use and the 1980 barn area will be maintained for exhibition of equipment with one portion on the east side reserved for a staging area for catering operations.

The master plan for the Farmhouse recognizes that as the Heritage Farm evolves the role of the farmhouse will be better understood. It is thought that compatible uses for the farmhouse include a residence for an on-site farm manager, or on-site farm office, or both, in combination. The study team does not believe that the existing farm house – with small rooms, lack of hallways, narrow steep stairs and light-weight framing lends itself easily to intense public use.



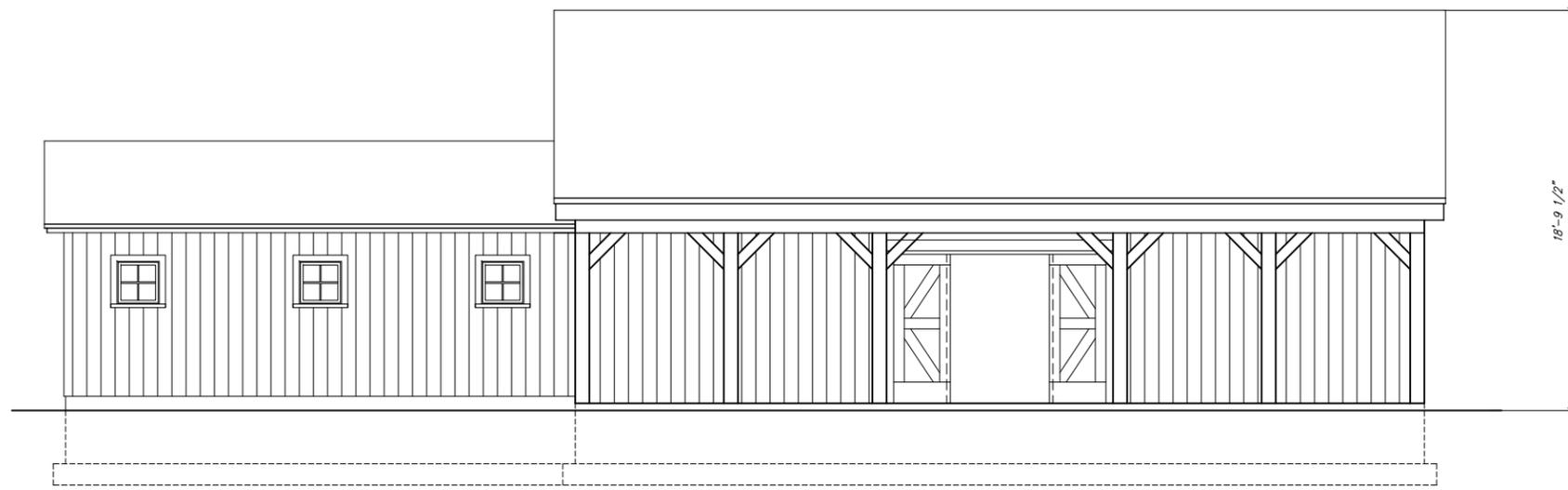
View looking north east - Copy of Manchester Herald Photograph - ca. 1975



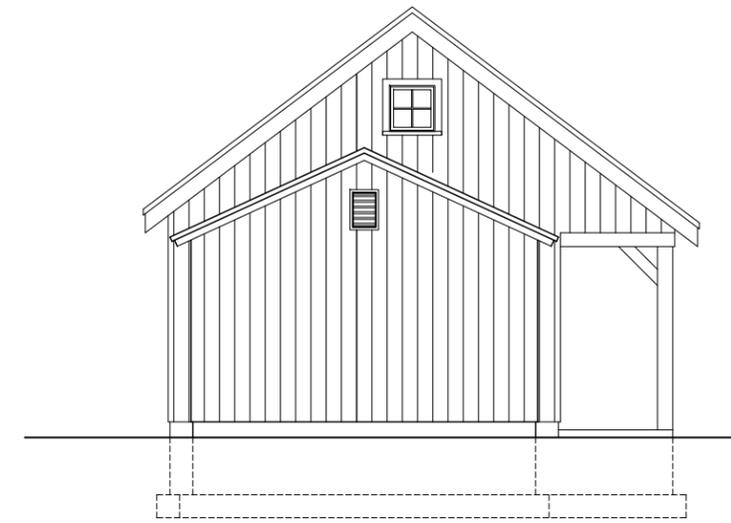


JUNE 3, 2022
 SCALE: 1" = 100'

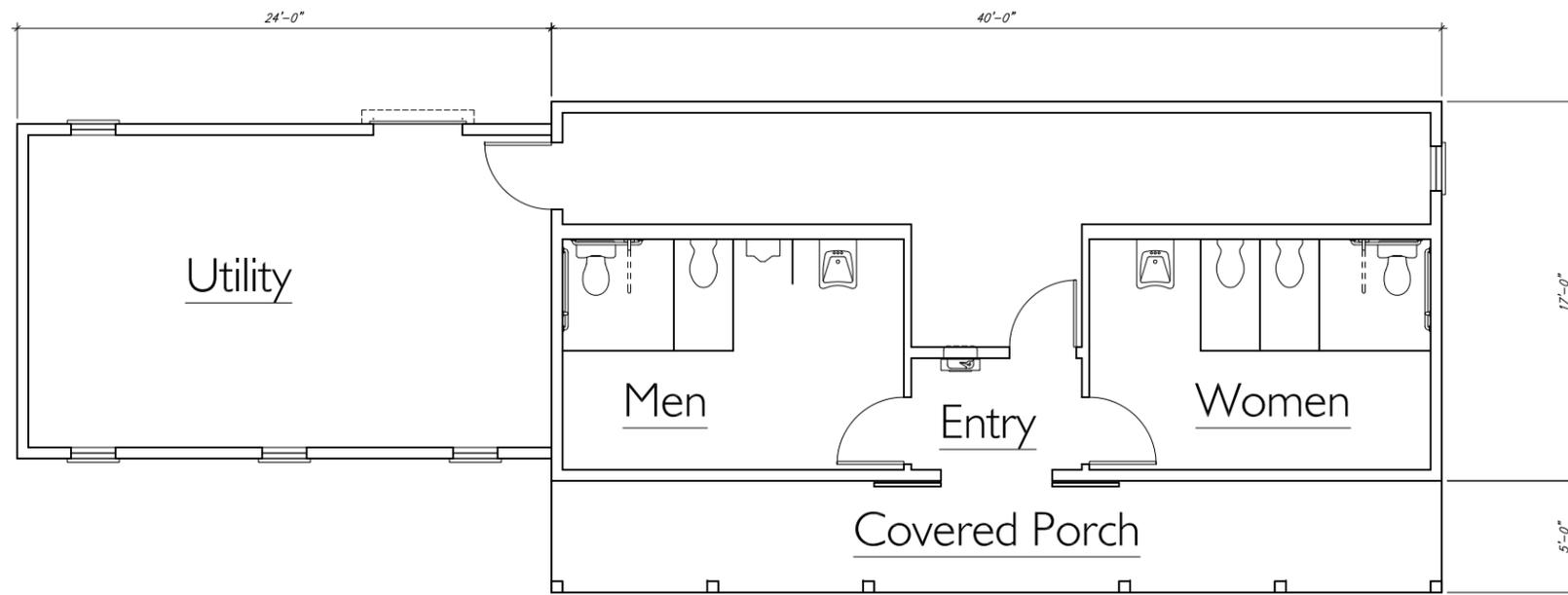




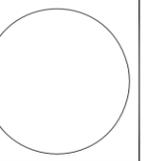
SOUTH ELEVATION



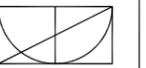
WEST ELEVATION



TOILET / UTILITY BLDG.



NELSON + EDWARDS COMPANY
ARCHITECTS, LLC
1166 MAIN STREET
BRANFORD, CONNECTICUT 06405
(203) 481-6611 Fax (203) 481-1992



Master Plan for Site Development
Bolton Heritage Farm
266 Bolton Center Road
Bolton, CT 06043

DRAWING TITLE:

Scale As Noted
Project No. 21001.00
Date 8/31/22

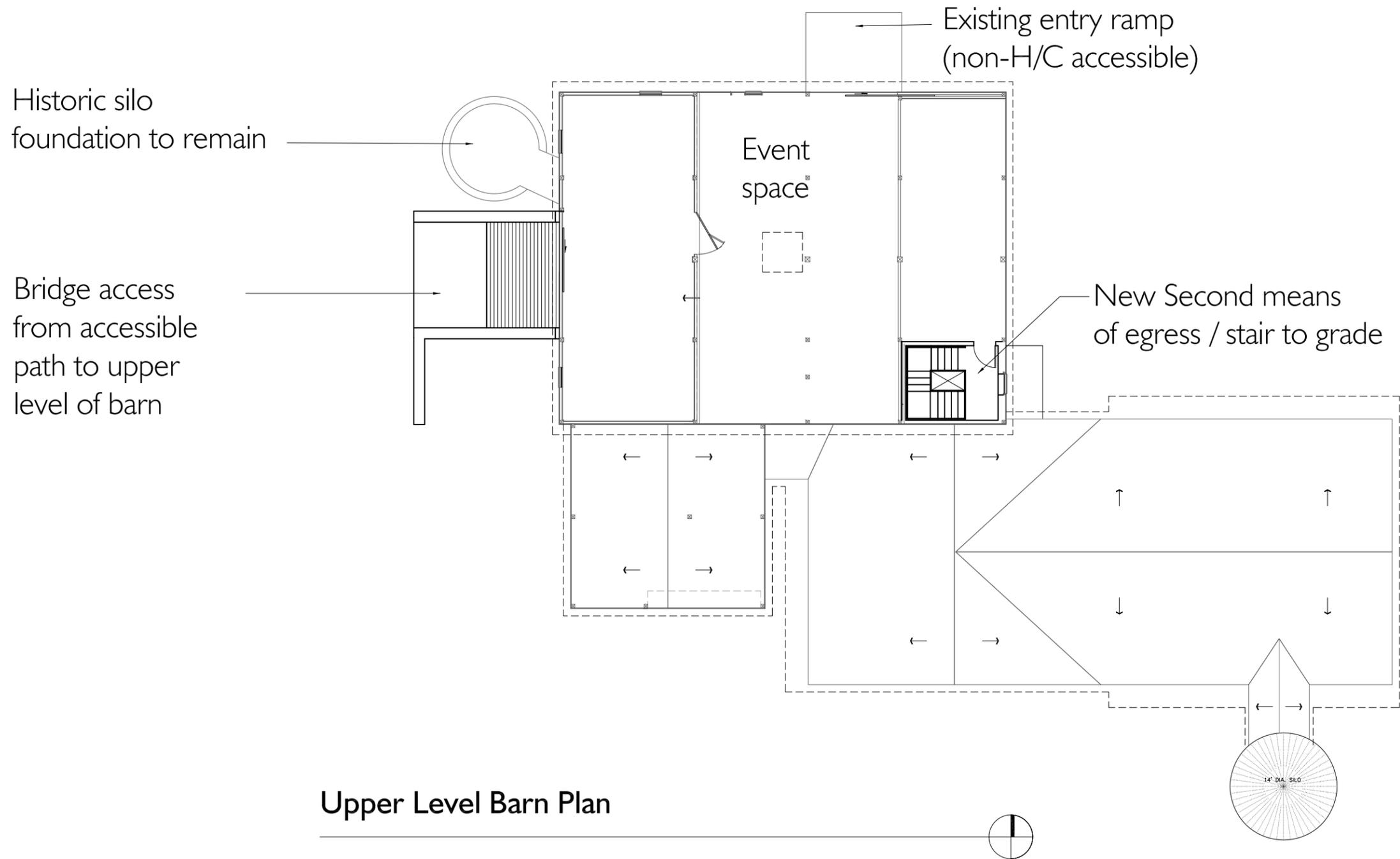
REVISIONS
NO. DATE DESC.

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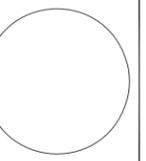
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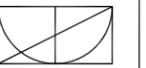
Utility
A100



Upper Level Barn Plan



NELSON + EDWARDS COMPANY
 ARCHITECTS, LLC
 1166 MAIN STREET
 BRANFORD, CONNECTICUT 06405
 (203) 481-6611 Fax (203) 481-1992



Master Plan for Site Development
 Bolton Heritage Farm
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Sheet No.

Barn
 A101

MASTER PLAN
PHASING AND BUDGETS
Nelson Edwards Company Architects, LLC
Elmore Design Collaborative, LLC
Nathan L. Jaconson & Associates, Inc.



The design team and Heritage Farm Commission recognize that site development will be incremental and will proceed as funding / grants permit. The intention in the phased development plan is to expand public enjoyment of the site with relatively low cost interventions while further development plans are refined and monies secured. Each subsequent phase of work builds upon the prior phase and each phase enables the next.

Implementation of the master plan is divided in (4) phases.

Phase 1 – Immediate and expanded use of the site

1. Seating overlooks
2. Flatten driveway entrance (in-kind donation)
3. Test site water
4. Provide wi-fi
5. Fence off (make safe) the manure pit area
6. Mark out location for port-a-potties
7. Limited lighting for safety tied to hours of operation

Budget Range: \$5,000.00 to \$12,000.00

Phase 2 – Site Development for Municipal Connections, Parking and ADA access (in coordination with LOTCIP grant)

1. Construct walkway from Town Hall to BHF including bridge to sliding door on west side of barn for accessibility access to main level of the barn
2. Construct paved parking lot and site drive to Bolton Center Road
3. Construct overflow parking area on east side of drive
4. Construct H/C parking area with H/C signage and shrub screen
5. Connect paved parking lot with accessible (ADA) entrance path to west gable end of barn
6. Remove 2 White pine trees and 1 ornamental tree for parking area and public restroom building
7. Construct interception drainage swale

Budget Range

- Items 1-5: included in LOTCIP project and estimated to be \$550,000.00 - \$600,000.00
- Item 6: \$5,000.00 - \$7,000.00
- Item 7: (by Town)



Phase 3 - Enabling Project for Expanded Site and Building Use

1. Construct stand-alone toilet / site utility building with on-site sewerage (that can be connected to future Town Center system if desired)
2. Construct landscape improvements adjacent to Utility Building including stairs, retaining wall, paved seating area, signage and new and rebuilt stone walls in accordance with ADA requirements
3. Remove and regrade manure pad and manure pit/pond area to improve safety and in preparation for expanded site usage
4. Construct service access and concrete pad for tent / bldg. frame for event rental
5. Construct catering staging area and service at east end of 1980 barn
6. Explore the use of the natural amphitheater during non-growing season (part of hay contract)

Budget Range: \$500,000.00 – \$750,000.00

Phase 4 – Barn Renovation for Public Use

Under CT State Bldg. Code, Formal Change-of-Use of barn from 'Storage' to 'Assembly' occupancy which requires meeting then current Life Safety code requirements for the proposed new use. Address Life Safety Code requirements for public (seasonal) use of upper level of barn including:

1. Emergency egress (new fire stair and exit to grade on east side of barn)
2. Accessibility (ADA) requirements on Main level
3. Fire detection (upgrade existing detection system for Assembly use)
4. Power and Lighting
5. Upgrade of floor framing for Assembly occupancy

Budget Range: \$265,000.00 – 375,000.00 (1908 Barn ONLY)



Phase 5 – Farmhouse Renovation

Given size of the building the home is best suited to site office, ancillary to Heritage Farm site operations or as a caretaker's residence.

Final decisions regarding use will be made evident in the evolution of the Heritage Farm operations. If the farmhouse is converted to non-residential use building will require a formal change of use under CT Life Safety codes and the then current requirements for the new use will need to be met.

Budget Range: \$300,000.00 - \$650,000.00 – Final costs depend on many variables including whether a formal 'change of use' is required.

NEXT STEPS
Nelson Edwards Company Architects, LLC



The Bolton Heritage Farm site offers a wealth of opportunities for expanding public use while protecting the intrinsic historic, archaeological, scenic, and agricultural properties of the site. The master plan presented in this report is intended to serve as a 'road map' to inform development while remaining flexible to accommodate changes.

While uses may be debated and altered the basic layout of the site with the location and alignment of parking, access, and accessible routes is the site's overarching development framework.

The project with the largest impact on the site is the LOTCIP funded connectivity project to create linkages within the Town center. The concept drawings submitted with the preliminary LOTCIP application do not reflect the design refinements suggested by the Heritage Farm master plan and it was indicated at the time of application that the final LOTCIP plan would be aligned with the proposed master plan prior to completion of the final LOTCIP grant documents.

The recommended next steps for the Bolton Heritage Farm Commission include:

1. Support of the master plan layout by Town Stakeholders
2. Coordination of the LOTCIP plan with the layout of walking paths, roadways, parking areas and site grading
3. Completion of Phase 1 work (in preparation for W3R reenactment in 2023)
4. Make final determination about on-site sewerage (as opposed to connecting to the future community system)

The timing of the LOTCIP funded work will inform the schedule for other development activities which will follow the completion of the LOTCIP project.

APPENDICES

APPENDIX 'A' - COMPENDIUM OF BARN VENUE RESEARCH

APPENDIX 'B'; - BOLTON HERITAGE FARM BUSINESS PLAN, APPROVED FEBRUARY 4, 2020

APPENDIX 'C' - PRESENTATION TO BOARD OF SELECTMEN, JUNE 7, 2022

APPENDICES

APPENDIX 'A' - COMPENDIUM OF BARN VENUE RESEARCH

Master Plan for Bolton Heritage Farm - Compendium of Barn Venue Research & Interviews									
Location	Name / Description	Contact info	Ownership Entity	Passive activities	Events offered	Year Round/ Seasonal	Capacity	Facilities	Insights
738 Buckley Hwy (190) Union CT 06076; 3/4 mile west of I-84 off exit 73	Bush Meadow Farm - 37 acre working farm; Laurel House 1300 SF apt sleeps 8 HA; Gathering area for 60; Meet/ Greet area with gazebo; 2500 SF North Barn with HVAC; fields, forest, Pond, walking trails	Bushmeadowfarmllc@gmail.com; 860-951-2277 Facebook, Venuelust	family owned by Barry and Nancy Kaplan since 2003	Orchards, farm fields and animals, walking trails. need to clarify - info on restaurant and store but maybe closed??	Weddings, parties, corporate events, wedding weekends with accomodations, farm stays, family reunions, honeymoon	year round	2 - 240 - several different venues to accommodate different sized groups and events	furnished apartment for weekend events and stays; several gathering spaces; outdoor BBQ and grilling, fire pit, walking trails, marriage tree	
44 West Mountain Road, West Simsbury CT 06092	Flamig Family Farm - home of the big backwards EGGs sign. Our mission is to be the premier demonstration and education center in New England, focusing on local food production, energy conservation and efficient energy production, and personal wellness and nutrition.	860-658-5070 info@flamigearthproducts.com	Family owned - Julie and Nevin Christensen	None - Farm store has eggs, clothing and produce in season. selling mulch, compost, wood chips, firewood products but all activities are pay as you go	Petting Zoo, animal reiki, farmstays, weddings, earth day events, summer camp, school tours, pony and hayrides, seasonal events.	March through December	Pavillion seats 50; tents for up to 200 guests. Wedding party must bring all rental equipment	Farm barn and facilities for summer camp and childrens programs. Pavillion for weddings, space for tents and other outdoor activities. Farm animals including draft horses and petting zoo.	
	The Webb House Barn - historic 1840's barn structure behind the Webb-Deane-Stevens House and Colonial Revival Gardens. Improved with lighting mechanicals HA restrooms, catering kitchen (heating, chilling only)	Katie Sullivan 860-529-612 ksullivan@webb-deane-stevens.org	National Society of Colonial Dames of America - CT (NSCDA-CT) - unincorporated assoc of 44 societies/ 15k members	grounds available for games and event space. Allow horse and carriage rides and grilling in designated areas.	corporate events, reunions, concerts, seminars, serves museum for education classes and meetings	April - November only	135 for sit down meal which can be extended with tents on patio and grounds area; rental fees on website	parking, HA restrooms, table/ chair rental, staff for day of event. Must comply with town noise ordinances.	
101 Marchant Road West Redding, CT 06896 off Route 53 near town center	New Pond Farm Education Center - 102 Acres with Environmental Learning Center, Dairy barns, Native American Encampment, Astronomy Shed, Gardens and farm animals, Summer Camp with bunk houses. "on every acre, in all we do, we plant seeds for a lifetime of active engagement with the natural world"	Info@newpondfarm.org 203-938-2117 membership info: Marylee@newpondfarm.org great website with videos (eagle projects)	501C3 - originally owned by Carmen Mathews actress, now has Bd of Directors and partnerships with Redding Land Trust, JBHS and businesses	walking trails, farm animal barns, museums for farming, solar energy, honey production and native american studies, sledding hill	outdoor classrooms, astronomy programs, native american programs, farm programs, overnight summer camp, school field trips	year round	up to 5000 children visit per year for planned activities	woodlands, wetlands, scrub and shrub areas, pollinator meadow, rolling pastures, meeting rooms, lectures, barn dances, roof solar panels and ground array, astromony shed with telescopes, maple syrup barn, working dairy and composting areas flower, perrenial and vegetable gardens	
68 Kasson Road, Bethlehem, CT 06751	Wyndcrest Estate - 20 acre horse farm in the Litchfield Hills. New rustic Barn is at top of hill overlooking equine facilities, scenic views. Event planning services and full bar services (incl. liquor license) available	info@wyndcrestestate.com 203-528-7724 website includes rental information		None	Weddings, music concerts, line dancing, events and celebrations	May to October is 'in season' Off Peak = November	up to 250 guests, HA	newly built barn, large gazebo, tent space. Barn is furnished with tables and chairs, linens, lighting and sound equipment. Overnight accomodations with indoor pool for bridal party. Event planning services included; site parking and wifi internet	
89 Tyrone Road, Pomfret, CT 06259	Tyrone Farm - 170 acre private country estate, most of which is part of a conservation easement and is permanently open space consisting of fields and woodlands. Historic Chestnut Barn, outdoor terrace which can be tented, English formal garden, granite pergola. Solar powered venue. onsite coordinator for every event; one wedding per weekend. Events must end by 10 PM	info@tyronefarm.com 860-928-3647	4th generation Family operated	None	Weddings and equestrian events (no rehearsal dinners or other celebrations listed)	Seasonal - May - October	135 guests	Historic barn; guest cottage (3 BR/ 2.5 bath) for bridal party/ overnight accomodations. Includes reception/ cocktail tables, reception/ ceremony chairs, patio furniture, lighting, bathrooms, heating/ac, lawn games, a fire pit, parking, a sound system in the barn, a tent on the terrace for cocktail hour. List of Preferred vendors/ hotels on website. Liquor only by licensed vendor. Pet friendly; set up/ clean up	
32 South Maple Street, Enfield, CT 06082	Powder Mill Barn - 8 acre property along the Scantic River, near I-91 in Enfield. 1845 Barn built to hold gunpowder for Civil War. Rustic grounds primarily wooded.	860-749-4494	Woman - owned; Polly Sweet	None	Weddings, birthday parties, dog obedience classes, auctions, showers and celebrations	year round	up to 200 guests	Rustic Barn and wooded farm. Indoor and uncovered outdoor settings; offers rentals Internet. Not HA. No website but has FB page and advertises on wedding sites.	

Master Plan for Bolton Heritage Farm - Compendium of Barn Venue Research & Interviews									
Location	Name / Description	Contact info	Ownership Entity	Passive activities	Events offered	Year Round/ Seasonal	Capacity	Facilities	Insights
214 Candlewood Mountain Road, New Milford, CT 6776	Candlelight Farms Inn - private 600 acre estate on Candlewood Mountain in New Milford, CT. Ponds, paddocks, meadows, streams and breathtaking views.	860-210-0594 nancy@candlelightfarmsinn.com	Carl Dunham - Owner/ Operator; Nancy Saggese - Owner/ Manager and Events Coordinator	None	Wedding packages, private and corporate events	year round	small groups of 20 to large groups of 400	Wedding hall with all modern conveniences; the Hangar for rustic open air events; Bed and Breakfast Inn with 6 bedrooms (AC and ensuite baths) common rooms and small event spaces. Full stables and farm barns with resident animals. Trail rides and equestrian lessons.	
68 Griffin Road, Terryville, CT 06786	Wood Acres Farm - centrally located in Connecticut, at the 'Gateway' of the beautiful Litchfield Hills. The farm is nestled at the end of a quiet country road, with 25 acres of wide open country side, wooded trails, ponds and meticulously manicured gardens.	celebrate@ woodacresfarm.com 860-583-8670	Family owned for 4 generations	none	weddings, private parties, special events, corporate events. Recommended caterers and other vendors to choose from. Also offering elopement packages and small ceremony pricing.	year round, with in season and off season pricing	???	Banquet Barn with wrap around porch (May - Oct), loft gallery and couples nook (elevated) restrooms and catering prep kitchen. Brides cottage for pre-ceremony activities. Horse drawn carriage rides for bride/ groom and guests; Sleigh rides in winter. Gazebo plus other ceremony sites. only one wedding per day. carriage and sleigh rides offered for day trippers too.	
544 Amston Road, Colchester, CT	Zagray Homestead and Farm Museum - nonprofit educational farm museum whose goal is to provide a place where the public can visit/ explore the ways people in the late 19th/ early 20th centuries conducted life in New England, the evolution of machinery during a period when hand labor was gradually replaced with mechanical devices, as well as a place for individuals interested in the restoration and collection of antique engines, tractors and a variety of 19th and 20th century machinery.	Quinebaug Valley Engineers Association Inc. (QVEA) 108 South Plumb Road Middletown, CT 6457 President: George Lehr glehr@sbcglobal.net	Quinebaug Valley Engineers Association, Inc - 501C3 est. 1993	Visiting on weekends is encouraged even without special events as members are usually working there. Donations welcome. Online newsletters. Online Museum store for fundraising coming soon.	Monthly meetings of QVEA last Tuesday of the month at Colchester town hall. 3 seasonal farm equipment shows with demonstrations and machinery. Next one is May 1&2, 2021. Camping on site for vendors and exhibitors. Swap meet.	Year round activities	no information	200 acres of picturesque land spanning Hebron and Colchester, which is a combination of woodlands, fields and a large marsh. There is an abundance of wildlife on the property which encompasses several original buildings including the Zagray family homestead, dairy barn, machine shop, foundry, antique sawmill and various sheds. Looking to be a 'working museum'.	
465 RT. 81 Killingworth	Parmelee Farm - 132 acres of fields, buildings	Tim Gannon (1-860-395-9887) https://parmeleefarm.org/	Town owned. Managed by Town Committee & BOS	Trail system, Community gardens, cross country skiing, walking (dogs leashed)	Concerts, Benefits, Weddings	Seasonal	150 (for weddings / events)	Historic house, Barn, open pavillion, separate building for toilet facilities, Sugar House, Old School House (relocated for another site in town)	Toilet rooms w/ low-flush toilets, subject to infrequent use, will get clogged and should be cleaned annually. Toilet calculation based on max. wedding guests. They knew they would have events with much larger crowds and decided to handle those situations with port-a-potties in addition to facilities. Septic system design a negotiation as peek usage was infrequent and system would rest between usage. Toilet facilities locked unless for event.
2351 Durham Road North Guilford	Dudley Farm	https://dudleyfarm.com/	Private, Dudley Farm Foundation	Trail system, community gardens,	Farmer's Market, Gift Shop, Workshops in barn, Seasonal Holiday market, Weddings/events of up to 85 people	Seasonal	85	Barn was relocated and built to modern construction standards. Animals on site for ambiance and managed by members	

APPENDICES

APPENDIX 'B'; - BOLTON HERITAGE FARM BUSINESS PLAN, APPROVED FEBRUARY 4, 2020

Bolton Heritage Farm Business Plan

Approved 2-4-2020

1. Description of the Farm

Bolton Heritage Farm is a 103-acre, municipally-owned property located at 266 Bolton Center Road, in the center of Bolton, Connecticut directly behind the Town Hall municipal complex and the Bolton Congregational Church. The property consists of 12 acres including an historic 1830s house and 1908 English style post and beam barn with adjacent outbuildings, and 90+ acres of permanently preserved farm fields and woodlands, with property along Bolton Center Road, Steeles Crossing Road and the Hop River Rail Trail [see map Appendix A].

2. History of the Property

Earliest records about the farm indicate that it was designated as the Ministers Farm when Bolton was large enough to afford a minister (17 active members) in the 1720's. As a 20-year old Yale divinity school graduate, Reverend Jonathan Edwards came to Bolton and preached his first sermon. At a town meeting on May 27, 1723, residents voted to ask him to become the first pastor in Bolton.

Rev. Jonathan Edwards was considered New England's finest mind during the period before the American Revolution known as the "Great Awakening." He spoke eloquently about what he called "the pursuit of happiness," an idea that became part of the Declaration of Independence. Edwards specifically links his watershed religious experiences to Bolton, no doubt in the fields of the parsonage, which later became the Bolton Heritage Farm.

Although Rev. Edwards never did settle in Bolton, the farm became the home of several ministers, including Rev. George Colton, who at 6'8" tall, towered over everyone and became known as the "High Priest of Bolton." He served Bolton for 49 years. During his tenure at the farm, he reportedly entertained General George Washington, several French and Continental Army officers, and had General Rochambeau as an overnight guest. The farm is known as Encampment #5 on the Rochambeau Revolutionary Route (WaRo), when over four nights in June of 1781, four regiments of Rochambeau's troops camped on the farm on their way to Yorktown. The encampment fields have remained undeveloped since 1781, the only pristine site left in the State of Connecticut.

During the 19th century the farm was owned by the Sumner family, and used most notably by George Sumner, a Wadsworth Atheneum benefactor, mayor of Hartford and lieutenant Governor. The 1927 donation of nearly \$2 million was given to the Atheneum, America's oldest public art museum, in the names of the wives of the two Bolton brothers, Francis and George Sumner. The Ella Gallup Sumner and Mary Catlin Sumner Collection remains the most extensive collection of paintings at the Wadsworth Atheneum today. The Sumner family sold the farm in 1922 to the Rose family, who then operated Valley View dairy farm on the property until 2000.

The farm property including the house, barn and various outbuildings was acquired by the Town of Bolton in August of 2000. A stewardship committee was formed to identify a strategy for use and care of the farm. Their initial report dated August 21, 2002 found that buildings and grounds were in disrepair, and the funding needed to bring the property back to viable status was not immediately available from municipal sources. The town leased the property to a young dairy farmer in exchange for promised improvements to the property in lieu of rent. After several years the arrangement deteriorated without the promised improvements and the farm became vacant at the end of 2004.

In September 2005 the town called for a Public Hearing, requesting citizen input for the use of the farm. Although many ideas were put forth, no consensus was reached. In April of 2006 a volunteer organization of town residents and benefactors, the Friends of Rose Farm, began a series of work parties and lobbying efforts with the town to stabilize the barn and restore the grounds for public use. After several months of removing trash and debris, cutting weeds and brush from stone walls and many meetings with town officials, volunteer efforts were rewarded in November of 2006, when the Town of Bolton passed an ordinance establishing the Bolton Heritage Farm Commission [BHFC] to identify feasible future uses for the farm as an historic, cultural, agricultural and passive recreation destination for people of all ages. The ordinance also created the Heritage Farm Fund for the “preservation, restoration, development and maintenance of the BHF...inclusive of land and buildings.” The commission was seated in May of 2007, and has been focused on raising public awareness and securing sources of funding which have been used to preserve and protect the town’s investment in the farm and its buildings.

During the previous decade, the Bolton Historical Society was also working with State and Federal agencies to bolster the farm’s status. During the years that the Rose family owned the farm, revolutionary artifacts were found by private individuals allowed to use metal detectors, and some have been preserved and catalogued. In 1998 the State of CT sponsored an archeological survey of the Fifth Infantry campsite based on the original French campsite maps, using metal detecting equipment. About 50 recorded artifacts were found within a small area of the lower campsite. In 2009, the federal government declared the Washington-Rochambeau Revolutionary Route, now known as WaRo, the first National Historic Trail running through Connecticut. Bolton’s campsite #5 is the ONLY pristine (undeveloped) site remaining on the route in our state, offering potential for recognition at the national level. Both the barn and the farmhouse have been designated on the National Register of Historic Places.

In the summer of 2008, the BHFC conducted a comprehensive study of the structural integrity and historic significance of the Barn and the farmhouse on the property. The study was performed by Nelson Edwards Company Architects of Branford, Public Archaeology Survey Team [PAST, Inc.] of Mansfield, and Gibble Norden Champion Brown Consulting Engineers of Old Saybrook, and has become the guiding document for all future work. The study cited estimated historical dating of the house from the 1830’s with possible features from a much earlier structure. The barn, built in 1908, is a well-preserved example of an English style barn, which has been modified over the years to reflect the changes in farming needs and practices throughout the 20th century.

The Nelson Edwards study included immediate and eventual goals for the town to consider in order to preserve the structures, many of which have been pursued by the commission. A complete list of all capital improvement projects, sources of funding and dates of completion can be found in Appendix B attached. Below is a summary list of projects accomplished through BHFC efforts on the buildings and grounds at the farm.

- Friends of Rose Farm volunteers hand-cleared hundreds of linear feet of stone walls from 2006 to 2015, to free them of invasive vegetation and return the farm to the appearance from over 300 years ago. Much of this work is now able to be completed by the town crew with mowers and brush hogs.
- The CT Environmental Review Team, a voluntary consortium of experts from multiple disciplines convened to perform an assessment of the property and delivered a formal report on October 2010, including details on specific flora and fauna at the farm.
- Stabilization of the brick foundations of the barn, and repairs to sill and carrier beams on the north side of the barn near the double doors, utilizing barn grant matching funds from the CT Trust for Historic Preservation was completed between 2010 and 2011.
- Replacement of the barn roof and cupola was initially completed in 2012 through grant funding matched with town funds. After an arson fire in 2015, a more extensive roof and exterior repair project, including structural supports, door repairs, new sheathing boards on the barn, and rebuilding of the Milk Shed, was completed, funded by town capital funds and insurance proceeds.
- In an attempt to kickstart improvements to the farmhouse, town funds and in-kind donations from a local contractor were used to replace the porch on the farmhouse in 2018. The work was performed by Country Carpenters, who donated materials to bring the porch back to its original condition.
- Both the house (2018) and the barn (2017) were painted in recent years in an effort to improve the appearance and, in the case of the house, prolong the integrity of the structure in advance of a more intense effort to remove the exterior finishes, upgrade/ repair windows and sills and return the house to a habitable condition.
- The farmhouse roof was stripped and replaced in 2019, including plywood sheathing boards and insulation, utilizing a generous donation from the Bolton Historical Society and town maintenance funds.
- Through the efforts of Gwen Marrion of the Bolton Land Trust, the commission received a 10-year USDA Wildlife Habitat Incentive Program Grant (WHIP), to improve un-fragmented grassland habitat for native species of birds and other wildlife. This grant reimbursed work performed by town staff at the farm to clear invasive trees and shrubs from the open fields, and to reimburse the cost of professional removal experts with heavy equipment, who removed the Tree of Heaven forest bordering the woodland areas. This work was facilitated by Friends of Rose Farm volunteers who removed much of the animal fencing so that crews could mow without risk of entanglement in wires. The grant has now ended, but town staff

continue to manage the open space grasslands by annual mowing in late summer, after the nesting season for various bird species has ended.

In 2018, the Town of Bolton was recognized by the Connecticut Trust for Historic Preservation with a Connecticut Preservation Award for its ongoing stewardship of the Bolton Heritage Farm. In her nominating statement, Sara Nelson wrote: ... [the Town of Bolton] shows extraordinary vision, commitment and perseverance by a municipality to preserve a nationally important historic site, working agricultural landscape, and the vanishing built environment of a New England Farm. “

3. Current Status of Farm Components

The purchase of the 103-acre Bolton Heritage Farm was achieved by a combination of municipal funds and an open space grant from the State of Connecticut Department of Environmental Protection Land Acquisition Fund. The use of Open Space funding requires that 90+ acres of the property known as Parcel B remain as open space in perpetuity. The 12 acres of Parcel A surrounding the house and the barn were purchased with town funds only, and can be developed for municipal uses. The farm is also under archeological restrictions on below surface excavations except where approved and under the guidance of professional archeologists pursuant to the State Archeological Survey completed in 1998.

The barn has been stabilized structurally and the upper portions are now weathertight. The lower portions are still in the condition left behind when the farmer vacated in 2004. The cow stalls and some of the milking equipment are still in place, although in disrepair. One concrete silo remains on the property; only the foundation of another silo remains.

The 2-1/2 story farmhouse has suffered from being vacant since 2004, and from extended periods of damp. Interior plaster walls and ceilings have mold/mildew damage, and floor boards are soft and not sustainable for public use. The exterior clapboard and shingles are no longer weathertight, and the original stone/ dirt foundation is in need of repair to keep water and vermin from the structure. Potable water cannot be extracted from the original well, there are no working sanitary lines, and electrical service has been terminated. Windows, some with original antique glass, are not energy-rated or secure.

The farm has limited parking and roadway access, and both are in need of grading and finish to maintain their surfaces. The town does an admirable job of maintaining these facilities, but is handicapped by their rough condition.

The farm has benefited from several Boy Scout projects, including many volunteer hours at Friends of Rose Farm work parties. A complete list of Eagle scouts, their projects and dates can be found in Appendix C. The 1½ mile Rose Trail, which encircles the farm and includes a spur to the Hop River Rail Trail, was cut and marked as an eagle project, including two water bars to manage the stream flow, tree blazes, post blazes and a trailhead sign. The trail is now maintained for passive recreation by the town crew. Another Eagle Scout cleaned years of desiccated manure and construction debris off the cement pad behind the milk barn, in the hopes of making the area useable for events in future. Also added were picnic areas, benches and a boardwalk over a lowland area, which was replanted with native species to

encourage wildlife utilizing WHIP grant guidelines. A recent scout eagle project installed an online weather station at the farm. Other projects are in development to improve landscaping and habitat areas.

Local area enthusiasts have found many unique ways to use the farm. The Tolland County Plein Air art group uses the farm as a painting location. A local Bee-keeper is using the farm for her beehives. The summer cross country racing series sponsored by Silk City Striders uses the farm for 7 weeks in July and August and donates a portion of their proceeds to the farm fund. Bird watchers and star gazers find that dawn and dusk watching is unparalleled. Local school groups are toured by Bolton Land Trust volunteers to learn about science, nature and history of the town and the farm. Families have made memorial donations of plantings or benches in memory of loved ones. And many dog walkers, horseback riders, mountain bikers, cross country skiers and walkers of all ages enjoy the trail at all times of the year for a peaceful walk or visit just to refresh.

There is still much work to do to bring the farm to its full potential. There is no running water or sanitation available at the farm, and limited electricity, just enough to power a pole light and modest fire security system for the house and barn. The house is currently uninhabitable and not watertight, and the barn is not fit for public assembly, as it must meet health and safety codes as well as engineering requirements. The parking area is limited and in fair condition. All of these aspects must be addressed before the buildings can be fully utilized. The commission continues to work on putting available grants, local expertise, volunteers and town funds to use to bring this iconic place back to life, preserving it for future generations.

4. Current Financial Position

The property is currently owned by the Town of Bolton, and all costs for operations, maintenance and repairs are generally paid for with town funds, either through the Building and Grounds budget, the Heritage Farm Fund or capital monies secured by the town from grants or bond issues. The farm brings in small revenues from a lease with a local farmer for agricultural uses such as corn and hay production annually.

It is the opinion of the BHFC that our ultimate goals for improvements at the farm must include a component of revenue generation to offset the continuing nature of maintenance and repairs that a 100+ acre property with 2 substantial buildings will always require.

a. Building and Grounds Budget

This line item in the town's annual operations budget is managed by the Town-wide Facilities Director, currently John Butrymovich, and is used primarily for maintenance of the areas which are under stabilized management, such as mowing the trail, keeping the stone walls clear of brush and weeds, plowing and re-grading the parking areas, emptying trash

from barrels, keeping the rudimentary electrical system functional to operate the security lighting and fire alarm system, repairing any minor damage to the buildings, etc. Town staff may also manage any capital project that is approved and funded by the town or grant monies at the property. Historically, volunteer groups such as the Friends of Rose Farm and Bolton Boy Scouts have made other improvements, but this is not the primary way that work is completed at the farm at the current time.

b. Heritage Farm Fund

When the town established the Heritage Farm Commission, they also established a fund to hold any revenues generated by the farm as well as gifts, memorial bequests, and monies raised on behalf of farm projects. It is expended by recommendation of the commission and approval of the Board of Selectmen to fund more significant projects, and as matching funds for grants which require them. The balance as of 12/31/19 is \$58,233.

c. Fundraising and In-Kind Sponsorship

Over the years the BHFC has undertaken several fundraising efforts for targeted projects at the farm.

- Initially the Friends of Rose Farm raised \$14,000 from private individuals in town to kickstart several projects in 2006, including barn stabilization, field maintenance, clearing of historic stone walls and bringing attention to the historic and environmental significance of the farm in our community. A residual amount remains for a project to be determined by the Friends.
- The Bolton Historical Society has reserved net sales proceeds from their historic publications about Bolton history for improvements on the farmhouse. A gift of \$8575 was given in 2019 which, supplemented with town funds, was used to replace the farmhouse roof.
- The BHFC began a 'Pitch in Lincolns for History' campaign under the leadership of Patricia Morianos, the initial designated commission member from the Bolton Historical Society when BHFC was convened in 2007. This fund has raised almost \$3500 since that time, most of it from the collection of coins in plastic bottles donated by townspeople, and by donations to Rosie the Cow at various town functions. The money is available for use as determined by the commission – see below.
- Using funds raised by these and other donations, the BHFC has created mugs, picture cards featuring farm scenes either by photograph or original artwork, and other natural items that are sold at town events such as Family Day, Winter Faire and our annual Farmers Market and Tractor Show to raise awareness of the farm.

As our vision for the farm expands, the projects are just getting larger, and more significant fundraising efforts are being planned and discussed. One method that has great potential is in-kind sponsorship. When the White's Glass business was winding down in 2018, the

owners donated their inventory of antique glass for future use at the farmhouse when windows will be replaced/ repaired. Through collaboration with Country Carpenters, who donated the materials, and with town funds to cover the labor costs, the BHFC orchestrated the replacement of the farmhouse porch in 2018. This required the approval of the State Historic Preservation Officer, as the porch was replicated as closely as possible to its original condition. The house was then painted professionally to improve its overall appearance and stabilize the building exterior while a formal plan is developed for its eventual use. The commission suggests utilizing this same in-kind sponsorship strategy to secure other improvements to the buildings, including replacement of siding, windows and doors, interior finishes, etc.

The BHFC is also suggesting targeted fundraising in recognition of those sponsoring work for the improvement of the farm. In order to secure a weathertight enclosure at the farmhouse, exterior shingles and clapboards must be removed and windows and sills replaced. Residents and businesses could be encouraged to ‘buy a window’ at an estimated cost of \$600 (Country Carpenters, 2018) to facilitate this project.

The possibilities for a public/ private partnership between residents and the town budget to gradually fund needed repairs is a strategy worth further exploration.

d. Capital Improvement Fund

For all buildings and improved grounds under its ownership and care, the town maintains a capital improvement fund allocation to hold grant monies, bond funds and other designated capital for necessary improvements. These funds are available by approval at town referendum for specific projects on a very selective basis. Although recommended by town staff every year in the budget process, there are currently NO funds reserved for farm improvements of any kind.

The BHFC suggests that even a modest amount set aside annually in reserve for future improvements will facilitate the town’s ability to access state and federal grant monies when those funds are available.

e. Grant Funding

The State of Connecticut and the Connecticut Trust for Historic Preservation have been the source of significant funding for farm improvement projects through various grant programs. The BHFC and the town have utilized these grants, most of which require matching funds of 50% of the grant amount, to fund structural and architectural studies of the buildings; development of plans and repairs to the barn foundations, sheathing and roof; archeological oversight of foundation repairs; maintenance of the fields and grounds as continuous wildlife habitat; and other projects. [See Appendix B for more details]

The barn has been the beneficiary of the majority of these grant programs, as the preservation of barn structures has been a major State initiative across Connecticut. Currently, as a result of these grants, the Connecticut Council on Culture and Tourism has a 15-year easement on the barn which requires approval over any changes to the structure or interiors, which expires in 2027. The BHFC continues to review available grant opportunities for the property as a means of undertaking continuous improvements to meet its eventual goal of upgraded public use of the facilities.

As the BHFC continues to search for available funding, we have become aware that many more grants are available to non-profit, 501C-3 organizations than to municipally owned projects. In our opinion, the town should consider a formal collaboration with local registered non-profit organizations with similar goals and objectives to expand our opportunities for public and private funding – see Section 6 – Strategies for more details.

5. Ultimate Goals for Use(s) of the Farm

The Bolton Heritage Farm is at the center of Bolton’s historic, rural, and agricultural legacy and was purchased to protect and enhance this aspect of our town and community. But ownership of such a large property encumbered by two historic structures is a weighty endeavor for a small town whose primary tax base is residential in nature. In order to preserve the farm for future generations, we believe it is critical to place the farm into broad public use. The current status of the farm as a picturesque place to walk, run, ski, paint or just be at peace in a natural setting does not play to the full potential of this asset. Our vision for the farm includes opportunities to fully utilize the buildings and grounds, and to generate additional revenue to support these upgraded uses.

To paraphrase from the Nelson Edwards study of 2008, the Town of Bolton has charged the BHFC to articulate the way they wish to interpret this site, and its significance to Bolton’s past, present and future. There are many options to consider – its Revolutionary and religious history; almost 300 years of continuous agricultural practices; its uniqueness as a large, contiguous natural landscape in the heart of a developed community; its natural beauty - which includes sweeping vistas of Connecticut’s Quiet Corner by day and astrological splendor of the sky at night. To quote the report:

“Because the site and buildings have been altered over time, they are not purely representational of any one time in particular, and their greatest strength and most compelling story, is the sense of three centuries of overlapping history.”

This statement will become our guiding principal as we seek to develop the farm and its surroundings; that the power of the Bolton Heritage Farm is in its past history, its present uses and its future potential – all weighted as equal components of its place in Bolton’s legacy.

a. The Heritage Farm Barn

The most common request received by the commission today is for use of the barn as a gathering place. Currently the barn is approved by the town and its underwriters for utility only, that is, for storage. In order to bring the barn up to a standard that would allow for public assembly there are many life safety and practical improvements that will be necessary. But the barn will be the center of any significant use upgrade and revenue-generating opportunity for the farm.

We envision a time when the barn can hold town ceremonies and celebrations such as Memorial Day or 9-11 commemorations, Heritage Day or Family Day celebrations; private events such as barn dances, farm-to-table dinners and wedding receptions; educational functions such as summer camp classes or public meetings and receptions, even corporate functions. Of course, this will require management and coordination, but it is our hope that over time the barn can be the beneficiary of phased improvements that will allow for more developed functions to be held there.

b. The Heritage Farm House

The farmhouse has been unoccupied since 2004, and the building's lack of heat or use of water, sanitary and general upkeep has taken its toll. Mold, damp and mildew from an insecure roof, loose windows and porous foundations have accelerated the deterioration of the interiors, and the house is currently not habitable. Historic dating of the current structure places the house as of 1830's construction but, as was common at the time, there is evidence of timbers and other features that date from a much earlier time. However, as the structure is not solely of Revolutionary War vintage (18th century), there are few grant opportunities available for the needed improvements, as there have been for the barn.

Complicating the picture further, there has been no clear strategy for use of the farmhouse. The Bolton Center Study undertaken with STEAP grant funds was very clear - the state does not need another house museum, and those currently operating are struggling to find funds to maintain their current use. Homes, particularly of this age, do not structurally support public or storage use, such as for a library or office. As the house is not currently habitable as a rental property for commercial or residential use, there are limited ways that the building can be put into service, particularly if it must eventually be self-supporting.

This dilemma has prolonged efforts by the BHFC to employ a viable improvement strategy. For today, our goal is to bring the building to a structurally sound, watertight and safe condition, with an eventual use as a support building for the upgrades contemplated for the barn. This will initially include storage or office headquarters for the management and coordination of barn functions, but could ultimately be the prep kitchen facility that supports events held at the barn. The remnants of electricity, water, sanitation and kitchen operations exist at the house, and the rooms while small can be retrofitted to accommodate this use more easily than carving up space in the barn. Eventually, the house may even

become a residential base of operations for a farm manager, or house town officials on site as an adjunct facility proximal to town hall.

c. Grounds, Fields and Woodlands

The grounds immediately contiguous to the buildings and under the easement for municipal use will need to be improved to support the proposed uses of both buildings if the strategies outlined above are to be successful, and the cost of these improvements must be considered as part of the overall plan. The town crew has been diligent in grading the parking areas and entrances after winter snow and seasonal rains take their toll, but permanent upgrades to allow for ample parking and access by emergency and support vehicles must be considered a priority in the eventual improvement plan.

The Vibrant Communities study outlined a plan to utilize the upper field and Pistritto property to hold an expanded, engineered septic field and stormwater management system to support expansion and improvements to our current Town Hall. Also proposed are connected parking and access ways from the Town Hall complex on the Pistritto property, which lies between the two parcels, which would then support development of the farm. If the town were to go forward with these projects, it would greatly enhance the opportunities outlined above for expanded uses of the barn and the farmhouse.

The BHFC would continue to expand the established trail system connecting the farm to the East Coast Greenway/ Hop River Rail Trail, allowing for more year-round use of the farm by runners, walkers, equestrians and cross-country skiers. An interpretive sign program sponsored by a Bolton High School capstone student and the National Park Service is already in the early stages of development to bring awareness to significant aspects of the farm's agricultural, environmental, historical and scientific significance. The farm can be highlighted as a showplace of continuous farming history in Bolton and Connecticut, perhaps by using sections of the barn such as the milking parlor, calf stalls and milk shed to house exhibits to enhance the interpretive signage on the grounds. Bringing more visitors to Bolton who may then stay and sample our local businesses is a way to increase revenues for the town in a sensitive manner, in keeping with our rural character.

Of course, the BHFC also supports the continued use of the fields and woodlands for passive recreation activities already outlined, but would like to explore the expanded use of the grounds for scouts and youth group outings, school field trips, encampments and re-enactments, in keeping with our rich history as the 5th camp on the WaRo. All this is possible if the grounds can be improved to support increased traffic and activity.

In future, the BHFC can look forward to collecting revenue for events held at the farm. For example, Revolutionary War re-enactments, such as the event planned to celebrate Bolton's Tricentennial in 2020 are usually fee-generating to underwrite the cost of hosting the participants. Attendants at the Annual Farmers Market and Antique Tractor show could be charged a modest donation for the privilege. As use guidelines are established and the

facilities are improved, fees could be charged for various requests, such as wedding ceremonies and other gatherings.

Finally, the BHFC and Bolton Land Trust pulled together an Environmental Review Team made up of state experts in the natural sciences, and a formal report was completed in 2010 analyzing the natural features of the farm. While the topography of the acreage is not ideal, there is still the potential to harvest trees from the open space lands as part of a comprehensive forest management plan. While some of the fields are in farm production, there are others that could be improved slightly with drainage or rock removal to expand the agricultural use of the farm fields for grazing or crops. The Wildlife Habitat Incentive Program grant from the Federal Department of Agriculture has improved the continuous unfragmented grassland habitat for birds and small animals. This may attract the bird watching community if properly promoted.

6. Strategies for Reaching Bolton Heritage Farm Goals

- A. Determine the appropriate 'USE' category of each building on the site and the building code improvements that must be achieved to meet each standard.
 - 1. Meet with town zoning official to understand code compliance issues at the barn to convert use from utility to public assembly; compliance issues at the house to upgrade from residential to business.
 - 2. Develop a phasing plan to meet each required code issue with the assistance of professional town staff and architectural advice.
NOTE: There is a HPTAG grant available to fund this strategy; the BHFC is prepared to submit the grant application upon approval of this opportunity by the BOS.
- B. Monitor state grant opportunities to improve the farm buildings and grounds
 - 1. Architectural design grants for planned code improvements
 - 2. Design and completion grants for farmhouse improvements and foundation repairs
 - 3. Upgrades to grounds/ parking/ drainage and septic/ stormwater issues as outlined in the Vibrant Communities document
 - 4. Agricultural grants for expansion of crop or grazing uses and habitat improvements
- C. Develop RFP for architectural plans to improve the barn and farmhouse on a phased program for enhanced public use.
 - 1. BHFC suggests using Nelson Edwards due to their familiarity with the asset, state requirements and historic structures.
 - 2. Include structural, MEP and ADA compliance issues
- D. Develop a list of qualified contractors and quotes for specific projects at farm buildings and grounds once ABC items are completed.

- E. Investigate other similar farm projects around the state and region to determine:
 - 1. Ownership Structure – are there any municipally owned projects that cooperatively hold non-profit status to advantage?
 - 2. Financial status – how are they sustainably funded?
 - 3. Programming – how are the facilities used and by whom?
 - 4. Operations and management – how are the facilities run and by whom?
 - 5. Marketing - how are they promoted?
 - 6. Any other aspects that might be applicable to the Bolton Heritage Farm.

- F. Explore fundraising opportunities and in-kind sponsorships to accomplish next steps
 - 1. Which local vendors might be utilized to support needed capital improvements?
 - a. Farmhouse windows and exterior siding upgrades
 - b. Exterior landscaping and walkways
 - c. Parking areas and drainage
 - d. Electrical and life safety updates
 - 2. How can smaller improvement projects be marketed to individuals and groups?
 - a. Clean out of calf stalls and milking parlor
 - b. Interior painting and finishing of exhibit areas
 - c. Exterior plantings and signage

[INSERT APPENDIX A and B]

Bolton Heritage Farm Business Plan		Appendix B	Capital Projects and Funding Sources			
Capital Project Description	Date Initiated	Date Completed	Dollar Amount	Source(s) of Funding	Results	Source Document
Purchase of Bolton Heritage Farm (Rose Farm)	5/1/2000	8/1/2000	\$1,162,500	**State of CT Open Space and Watershed Land Acquisition Grant - \$389,302 [based on 45% of FMV of \$865,116 for Parcel B] Town of Bolton funds - \$773,198 [based on 55% of Parcel B value and value of Parcel A]	Town acquired 103 acres of land with house farm buildings from the Rose Family; upper 12 acres only can be developed for municipal uses; balance must be preserved as open space for public use	Purchase and Sale Agreement; DEP grant application
Nelson Edwards Historical and Structural Analysis of the Bolton Heritage Farm	7/1/2007	10/1/2008	\$27,000	HPTAG - \$9,000 Of \$10,000 grant Friends of Rose Farm - \$5,000 Town of Bolton matching bond funds - \$13,000	Historic and structural analysis of the BHF barn and farmhouse; criteria developed for a master plan to stabilize and preserve the structures.	Selectmen's Office Files and J. Butrymovich grant spreadsheet Nelson Edwards Architects; Public Archeology Survey Team; Gibble Norden Engineers
Wildlife Habitat Incentive Program [WHIP]	7/1/2008	7/1/2018	\$55,977	USDA paid the town 75% of its labor expense - \$55,977 25% - Town of Bolton contribution via labor	Annual removal of invasives to develop/ maintain continuous unfragmented habitat for native species work performed by town crews and independent contractors as needed	J. Butrymovich and FORF
Barn Roof Replacement Grant	7/1/2009	4/10/2012	\$173,139	Historic Restoration Fund Grant - CTCCT - \$55,694 Town of Bolton matching bond funds - \$117,445	Replacement of barn roofs, flashings, fascia boards and cupola; extendedn project as 1st round produced no viable bids; created a 15 year historic preservation easement requiring approval of all projects by CCCCT	Selectmen's Office Files and J. Butrymovich grant spreadsheet Proulx and LaRoche Building Contractors, Nelson Edwards Architects
Barn Brick Foundation Repairs	10/1/2009	10/1/2010	\$11,625	CT Barns Grant - CTFHP - \$5,000 Town of Bolton matching bond funds - \$6,625	Stabilize the Barn foundations from erosion and brick failiure; required an archeological site review during trenching to create proper drainage Work completed by Zeppa Masonry	Selectmen's Office Files and J. Butrymovich grant spreadsheet
Sill Repair, Carrier Beam and Knee Brace for the Barn	7/1/2011	1/1/2012	\$7,738	CT Barns Grant - CTFHP - \$3,869 of \$5,000 grant Town of Bolton matching bond funds - \$3,869	Work performed by Proulx and LaRoche	BHFC meeting minutes J. Butrymovich grant spreadsheet
Milk Shed Foundation Repairs	10/1/2012	4/1/2013	\$2,339	CT Barns Grant - CTFHP - \$2,339 of \$5,000 grant no matching funds required	Stabilized foundations at Milking Shed Work completed by Zeppa Masonry	J. Butrymovich grant spreadsheet
Interior Demolition of Milk Shed Equipment	???	7/1/2013	\$8,000	HPTAG grant - 50% Town of Bolton Matching funds - 50%		
Repairs to Barn Roof and structure, replacement of exterior Sheathing Boards, including paint	9/1/2015	4/1/2017	\$317,823	Town of Bolton captial funds - \$127,454 Insurance Proceeds - \$190,369	Repairs completed as the result of an arson fire Work performed by LaRoche Builders LLC as GC; Nelson Edwards Arch.	BHF Fire Restoration file

Bolton Heritage Farm Business Plan		Appendix B		Capital Projects and Funding Sources			
Capital Project Description	Date Initiated	Date Completed	Dollar Amount	Source(s) of Funding	Results	Source Document	
Replacement of the Porch on the Farmhouse	5/1/2018	7/1/2018	\$13,000	Town of Bolton Building and Grounds Budget materials donated by Country Carpenters	Replacement of Porch supports and posts to match portions removed Work performed by Country Carpenters	BHFC meeting minutes	
Scraping and Painting of Farmhouse	5/1/2018	8/1/2018	\$5,000	Town of Bolton Building and Grounds Budget	Work performed by TNT Painting	BHFC meeting minutes	
Replacement of Farmhouse Roof, including sheathing boards and insulation layers	8/1/2019	9/1/2019	\$17,000	Town of Bolton Building and Grounds Budget - 50% Bolton Historical Society - 50%	Initial project to bring farmhouse to watertight condition; to be succeeded by replacement of windows, repair of foundations and eventual replacement of exterior clap boards. work performed by Rising Star Roofing	BHFC meeting minutes	
KEY							
HPTAG - Hsitoric Presevation Technical Assistance Grant Program thru CTFHP							
CTCCT - Connecticut Council on Culture and Tourism							
CTFHP - Connecticut Trust for Historic Preservation - CT Barns Grant Program							
USDA - United States Department of Agriculture							
** State of CT Open Space and Land Acquisition Program, under the CT Dept of Environmental Protection, Recreational and Natural Heritage Trust Program							

APPENDIX C – List of Troop 73 Eagle Service Projects at Bolton Heritage Farm

- 2007 **Gavin Harney** Created Rose Trail, 1.5-mile loop of the farm fields and connection to Hop River Rail Trail/ East Coast Greenway with woodland spur. Created trailhead sign, blazes, water bars and cleared trail areas of invasive species, stones, etc.
- 2008 **Eric Bousfield** Built and installed a picnic table at the northwest turning of the trail, and benches and seating area at the Oak Grove after clearing trail areas of plantings and invasive species.
- 2009 **Daniel Sheridan** Cleared the cement slab behind the barn and milking parlor of many years of desiccated manure and plant growth, including trash and debris from former farming uses.
- 2013 **Evan Schumaker** Built and installed a footpath from the lower field across a wetland area to facilitate the creation of an extended habitat area for birds and wildlife.
- 2013 **Jarret Neddow** Planted and created protective screening for native species of plants and shrubs to attract local grassland birds and wildlife species on the lower fields, after installation of the wooden footpath made this achievable.
- 2018 **Michael Sonntag** Installed and established an internet connection for a weather reporting station on the east end of the milking parlor, to create a local weather monitoring station for central Bolton.

APPENDICES

APPENDIX 'C' - PRESENTATION TO BOARD OF SELECTMEN, JUNE 7, 2022



Presentation Overview

Goals & Background

Team Members

Process

Program Identification

Revenue Generation

Master Plan Components

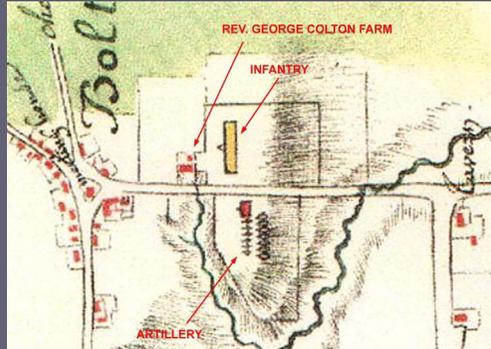
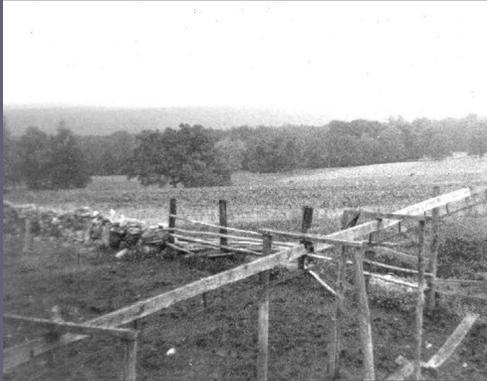
Phasing and Costs

Funding

Discussion



In the context of a historically and municipally important site,
to develop a master plan that synthesizes prior work and with the desire for more
intensive public use of the barn and house for the benefit of the Town,
&
In keeping with the unique historic, visual and ecological characteristics of the site.



Culmination of this study
is a 'roadmap' for phased implementation of site / building improvement
Related to expanded public use and development of areas for revenue generation

Background Studies

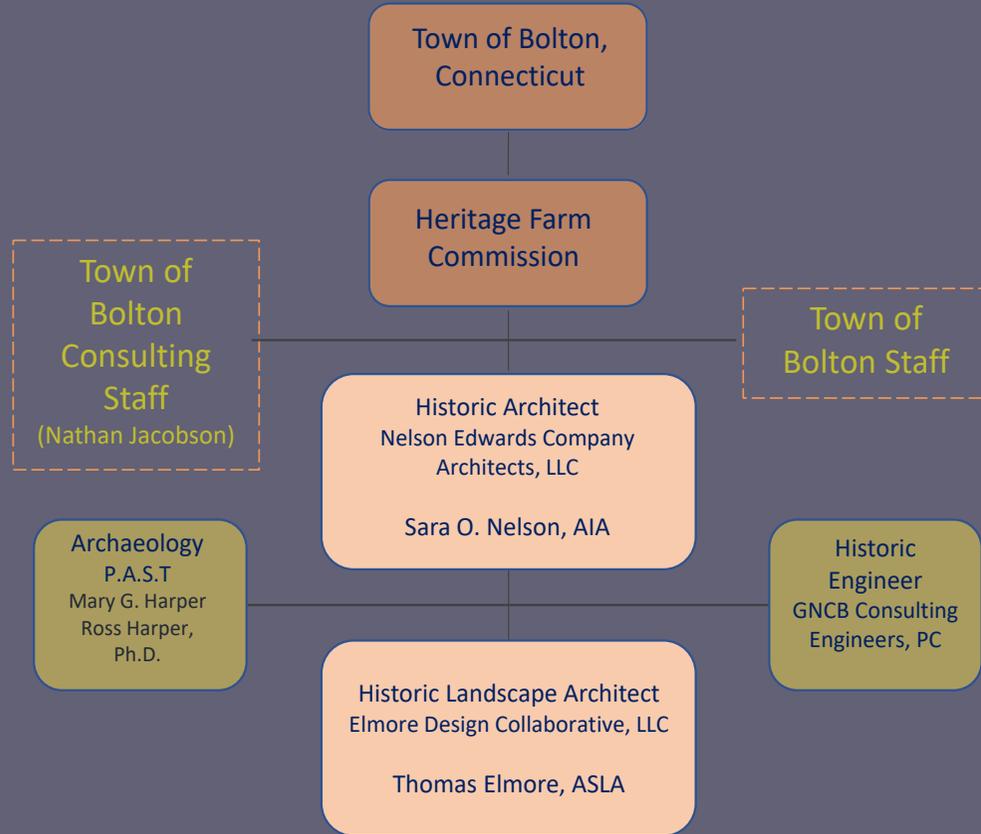
The Rochambeau Project, Historical and Archaeological Documentation of the French Army's Marches Through Connecticut, 1781 and 1782 (1999)

Condition Assessment Study (2008)

Vibrant Communities Initiative Study
(Land Use Study for Bolton Center) (2014)

BHFC Business Plan (2021)

Various repairs (2009 – present)



Process - Phase 1

Review of prior studies and site history
Committee Discussions
Site Walks

Research into similar operations (phone, web and in-person visits)
Program Workshop
Archaeological Review of area of question



Process - Phase 2

Identification of Issues and Opportunities

Integration of learned experiences by others

Site Walks

Preliminary Design

Commission, Town Staff & Archaeological review of evolving plans

Final Schematic Design



Program Identification

Site

Defining characteristics: Historic, New England Farm; natural beauty intact stone walls, sun and moon rise, dark sky

Existing: Trail walks, Town events, bee keeping, on-site classrooms & educational curriculum, photography, wedding (ceremony only)

Expanded: All of the above, overlooks, outdoor concerts & theater

Needs: Water, power wi-fi; regularized & shared parking, potable water, sanitation



Program Identification

Barn

Defining characteristics: Massing, siting, authentic working barn feel, simplicity

Existing: Utility building under CT State Building Code

Expanded: Formal Change of Use for Assembly occupancy to allow for use as 3-season venue, display in lower area, separated uses of individual areas

Needs: Meet Life Safety code requirements for new use (structural, egress, power, lighting, fire detection); ADA access; separate public restroom facilities



Program Identification

Toilet Facility

Defining characteristics: Does not exist. Any new structure to be compatible with historic site development

Existing: N/A

Expanded: Secure building open for site events and locked at other times; durable

Needs: On site water, power, sewerage (on site or connected to Town Center), durable, able to be easily secured



Program Identification

Farmhouse

Defining characteristics: Visible from road, New England Farmhouse, maintains farm/residential character at street, green scape around house, visual buffer, residential sized site characteristics such as stone steps

Existing: 2-story home, small rooms, residential layout

Expanded: Best for use as on-site farm office or care taker house

Needs: Complete overhaul (all systems and finishes.) If converted to office will require formal change of use under the Building Codes and meeting all current code requirements.

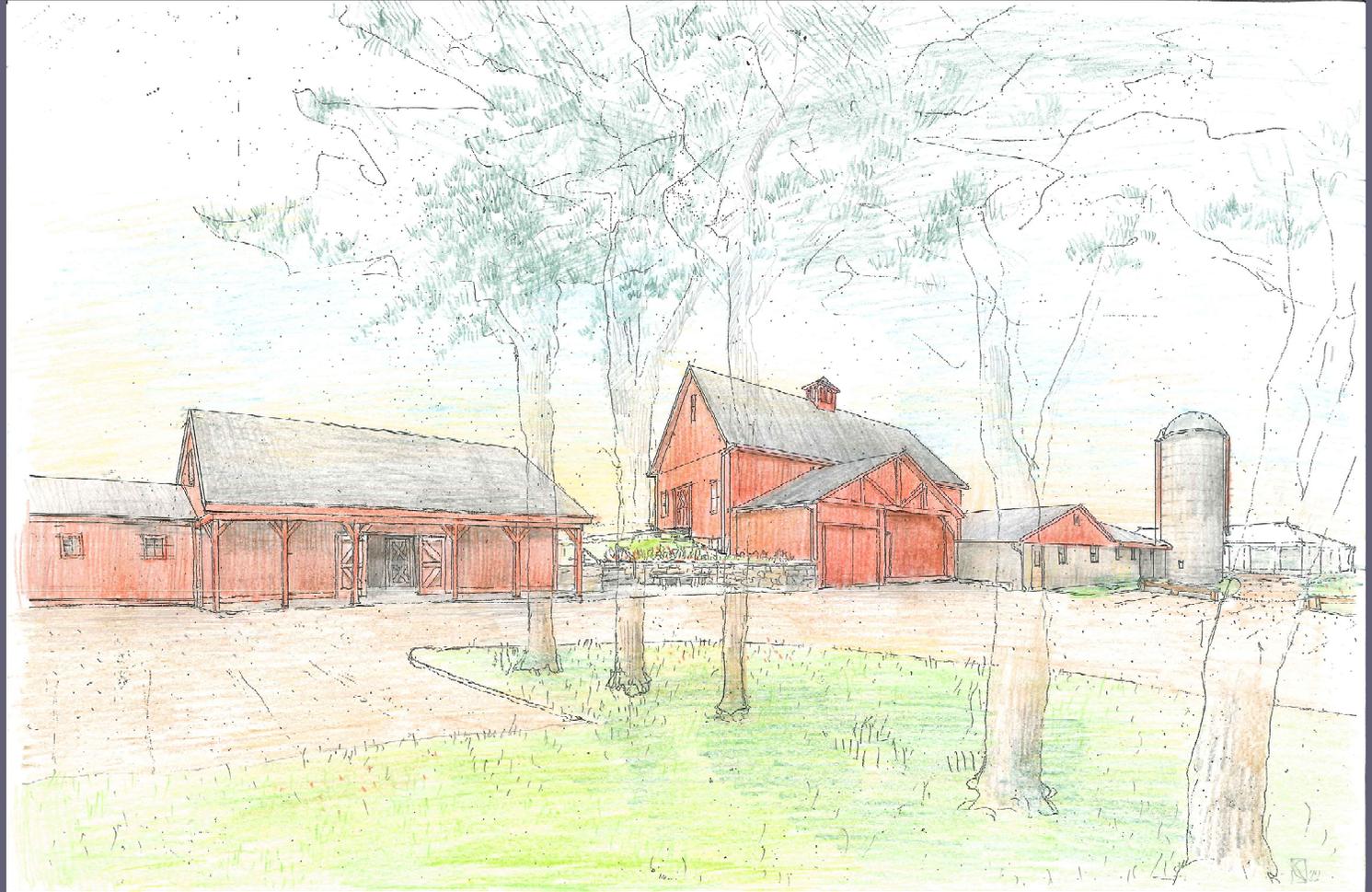


Revenue Considerations

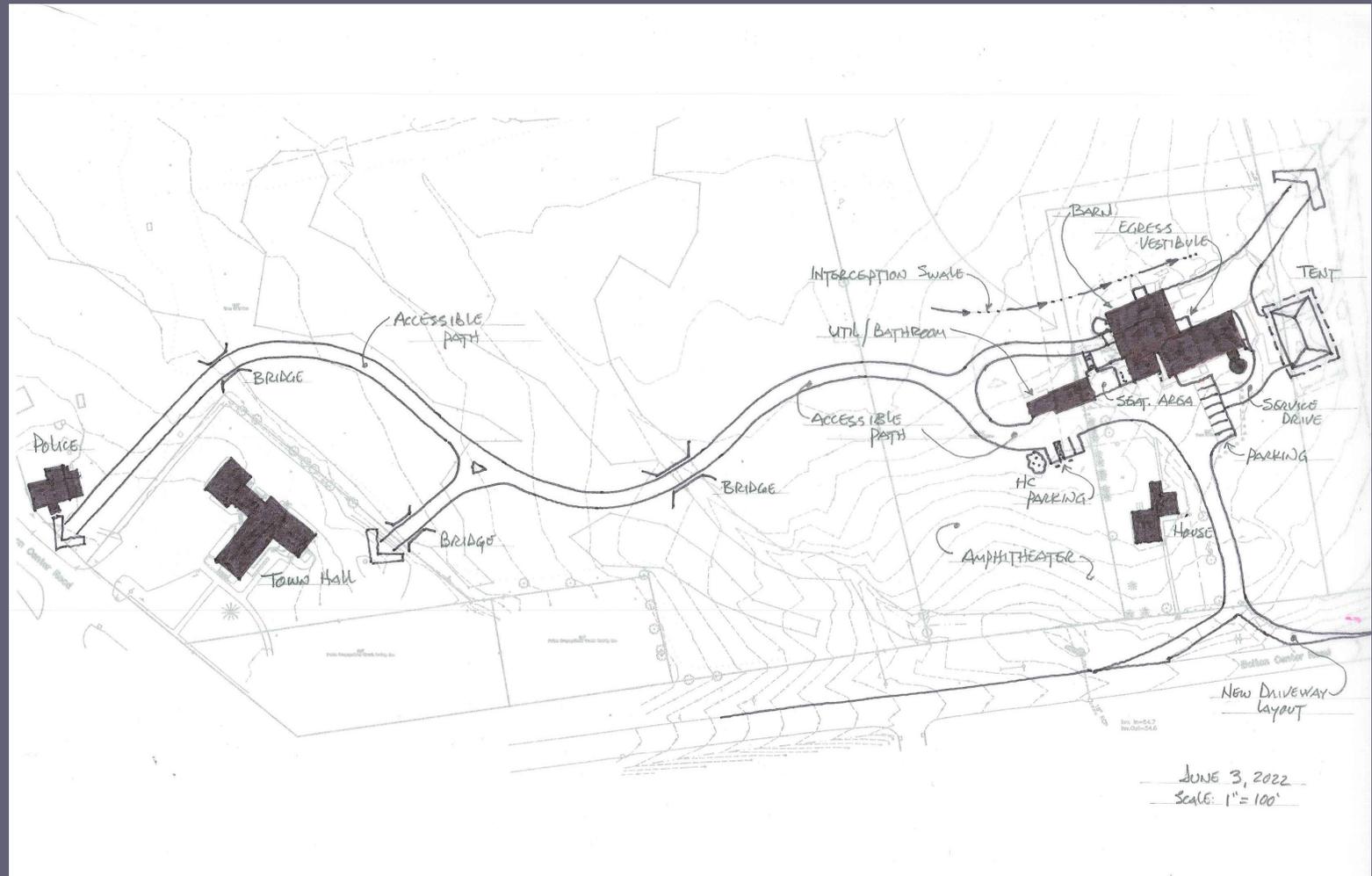
Identification of Opportunities

From relevant and similar operations

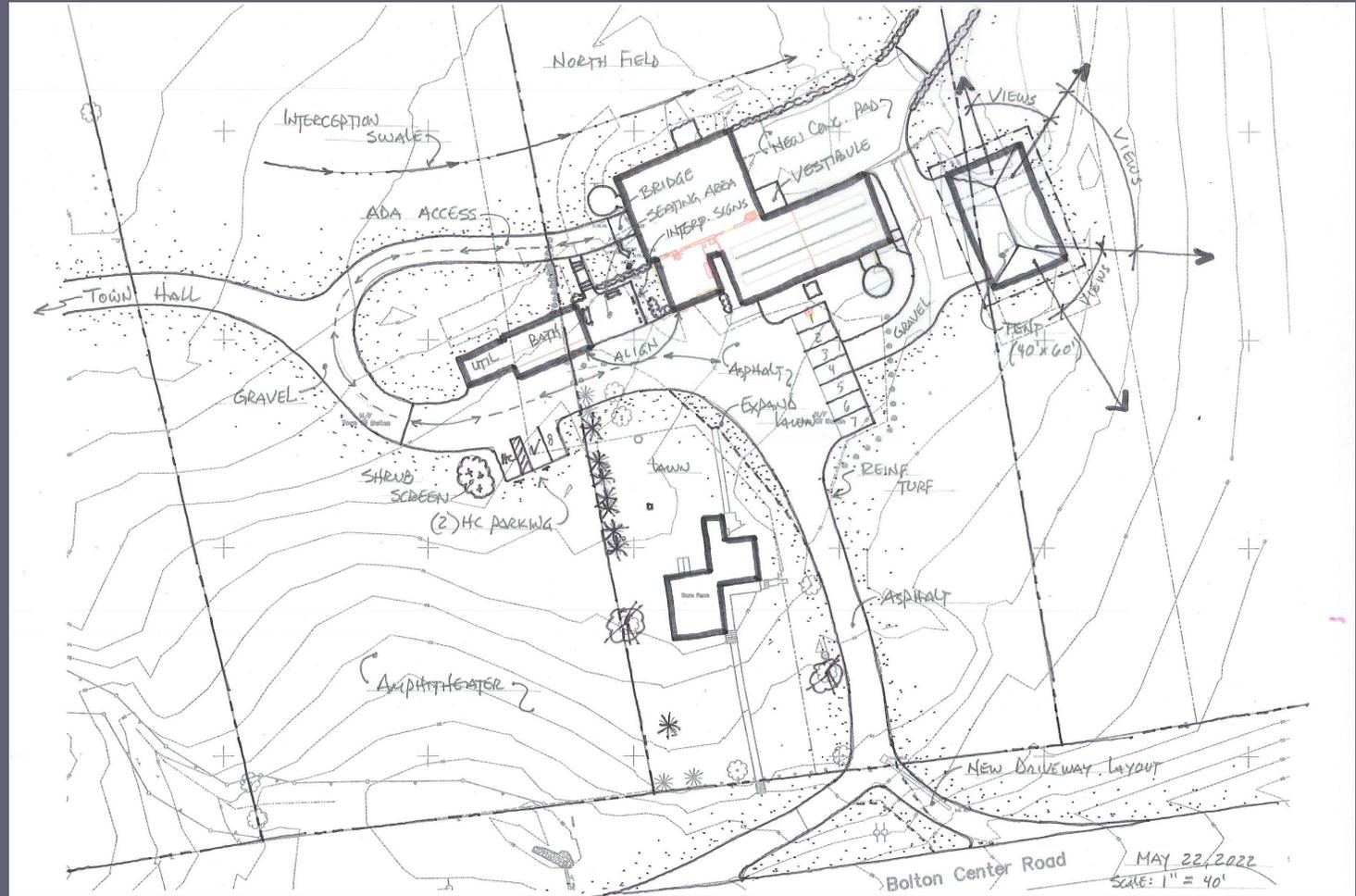
Master Plan
Proposed view
looking North



Master Plan
Town Center to
Bolton Heritage Farm

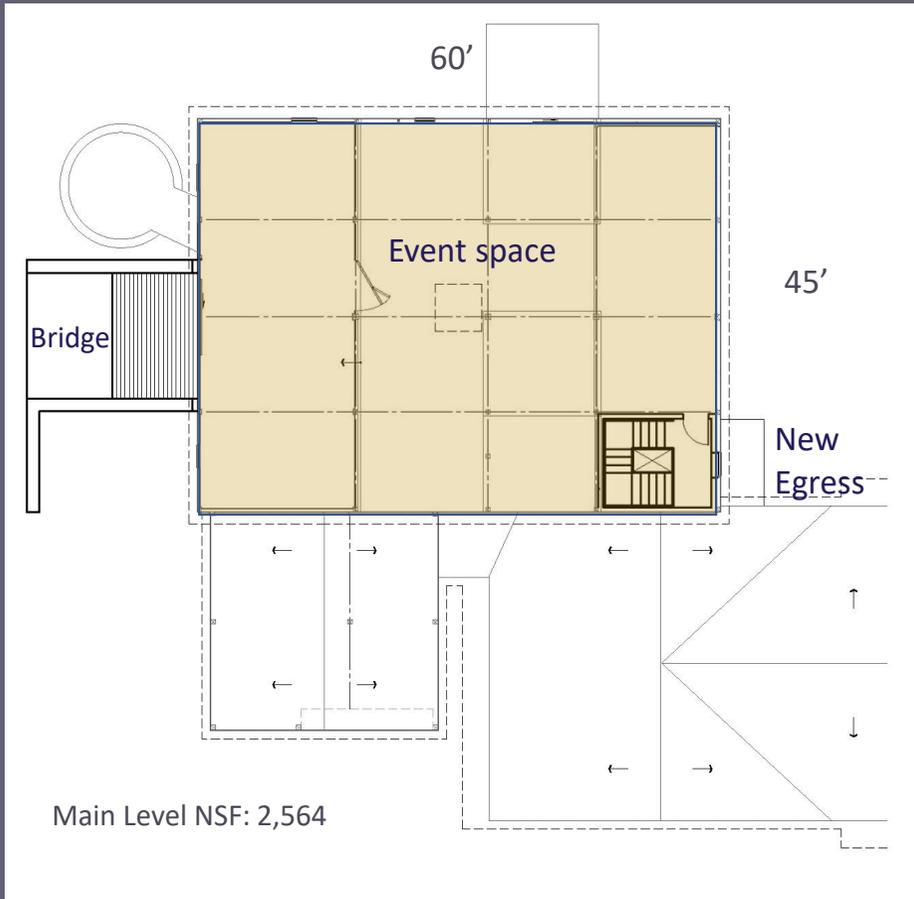


Master Plan
Heritage Farm
Circulation and Parking

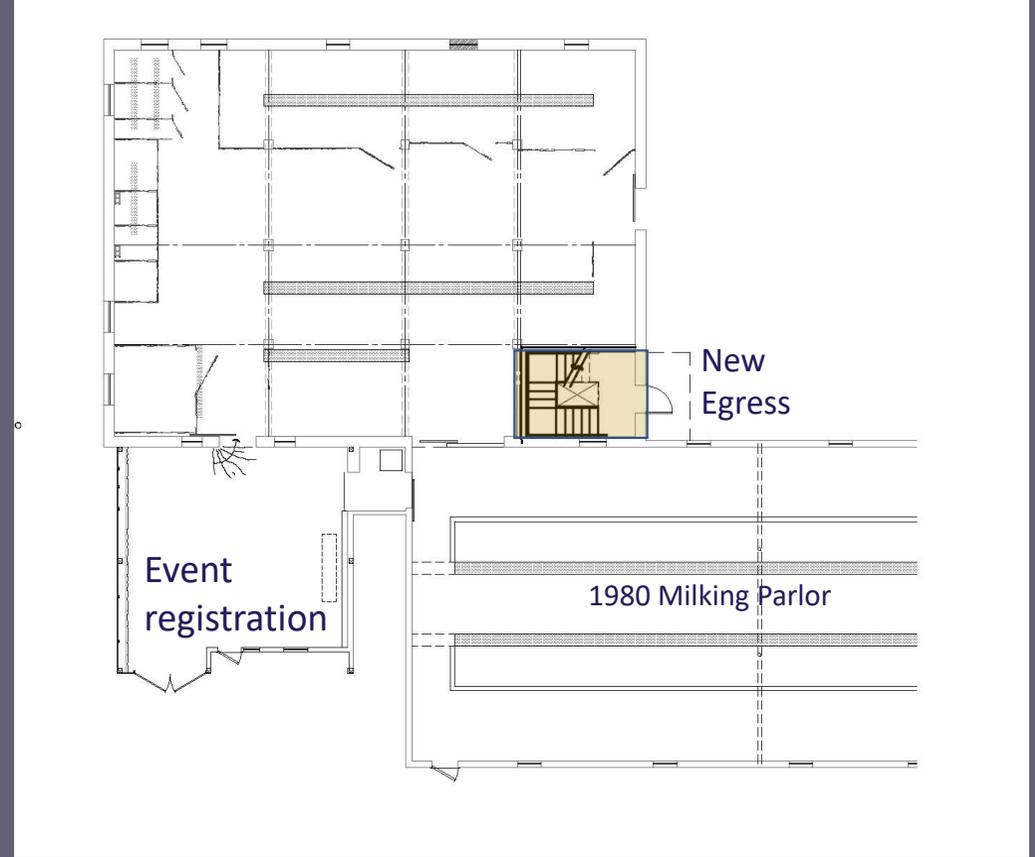


Master Plan
Heritage Farm
Detail Plan



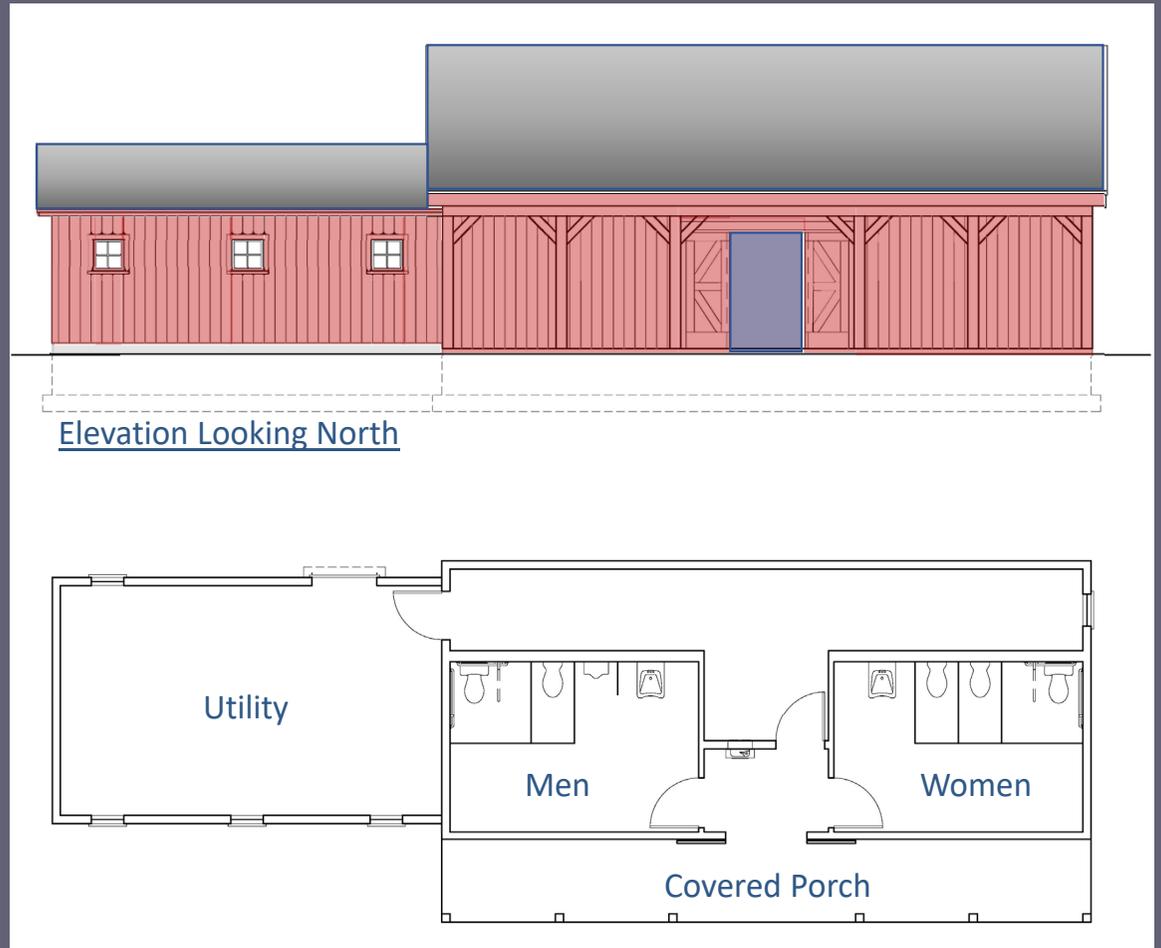


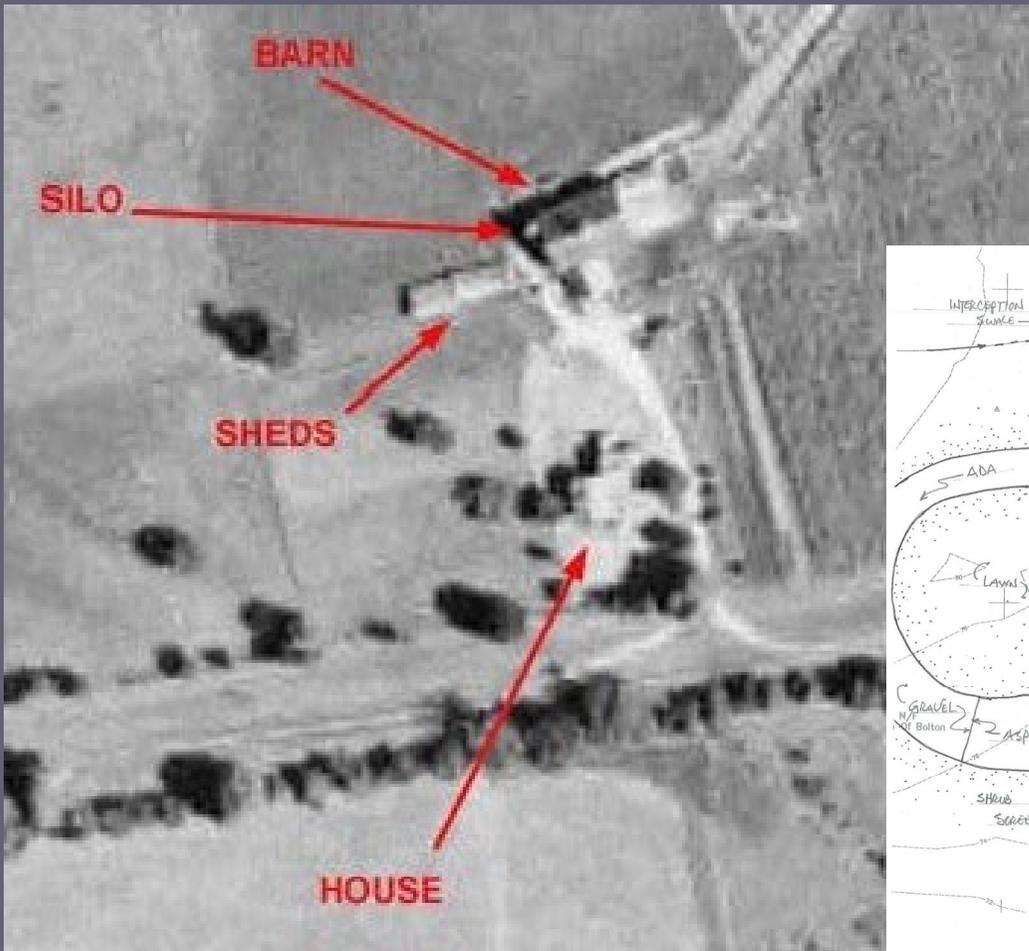
Master Plan - 1908 Barn – Upper Level



Master Plan - 1908 Barn – Lower Level

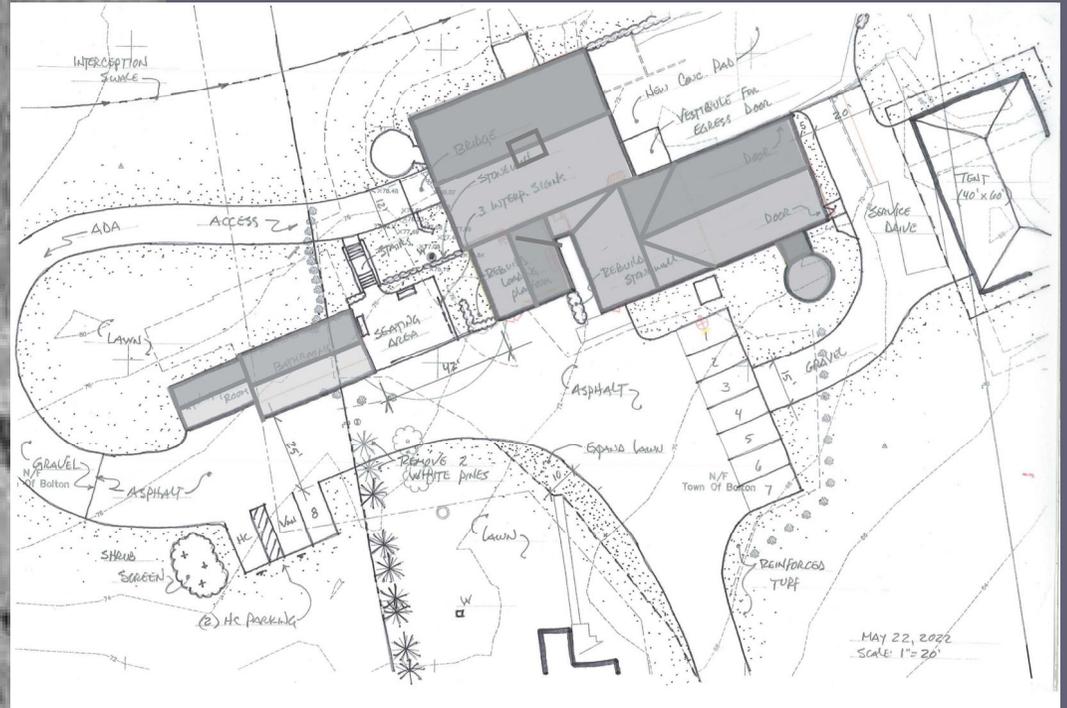
Master Plan
Toilet & Utility
Building





1951 USDA Aerial Photo

2022 Proposed Master Plan



Phase 1

Immediate and expanded use of site;
Preparation for 2023 reenactment tied to the 2026 opening of the W3R route
by the National Park Service

1. Seating Overlooks (3 heavy Adirondack style chairs with fieldstone paving under)
2. Flatten the entrance driveway (in-kind donation)
3. Test site water for potability / If potable, reclassify as 'Transient, non-community well'
4. Investigate power needs for expanded site use (current power to site)
5. Provide wi-fi to site
6. Mark out location for port-a-potties
7. Fence off (make safe) manure area
8. Site lighting tied to hours of operation

Budget: \$5,000.00 - \$12,000.00

Phase 2

Site Development for municipal connections, parking, ADA access

1. Construct walkway from Town Hall to BHF including bridge at sliding door for accessibility access
2. Construct paved parking lot and site drive to Bolton Center Road
3. Construct overflow parking area on east side of drive
4. Construct H/C parking area with H/C signage and shrub screen
5. Connect paved parking lot with accessible (ADA) entrance path to west gable end of barn
6. Remove 2 White pine trees and 1 ornamental tree for parking area and public restroom building
7. Construct interception drainage swale

Budget: Items 1-5 included in LOTCIP project work and estimated to be \$550,000.00 - \$600,000.00

Item 6 (\$5,000.00 - \$7,000.00)

Item 7 (by Town)

Phase 3

Enabling Project for Expanded Site and Building Usage

1. Construct stand-alone toilet / site utility facilities with on-site sewerage that can be connected to future Town Center system
2. Construct landscape improvements adjacent to Utility Building including stairs, retaining wall, paved seating area, signage and new and rebuilt stone walls in accordance with ADA requirements
3. Remove and regrade manure pad and manure pit/pond area to improve safety and in preparation for expanded site usage
4. Construct service access and concrete pad for tent / bldg. frame for event rental
5. Construct catering staging area and service at east end of 1980 barn
6. Explore the use of the natural amphitheater (part of hay contract)

Budget: \$500,000 – \$750,000

Phase 4

Barn Renovation for Public Use

Barn renovations:

Under CT State Bldg. Code, Formal Change-of-Use of barn from 'Storage' to 'Assembly' which, in turn, requires meeting then current Life Safety code requirements for the proposed use.

1. Address Life Safety Code requirements for public (seasonal) use of upper level of barn including:
 - A. Emergency egress (includes new stairwell and exit to grade on south side of barn)
 - B. Accessibility (ADA) requirements on Main level (ADA)
 - C. Fire detection (upgrade existing detection system for Assembly use)
 - D. Power and Lighting
 - E. Upgrade of floor framing for Assembly occupancy

Budget: \$265,000 – 375,000 (1908 Barn ONLY)

Phase 5

Farmhouse Renovation

Farmhouse renovations:

- Given size of the building the home is best suited to site office, ancillary to Heritage Farm site operations or as a caretaker's residence.
- Final decisions regarding use will be made evident in the evolution of the Heritage Farm operations.
- If office use the building will need to have formal change of use

Budget: \$300,000 - \$650,000 – Depends on many factors, such as change of use

Funding

State of CT, State Historic Preservation Office

Restoration Fund Grant (Awards up to 200K; matching)

Maintenance and repair funding to non-profit 501c3 and 501c13 and municipally owned buildings listed on the State or National Register of Historic Places.

Federal funds and other non-state funds can be used as a match

National Trust for Historic Preservation

Hart Family Fund for Small Towns (2,500 – 15,000.00)

Public agencies and nonprofit organizations in towns with a population of 10,000 or less are eligible

National Trust for Historic Preservation

Battlefield Preservation (amount not identified)

Typical use: Legal and research fees to mitigate development threats, fund-raising and media plans, feasibility studies for endangered buildings and sites, archeological studies, landscape research and planning, viewshed protection, easement planning, and interpretation and heritage education activities

Funding

State of CT, Office of Policy and Management

STEAP (Small Town Economic Assistance Program)

No more than 500K in one fiscal year

Preserving the historical integrity and beauty of our small towns is vital to our economy and quality of life. The Small Town Economic Assistance Program (CGS Section 4-66g) funds economic development, community conservation and quality-of-life capital projects for localities that are ineligible to receive Urban Action (CGS Section 4-66c) bonds.

Other Avenues (requiring 501c3 status)

1772 Foundation / Preservation CT

Preservation Grants (offered to 501c3)

Exterior painting, finishes and surface restoration, fire detection/lightning protection/security systems, repairs to/restoration of porches, roofs and windows, repairs to foundations and sills, and chimney and masonry repointing

Topical Work Products that inform this master plan

Bolton Heritage Farm Commission

- Business Plan, 2021
- Site Research Questionnaire
- Compendium of Farm Site Venue Research
- Bolton Heritage Farm Program Document (with design team)

Consultant Team

- Archaeologist's Memo of Findings & Recommendations (PAST)
- Schematic Design Layout of Connection from Town Center to Heritage Farm
- Schematic Design Layout of Heritage Farm Complex
- Schematic Design Layout of Barn
- Schematic Design Layout of Toilet / Utility Building
- Master Plan Phasing and Budgets
- List of available Funding

Discussion



Background Material
If needed for discussion

Aerial Photo,
Bolton Center



VCI Study

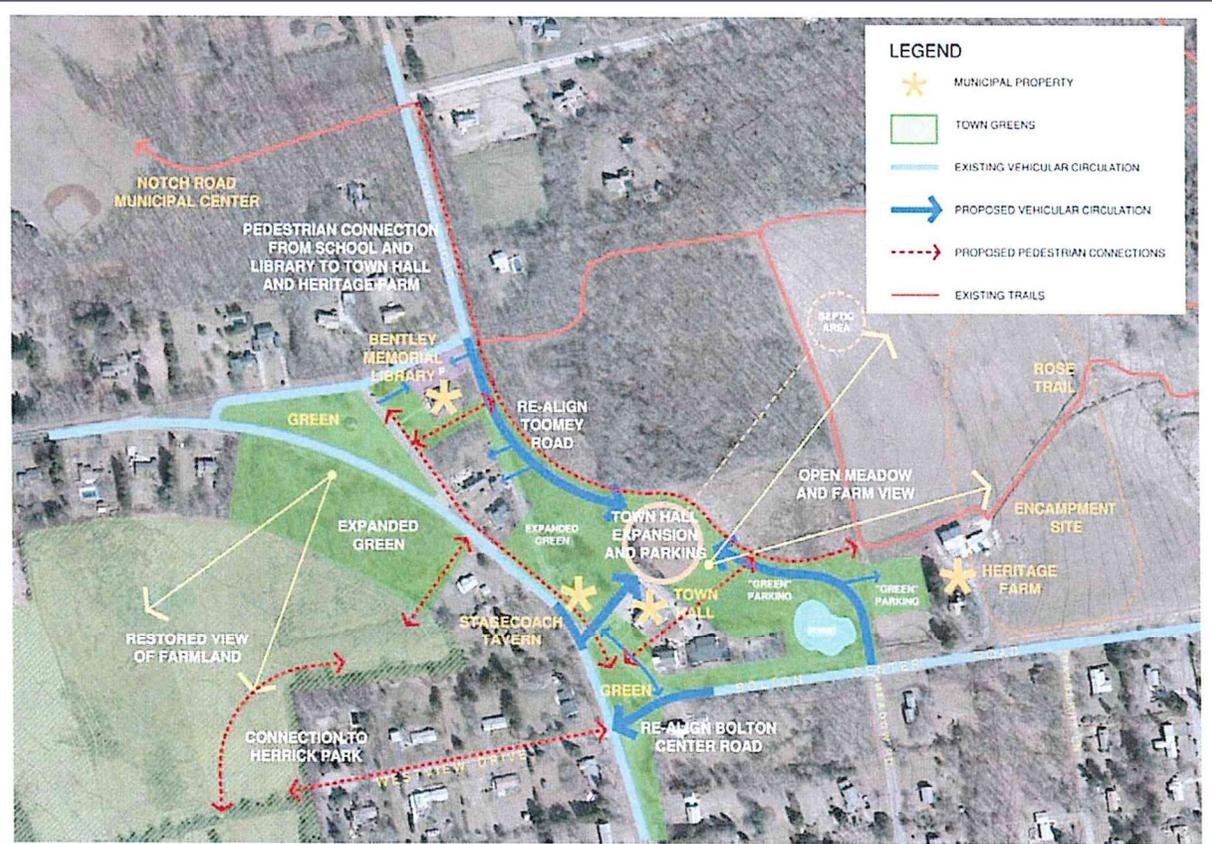
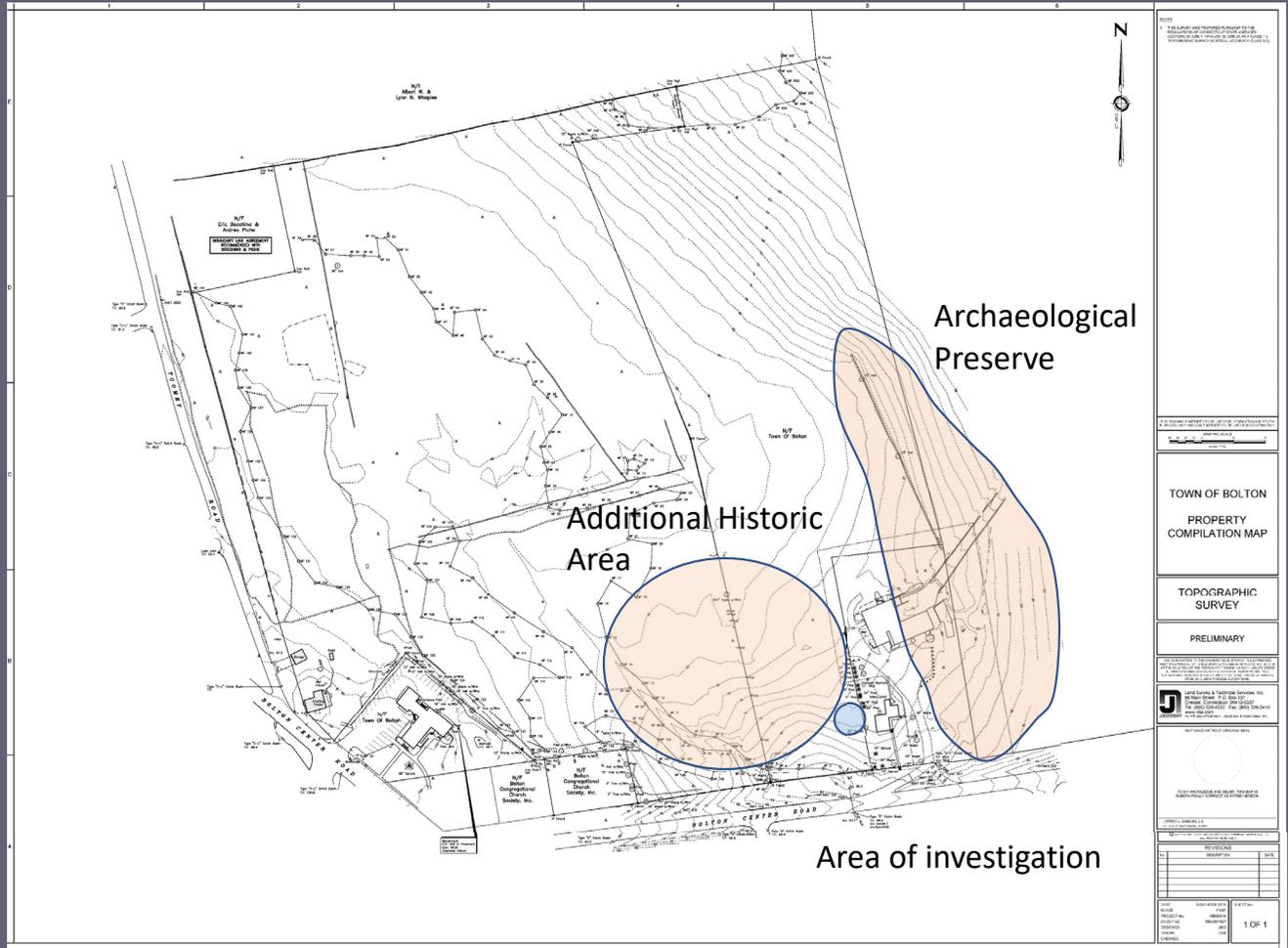
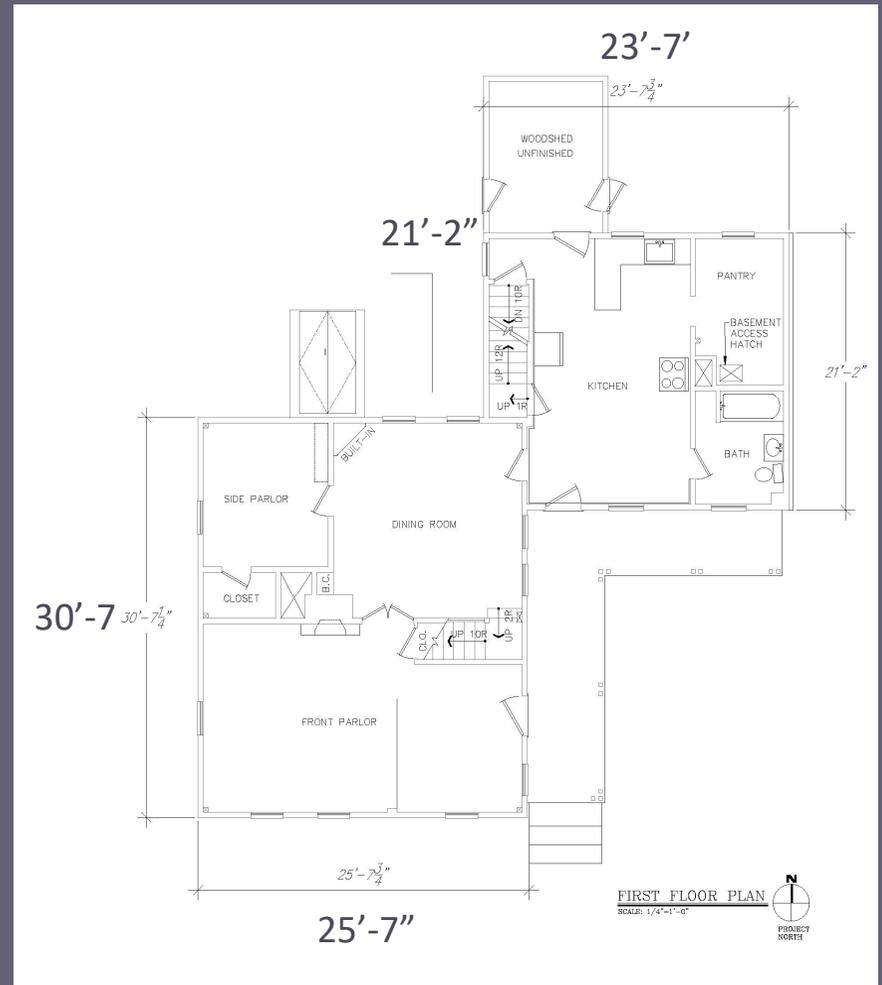


Figure 8-1: Land Use Vision Plan

Source: Richter & Cegan Inc.

Town Center Survey
With
Historic Overlay







1908 Barn







End of Report