

# **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

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<b>Capital Project Description</b>	<b>Date Initiated</b>	<b>Date Completed</b>	<b>Dollar Amount</b>	<b>Source(s) of Funding</b>	<b>Results</b>	<b>Source Document</b>	
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	
<b>KEY</b>							
<b>HPTAG - Hsitoric Presevation Technical Assistance Grant Program thru CTFHP</b>							
<b>CTCCT - Connecticut Council on Culture and Tourism</b>							
<b>CTFHP - Connecticut Trust for Historic Preservation - CT Barns Grant Program</b>							
<b>USDA - United States Department of Agriculture</b>							
<b>** State of CT Open Space and Land Acquisition Program, under the CT Dept of Environmental Protection, Recreational and Natural Heritage Trust Program</b>							

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.