

Campbell Farm Committee
Minutes
9-17-2015

Meeting was called to order at 7:10pm.

Present: Chair Betty Dunn, Vice Chair Wendy Williams, Margaret Case, Secretary, Peter Griffin, Kathleen DiFruscia, Lisa Ferrisi.

Absent: Jim Finn

Guest: Wayne Morris, Conservation Commission

Public: Frank Farmer, HDC

Minutes of July 30, 2015: Motion by Peter Griffin to approve seconded by Lisa Ferrisi

Voted to approve 6-0

Minutes of August 4, 2015: Motion by Kathleen DiFruscia to approve seconded by Peter Griffin

Voted to approve 6-0

The NH Preservation Alliance has submitted the final report on the Campbell Farm dated September 8, 2015. The committee reviewed each section of the report and noted just a few minor errors Betty will ask for them to be corrected.

The committee has drafted the following recommendation after the review of the NHPA report:

Recommendations for consideration upon review of New Hampshire Preservation Alliance Report:

1. Create maps of passive recreation trails, including parking areas, prior or conducive to consideration of sale, lease, or curatorial arrangement for the farmhouse
 - 1.1. Determine "passive recreation" uses and restrictions; i.e. motorized vehicles/snowmobiles; prior to any arrangement
2. Subdivide the existing property into two separate lots;
 - 2.1. The farmhouse including 2+/- acre lot per local zoning ordinance requirements
 - 2.2. Remainder of parcel (~62+/- acres) designated as conservation land for "passive recreation"
3. Place house on NH State, and National Register of Historic Places before listing for sale
 - 3.1. Establish easements to protect/preserve exterior elements of structure, and potentially some interior elements
 - 3.2. Divide house lot from conservation land lot; list each separately on both the NH State, and National Register of Historic Places
4. Curator long-term lease arrangement

- 4.1. Occupant lives in residence and pays reduced rental costs in exchange for predetermined upkeep and improvements to farmhouse/land as agreed in arrangement
5. Short term standard rental agreement in order to keep the property occupied and prevent vandalism
6. Offer farm house for sale "as-is" on subdivided 2+/- acre lot.

The committee will invite the Conservation Commission to our next meeting October 6, 2015 at 7pm at the Cable studio to discuss the report.

Motion to adjourn by Peter Griffin and seconded by Wendy Williams Vote 6-0
Adjourned at 8:45 pm

Next meeting will be October 6, 2015 8:45pm at the cable studio.

Submitted by:

Margaret A Case