

Campbell Farm Committee  
Minutes  
12-16-2014

The meeting was called to order at 7:00pm

Members Present: Betty Dunn, Peter Griffin, Jim Finn and Lisa Ferrisi.

Members of the Public: April Guilmet, Bill Conboy, Bev Conboy (lives diagonally from the farm).

**Public Discussion:**

Abutters who live diagonally from The Campbell Farmhouse voiced concerns regarding some ideas that have been put forward from the public regarding the use of the homestead. Mr. Griffin explained that the Campbell Farm Subcommittee was formed to evaluate all of the potential uses of the farmhouse. He also explained how this is a unique situation for the Conservation Commission as they usually purchase only land. Ms. Dunn explained that the committee is still only in the brainstorming phase of what to do with the house and how the Conservation Commission plans to keep the landscape as it is and allow passive recreation. The house needs work and the next step is figuring out what it would take to fix it up. The town is not willing to spend money on this. There is no money for full renovations. The idea is not to have the house sit empty – one idea is to lease (short-term / long-term) the farmhouse. Regarding zoning - home-based occupations are allowed in the neighborhood – size and other details are defined in the ordinance. In order for the town to sell or lease the farmhouse, it would need to go to town vote – NOT 2015 and would need to be approved by the Conservation Commission as well. Mr. Griffin mentioned there is stonework where the old barn was attached – if the house were to be sold as a residence, covenants would need to be included. The Committee is reaching out to organizations regarding potential uses. The issue of historic wallpaper (parlor) was also mentioned. Mr. Finn noted that current use funds are paying off the bonds.

**Public input ended**

The committee discussed the follow-up items from the last meeting.

Motion to approve the 12/2/14 minutes with the amendment. Motion by Mr. Finn, 2<sup>nd</sup> by Mr. Griffin. Approved 4-0.

Discussed viewing the farmhouse and limiting the number of times people are viewing it.

Discussed covenants - exterior and interior

Discussed artifacts in the house (Journals...) – some had been given to the museum.

- 1) Mr. Finn reported on the heating system – Received a quote from Daigle – who J. Normington uses. Discussed replacing the leaking valve. Did not give us a quote for the fuel line - \$10,319 to replace everything and remove the hot water heater. Hatfield Brothers – a smaller company \$10,756 – (need to check on this) for the entire system. \$3,070.31 to change the valves. Has not received the quote from the 3<sup>rd</sup> contractor yet – the same contractor used at Searles Castle – Will wait to hear what the Town's contractor says and will follow up.
- 2) Mr. Griffin sent an email to NH Preservation Alliance and has not heard from them yet – probably in 2015.
- 3) Ms. Dunn will send the terms of the lease and escrow.

Motion to go into non-public session by Mr. Finn, 2<sup>nd</sup> by Mr. Griffin – Nothing was voted on.

Motion to seal the minutes by Mr. Finn, 2<sup>nd</sup> by Mr. Griffin.

Next Meeting January 13, 2015

Motion to Adjourn Made by Mr. Finn and second by Mr. Griffin approved.  
Adjourned at 8:37pm