



Zechariah Boodey Farmstead Committee Meeting Minutes Town of New Durham NH

May 9, 2019

Approved
as
CEO 5/20/19

Present: Cathy Orlowicz, Sherry Cullimore, Tatiana Cicuto, Fran Frye and Scott Drummey.

Meeting convened at 6:00 PM in the New Durham Town Hall.

The April 29th, 2019 meeting minutes were reviewed for approval. Tatiana made a motion to approve the April 29th as presented, with Scott D. seconding the motion. There were no abstentions from the vote. Vote was 5-0-0 in favor. A copy of approved minutes has been left in the basket for the Town Clerk's records, as directed by the Town Administrator.

An update was given on the Pre-application Site Design Review meeting attended on May 7, 2019. We went over the notes taken during the Planning Board meeting. The corrections and clarifications were in **bold** type. Cathy explained the clarifications and corrections made and shared with Fran the process followed at the Planning Board meeting, as she couldn't attend. Cathy said that the meeting went well with very good questions being asked by the board. It was a good opportunity to share information and address questions. All Planning Board meetings are recorded as well, and our session was over by 9 pm.

During the Planning Board meeting the Chair of the board made reference regarding a Conditional Use Permit (CUP) through the Planning Board review process for the Site Plan Review application. Our engineer representative picked up on this point and asked if it was correct. The Committee reviewed the Town's Ordinance and Regulations, with Scott D.'s experience. It appears CUP isn't applicable to our process or application. Cathy will contact the Chair of the Planning Board to seek clarification as to the reasons he felt CUP was the process. Scott Lawler of Norway Plains asked that we go through the Luminary Standards which ask only for us to show where the lights are to be placed and that they be downcast. The Committee could not see any requirements, in the regulations, on how many lumens there must be or the need for documentation on the plans. The committee is looking into fixtures and their details. Scott D. suggested two types of lights. Discussion ensued on types and styles of lights. There will probably be six poles in the parking lot, lights on three doors on the front and 2 utility lights on the rear doors.

Discussion was had on what permits we might need, and any timelines involved. New Durham's mixed-use district does not cross Rte. 11, as yet. This may change when the Planning Board visits the issue. Our site is 'highly suitable for conservation' for soil type, but not across Berry Road. It is unlikely the Town Forest would be zoned mixed-use district. It is important to understand the area the Boodey Farmstead will be located in an area that is not part of the Town Forest, the area is part of the cleared land, which is clearly stated in Mr. Shirley's Will.

The Site Plan application must be submitted to the Land Use Clerk by June 10, 2019. The Zoning Board meeting for review and action regarding the two Special Exceptions for Use, in a Residential District and Aquifer Overlay District, is scheduled for May 14, 2019, at 7:00 PM at the Town Hall. Scott Lawler will be attending to answer technical questions. He will be donating his time ~~will~~ in attendance.

We finally received a statement for the rental fee of our storage trailer from Prime Warehouse. Since they had not sent a bill until now, they forgave us for their fees of last November and December (2018). The fees are paid from the Boodey House Fund, the amount is \$250 for January thru May. The Chair is authorized, by a prior vote to process the rental invoices without additional action required by the Committee.

Our Boodey Fund balance as of May 10, 2019, is \$12,505.86. Less the balances owed for trailer rental and site plan engineering services we have \$8,938.36 in the Boodey House Fund.



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The donation letters will be sent to us in PDF for us to use. Sherry will call Michele to reserve a Potty for our Site Celebration. It should be delivered to 29 Stockbridge Corner Road. The bill should be sent to Zechariah Boodey Farmstead, PO Box 207, New Durham, Attn. Cathy Orlowicz.

Bingo will be May 19, 2019. We should plan for 40 people. Set up is at 10:45 am. The menu is potato salad, pasta salad, and a chef's salad, pastries and hot dogs with the fixings, finger sandwiches and desserts.

Sherry: hot dogs and rolls, apple cake, tablecloths, hermits

Scott: paper products

Tatiana: pasta and potato salads

Cathy: finger sandwiches, tossed salad, condiments, desserts, other supplies, drinks

Fran: plant for door prize

We also reviewed our pricing for meal plan.

We will set up a small display of our draft site plans, promote Site Celebration and leave hand-out cards for our guests.

Our next meeting will be May 20th, beginning at 6:00 PM, at the New Durham Town Hall.

Scott moved to adjourn the meeting at 8:35 pm, Sherry seconded to motion. All in favor to adjourn.

Respectfully Submitted,

Sherry Cullimore, Scribe

Edits: CE Orlowicz, Chair