



Zechariah Boodey Farmstead Committee Meeting Minutes

*Approved as
Presented
CEO
6/19/17*

June 13, 2017

Present: Tatiana Cicuto, Fran Frye, Cathy Orlowicz. Excused absence Sherry Cullimore.

Meeting convened at 5pm in the New Durham Town Hall.

By consensus of the members present, it was decided to table the minutes from the June 1st meeting until the June 19 meeting.

The Chair updated the members regarding the status of the barn, resulting from review of the draft purchasing agreement by town attorney. The summary has been provided to the BOS, barn owner and Committee members. The following is taken from a written summary prepared by the chair. (This is summary in full.) The Chair met with the consulting contractors and support team to see if this time line works with their schedules, the response was yes.

"June 9, 2017

The proposal titled "A Barn Raising for the Zechariah Boodey Farmstead", which describes the plan to dismantle the Mooney Barn, and cost associated for doing such, was made during the June 1, 2017 Board of Selectmen meeting. They approved the Town Administrator, Scott Kinmond and Boodey Committee Chair, Catherine Orlowicz to work with the Town Attorney, to develop a purchase agreement to be considered by both the Board and the seller for the purchase of the Barn.

A draft agreement was presented (June 2, 2017) to the attorney, and upon his review suggested changes to a few items within the agreement. However upon further questioning and research (June 7, 2017) it was learned the Town of New Durham's Board of Selectmen are not authorized to buy and/or sell land and/or buildings without prior approval from the voters during Town Meeting. The State Statute, RSA 41:14-a, that would have had to be adopted is below. It is important to note, this statute was presented to the voters in 2013 and failed to be adopted at that time.

TITLE III TOWNS, CITIES, VILLAGE DISTRICTS, AND UNINCORPORATED PLACES

CHAPTER 41 CHOICE AND DUTIES OF TOWN OFFICERS

Selectmen

Section 41:14-a

41:14-a Acquisition or Sale of Land, Buildings, or Both. –

I. If adopted in accordance with RSA 41:14-c, the selectmen shall have the authority to acquire or sell land, buildings, or both; provided, however, they shall first submit any such proposed acquisition or sale to the planning board and to the conservation commission for review and recommendation by those bodies, where a board or commission or both, exist. After the selectmen receive the recommendation of the planning board and the conservation commission, where a board or commission or both exist, they shall hold 2 public hearings at least 10 but not more than 14 days apart on the proposed acquisition or sale; provided, however, upon the written petition of 50 registered voters presented to the selectmen, prior to the selectmen's vote, according to the provisions of RSA 39:3, the proposed acquisition or sale shall be inserted as an article in the warrant for the town meeting. The selectmen's vote shall take place no sooner than 7 days nor later than 14 days after the second public hearing which is held.

II. The provisions of this section shall not apply to the sale of and the selectmen shall have no authority to sell:

(a) Town-owned conservation land which is managed and controlled by the conservation commission under the provisions of RSA 36-A.

(b) Any part of a town forest established under RSA 31:110 and managed under RSA 31:112.



Zechariah Boodey Farmstead Committee Meeting Minutes

(c) Any real estate that has been given, devised, or bequeathed to the town for charitable or community purposes except as provided in RSA 498:4-a or RSA 547:3-d.

Source. 1994, 197:3. 1997, 38:1. 2001, 187:2. 2005, 80:1. 2007, 221:2. 2008, 109:1, eff. July 27, 2008.

The attorney was asked if the barn was gifted to the Town, would the Selectmen be able to accept the gift of personal property because the Town has adopted State Statute. RSA 31:95-e. The attorney responded that the barn is considered real estate, not personal property, thus the barn could not be accepted under that statute.

TITLE III

TOWNS, CITIES, VILLAGE DISTRICTS, AND UNINCORPORATED PLACES

CHAPTER 31

POWERS AND DUTIES OF TOWNS

Miscellaneous

Section 31:95-e

31:95-e Acceptance of Personal Property Donated to Towns and Village Districts. –

I. Any town or village district at an annual meeting may adopt an article authorizing the board of selectmen or board of commissioners to accept gifts of personal property, other than money, which may be offered to the town or village district for any public purpose, and such authorization shall remain in effect until rescinded by a vote of town or village district meeting.

II. Prior to the acceptance of any such gift with a value of \$5,000 or more, the selectmen or board of commissioners shall hold a public hearing on the proposed acceptance. For gifts with a value of less than \$5,000, a public hearing on the proposed acceptance shall be at the discretion of the selectmen or board of commissioners. If no public hearing is held, the board of selectmen or board of commissioners shall post notice of the gift in the agenda and shall include notice in the minutes of the board of selectmen or board of commissioners meeting at which such gift is discussed. The acceptance of gifts under this paragraph shall be made in public session of any regular board of selectmen or board of commissioners meeting.

III. No acceptance of any personal property under the authority of this section shall be deemed to bind the town or village district to raise, appropriate or expend any public funds for the operation, maintenance, repair, or replacement of such personal property.

Source. 1991, 25:2, eff. June 18, 1991. 1997, 105:2, eff. Aug. 8, 1997. 1998, 196:1, eff. Aug. 17, 1998. 2008, 24:1, eff. July 11, 2008.

Town Administrator Scott Kinmond and Chair Catherine Orlowicz met with the owner of the barn to update him about the findings regarding the purchase of the barn, on Friday June 9, 2017.

Outline for Conversation with Barn Owner

1. The Board of Selectmen and the Boodey House Committee support the acquisition of the Mooney Barn for the Zechariah Boodey House Project (AKA Zechariah Boodey Farmstead). The barn is of the style and size appropriate, matching the era of the colonial style cape.
2. The Boodey House Committee worked to develop a plan, timeline and cost for purchase and dismantling of the barn.
3. A draft purchase agreement was presented to the Town's attorney for his review and input.



Zechariah Boodey Farmstead Committee Meeting Minutes

4. During his review it was discovered the Town has not adopted a state statute that would have given the Board of Selectmen authority to buy and/or sell land and/or buildings, or both. RSA 41:14-a. Because this is not in place currently, the vote to approve buying and/or selling land and/or buildings or both has to be brought before the voters at town meeting.
5. The method for adopting RSA 41:14-a, is a vote in favor taken during Town Meeting.
6. New Durham's next Town Meeting is scheduled for March 2018.
7. Would you consider extending the dismantling of the barn until spring 2018, following the adoption of the statute, and following the end of mud season? (Roads posted for weight restrictions and so on.)

Following a brief discussion the owner has agreed to extend the timeline to spring 2018.

Respectfully Submitted;

Catherine Orlowicz
Chair
Zechariah Boodey Farmstead
Town of New Durham"

The following is summary of a meeting with Andrew Cushing from New Hampshire preservation Alliance, held June 9, at the town hall. A tour of the New Durham Town Hall, and visits to the future Boodey site, Free Will Baptist Church on the Ridge, and the Mooney Barn followed the meeting. Copy of summary is listed below.

"Andrew;

I hope you are feeling better. Thank you for the generosity of time given to learning about the Zechariah Boodey Farmstead. I hope I didn't over whelm you with information. I felt the information provided would be important to show the thought and time given to honor and respect the heritage of our small community.

As you saw much effort has gone into a plan for the future reuse of the Zechariah Boodey house and now the potential addition of the barn.

I hope the list of following information which was provided to you Friday, June 9th will be helpful:

1. The Zechariah Boodey House and Barn, dated December 19, 2016.
2. Copy of Budgetary quote for reconstruction/construction of the project.
3. Summary of first quarter activities Jan 2017- to March 2017.
4. "Humble Beginnings" printed power point presentation, including two sets of narratives, one made to the First Free Will Baptist Church, the other the New Durham Board of Selectmen.
5. Sampling of dismantling pictures for the Boodey House, printed power point presentation.
6. Copy of the hand drawn sketches of the timbers and material, and their placement in the building, drawn during dismantling of the Boodey House.
7. Copy of the planned proposal and cost associated with purchasing and dismantling a barn, for this Boodey House project.
8. Copy of the original agreement for the donation of the Boodey House to the Town of New Durham.
9. Copy of the Archaeological Survey Report completed on the Ridge Road Property- original site location of the Boodey House. It references NHDHR inventory forms were completed. (You kindly offered to check NHDHR to see if they are on file and to provide a copy.)
10. Copies of newspaper reports covering the two fires which happened at the original Boodey site. One the successful arson burning of the "newer house". The other story on the arson attempt to burn the historic Boodey House.

I asked if NHPA would be able to help with:

1. Developing a stronger fundraising plan, with the committee.
2. Pulling all the information we have together to be able to promote our project – be able to sell it to possible supporters.
3. Is there a NHDHR inventory completed for the Boodey House?



Zechariah Boodey Farmstead Committee Meeting Minutes

4. Is there opportunities to review our proposal to ensure that our plan will not compromise the eligibility to be listed on the State Historical Register? To go beyond "comply with the preservation standards" conversation. (Also include NHDHR) Please feel free to add anything I may have missed.
It was a pleasure to show you some of the historic structures, landmarks and the future site for the home of the Boodey House. Again thank you for your time and interest in our project.

Warm Regards;
Catherine Orlowicz
Chair
Boodey House Farmstead
603.859.4643
cathyo@tds.net

Chair summary of a meeting with Joseph Lajewski from the New Hampshire Electric Co-Op, held June 9th at the Town Hall, is as follows. This meeting was scheduled to develop a figure for the projected annual cost of the building, per request of the BOS December 2016 meeting.

"June 13, 2017
Catherine Orlowicz
Chair, ZBF

Chair summary of meeting with representative from the New Hampshire Electrical Co-op Friday, June 9th, 2017

Meeting with the representative from the New Hampshire Electric Co-op (NHEC) happened as a result of researching for information to respond to a request from the Board of Selectmen regarding the annual operating cost of the project, should the project not materialize as projected and the Town is responsible for the cost.

I attempted to Google search for sites that may have a calculator to estimate annual energy cost. This proved to be more challenging than I expected. Most results, with a calculator were not within this region of the country. I went to the NHEC and Eversource websites without success.

Based on the fact that the Co-op lines run near the site for the future location for the Zechariah Boodey Farmstead, I called the Co-op for help.

I was connected with Joseph Lajewski, Program Administrator. A meeting as scheduled for Friday June 9, 2017, meeting at the Town Hall, as he felt the Co-op had much to offer for incentives and grants. He was pleased to be contacted at this phase of the project, still in development.

Joseph wanted to ask the following questions:

1. What will be the use of the building? He understood meeting space, will this be Town meeting space, rec space, etc.
Explained proposed rental opportunities, civic and social events and educational uses.
2. Does the Town have an interest/opposition to taking on debt via loans for the project or are you looking to fully fund prior through fundraising? *Committee is not authorized to take on loans, fundraising is funding source.*
3. What is the timeline - start/completion? *Was scheduled to break ground fall 2017. Maybe pushed to next year due to pursuing another component for the project.*

Joseph was shown the business plan, with a focus on the conceptual plans.

Heating: Joseph noted the barn proposal for radiant floor heating - he noted the cons for this type of heating; difficulty to adjust to rapid changing weather conditions. Doesn't recover quickly should the barn doors need to be opened during the winter. Should a failure happen in the flooring, leak, it could require the floor to be torn up to make repairs. Others who have



Zechariah Boodey Farmstead Committee Meeting Minutes

faced this last issue have chosen not to do the repair and converted to another heating system. It can be difficult to convert oil system to air source heat pump.

Electric heating/cooling using an air source heat pump - (mini pump) can control the atmosphere within the building in a timely response to rapid changing weather conditions. The unit would be outside, and would heat and cool and dehumidify. Suggested it be concealed with fence or plantings. The interior units could be recessed into walls or ceilings and the duct work concealed in the roof. Would need an additional unit for hot water use. The Co-op does offer incentives toward the purchase of the boiler unit however it must meet minimal efficiency ratings. This system can be connected to solar systems.

Electric heat, solar can be added to supplement. Incentive program up to \$500.00 per ton. One ton equals 12,000 BTU of energy required to melt 1 ton of ice. He show pictures of Telsa roofing systems. They are solar panels with the appearance of roofing shingles. Depending on needs, some of the roofing would be non solar, but would match the solar panels.

Lights: LED lights are recommended. (Screw in) Showed examples of old style looking light bulbs, however they are LED. They last forever. Can be used with recessed lighting fixtures. They may be connected to dimmer switches. There is an incentive program, grant for the purchase of each bulb, approximately \$3 to \$10, however the bulb must meet the energy star logo to qualify. This is for a new construction project. (The Co-op offers a replacement program as well.)

Weatherization: If the project is weatherized above code requirements an incentive of 35% of install cost could be available. Would need to demonstrate projected cost savings above code requirements. The cost of above code is what would be covered by the 35%.

Other items: The Town could finance the air source unit through the Co-op, in the form of a loan. The pay back would be attached to the monthly electric bill, until paid back. Should the building be sold, the unpaid loan balance would be transferred to the new owners.

Annual cost projection: Joseph said it would be challenging to determine annual operations cost for utilities. He assumed the project would be considered residential space, for determining costs, if the building was vacant for much of the time. (Not used as projected) Approximate space is 2,000 square feet.

Thus: for estimating purposes - (electric)

Per Month:

Monthly meter charge	\$30.00
Winter heating	\$300.00
Summer AC	\$000.00 (Not in use)

Annual maintenance - clean air filters monthly, when used as projected. Cleaning of filters requires rinsing the filters with clear water, dry and install. Snow must be cleared from outside unit.

Joseph suggested connecting with New Hampshire Charitable Foundation and the USDA as they may have grant and loan opportunities suitable for our project.

Respectfully Submitted:

Catherine Orlowicz

Chair, Zechariah Boodey Farmstead

June 13, 2017"

The members expressed their support and appreciation for all the actions taken by the Chair regarding the barn.

The next meeting is Monday, June 19th at 7pm in the New Durham Town Hall.

Meeting was adjourned at 6pm.

Respectfully Submitted;

Catherine Orlowicz, Chair