



Zechariah Boodey Farmstead Committee Meeting Minutes

Nov. 13, 2017

*approved as
12/14/17
CEO
as presented*

Joint Meeting with Board of Selectmen and Meetinghouse Committee

Present: Boodey Farmstead Committee (BFC) - Cathy Orlowicz, Sherry Cullimore, Tatiana Cicuto, Fran Frye.

Meetinghouse Committee (MHC) - Cathy Allyn, George Gale and Clayton Randall. Board of Selectmen (BOS) - Cecile Chase, David Swenson, Rod Doherty.

The meeting commenced at 6 pm, at the New Durham Town Hall.

Selectman Swenson read some excerpts of his writings, written several years ago, to the group mentioning the freedom of speech, and not to incite arguments. Our purpose here was to understand the discrepancies between the Meetinghouse Committee and the Boodey Farmstead Committee. He said that some way of developing the ability to work together was needed. Selectman Chase stated that cooperation needs to be seen, while Selectman Doherty said all rumors and animosity must end. Selectmen Swens explained the process to be followed for the meeting.

Cathy Orlowicz, speaking for the BFC said that she wished for an opportunity to hear first hand any concerns or/and issues regarding our project. The BFC has heard from a number of resources, inside and outside of the community, that there are. We are unaware of those issues and like to hear first hand. We wish for a chance for open, honest and respectful conversation. Swens asked from whom, the meetinghouse committee. Cathy O responded yes.

Clayton Randall, for the MHC, opined that one project should be done before the other one. George Gale felt that the ~~ZFC~~ was in competition with the MHC, and that BFC had taken their community center project idea, i.e. the Barn. He expressed that granting sources would be reluctant to fund grant requests if there were more than one community center in the community. The Meetinghouse project has always been viewed as the community center.

Selectmen Chase felt that both projects were valuable to the community and that the MHC needs to focus on its project.

Following remarks made by Selectman Chase regarding future uses for the Meetinghouse, the MHC felt that any restrictions on the use of the Meetinghouse would limit their ability to get any grants. There was some discussion about the need for meeting space in town, and the importance of use for buildings made by Preservation Alliance. MHC said they had been talking about this all along.

The question was asked why the Boodey Farmstead project has suddenly changed its focus, from just the cape house to expand to include a barn. BFC distributed a print out of milestones, an evolutionary timeline of the Zechariah Boodey Farmstead Project, taken from minutes of meetings during the time period from 2006 – 2017. Highlighted are dates the topic for future uses had been discussed at meetings. April 30, 2009 and November 9, 2014. The November 9, 2014 meeting is the proposed addition of a barn was discussed.

The selectmen said that MHC needs to have a plan focused on their project; their talk during this meeting was mostly about the BFC and not what they can do to make the MH happen. MHC said that it was a budget situation.

The BOS said the two committees should meet at a joint meeting to determine a path to bridge a way for both projects to work together. A member of the BOS can attend this meeting of the two groups. The BOS expect a report on Dec. 11, 2017 at their next meeting regarding any outcomes from the Committee's joint meeting. The joint meeting was adjourned. The Zechariah Boodey Farmstead Committee reconvened at 7pm in the Conference Room in Town Hall.

Respectfully Recorded by; Sherry Cullimore



Zechariah Boodey Farmstead Committee Meeting Minutes

Nov. 13, 2017

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

Our meeting started at 7 pm. An agenda was passed out. Some time was spent rehashing the previous joint meeting with the Meeting House Committee and the Board of Selectmen.

The minutes of the meeting of Oct. 16, 2017 were passed out. Tatiana moved to accept the minutes as presented and Fran seconded the motion. The vote to accept them was unanimous.

The balance for the BFC fund, according to the chairs records, stands at \$16,709.59. The recent Bingo receipts from the sales of food came to \$242.80 were included in the total.

On Sept 5, 2017 Cathy reported to the CIP (pg. 18) on the Capstone Improvement Program. CIP recommended \$1000 towards our expenses. Cathy presented information for supporting a request for \$8000 to CIP and BOS. Cathy handed out the supplementary information that she had given the BOS on Nov. 2, 2017. She met with them again on Nov. 8, 2017; any decision on budgetary requests will be held off until after the joint meeting on Nov. 13, 2017.

The proposal from the Capstone students was handed out. Nov. 8, 2017 Cathy met with 2 of the students at the barn to take measurements. The patch they had put on the barn previously held up throughout the recent storm!! She showed them our Marketing Plan. The students were asked if the position of the barn could be turned so that the opening on the side of the barn could be the connecting part that attaches to the breezeway/ bathroom area. That does not seem to present a problem. It is a possibility that the concrete floor could have radiant heat put in. An email received from Andrew Blizzard stated that he would be the new team leader replacing Mike Perkins who will remain on the team. Thursday Nov. 16, 2017 there will be a presentation in Durham, NH at Kingsbury Hall at 4:30 pm. Cathy and Sherry will be going.

Friday Nov. 17, 2017 there will be a workshop at Cullimores' to concoct decorations for the Craft Fair, from 1-4pm.

Setting up for the Craft Fair on Nov. 18th is at 8 am. Cathy will bring her foam boards of the barn and the house. The fair is from 9-2 pm.

The bar at Johnson's is open. Taty will talk to them about a good time to hold our dinner where we can receive 10% of the profits. Dec. 4, 2017 is our next meeting at Town Hall at 6 pm.

Sherry will contact George Gale to set up a joint meeting with the Meetinghouse Committee. Sherry moved to adjourn and Taty seconded the motion. Meeting ended at 8:30 pm.

Respectfully Submitted,

Sherry Cullimore



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Evolution Timeline - Milestones for the Zechariah Boodey Farmstead Project

2006

March 1, 2006 – The Board of Selectmen the donation of the Zechariah Boodey House and sign the agreement, and Christine Evans signs as the family representative for the Boodey family heirs and Trust. The agreement defines the expectations, terms and conditions on behalf of both parties. The Selectmen did appoint a committee at a prior meeting.

2007

2007 Annual Report – Zechariah Boodey House Committee has spent time researching how to educate New Durham citizens on the historical significance of the Zechariah Boodey House, how to raise funds and the future location for the building and developing plans for dismantling, storage, and reconstruction of the Boodey House.

2008

October 27, 2008 – Board of Selectmen Budget Workshop Minutes, Chair asked if the 2008 unexpended funds from the Town Historian Budget could be applied to support the final funding portion for the dismantling and removal of the Boodey House. Tabled until November 3, 2008. Selectmen Rhoades thought the Boodey House Agreement was indicative that no taxpayer's dollars would be used for the project. Mrs. Orlowicz disagrees.

November 3, 2008 – Board of Selectmen vote, unanimously to expend the Town Historian's budget for the dismantling of the Boodey House.

November 17, 2008 – Dismantling is complete, storage trailers are at the SWF.

2009

April 30, 2009 – The Committee discussed what the Boodey House would eventually become. The suggestions are, a museum, along with church history being represented. Educational projects for school children. The vision is for 4 seasons use and event planning. Examples for uses: maple sugaring, making cider, barrel making, cooking on an outdoor fire, and some of Christmas events. Should the building be heated, should we re-build the fireplaces to be workable?

Committee discussed the possibility of a Feasibility Study.

2010

September 30, 2010 – Reviewed the Feasibility Study we had sent out. Spreadsheet prepared from the responding results. *Interest leaned heavily towards a lifestyle museum and school programs.* The East side will be set up as the pictures show when the covenant was signed for the Free Will Baptist Church. The rest of the main floor will be open for other programs/opportunities. A copy will be sent to Arron showing him what we have done in our planning. We voted to include a cellar and open space in the main part of the house and also to attach a log cabin (which there had been originally) to the East end of the house. Other items we need to look into are, winterizing the cellar, a septic system and utilities. The highway department has volunteered to move any rocks for the foundation, a citizen has volunteered to do site work, a contractor has offered to help with plumbing and we have had offers of trucks and labor from several people. Boodey family descendants will donate timber and we have a source for concrete. We need to ask Arron what are the requirements for the wood needed in this project so that the donors will know our needs. We are planning to do a dry run of our presentation at our October 28 meeting; we would like to present this at the Nov. 1, 2010 selectmen's meeting. Sherry offered to draw up our concept of the Boodey House – not to scale!

November 8, 2010 – Board of Selectmen vote in favor of the Boodey House Committee to continue to raise funds by lawful means and to expend it on the Boodey House as the Selectmen see fit.

December 6, 2010 – Board of Selectmen meeting, the Boodey House Committee gave a presentation on the reconstruction project for the Boodey House., providing a history and asking for formal support or a recommendation for the direction for the future, from the Board. Survey results were shared with the Board. The matter is to be discussed further in January.

2011

January 19, 2011 – Chair presented written request from Arron Sturgis asking the balance owed him to be paid in full. Due to personal reasons he is calling in all his debts. He had agreed to accept time payments for the balance owed. Board voted to approve new line item in the 4909 account for the Boodey House Dismantling.

February 14, 2011 – Review of the December 6, 2010 presentation continued at this Board of Selectmen meeting. There was much discussion about the reconstruction of the Boodey House. The Committee was seeking confirmation with the vision from



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the Board of Selectmen. Nothing concrete came out of the meeting, other than put a plan together, present it and we'll go from there.

March 8 and 9, 2011 Town Meeting – Voters take action on Article 11, as amended. Vote is in favor. Upon review of the video from the meeting, I did not say I would never ask for town support, funding for the project. In fact, when former Selectmen Ron Gehl spoke to the article, in response to a comment, he stated "...the appropriation from the Town of New Durham was inserted based on advice given by the Town Council as the building would be owned by the town. We knew at some point there maybe funding requests for the future," he didn't expect it to be so soon.

The Boodey House Committee continued to fundraise throughout the year.

2012

February 23, 2012 - Meeting with Arron Sturgis to talk about approaches to take for the future plans for the Boodey House. Talked about completing it in phases, hostess an open house, phases could be used as demonstration classes building a program around them, workshops where also suggested. A workshop could be one weekend to put up the clapboard. Fundraising continues. Plans to participate during the 250th Site Celebration for New Durham were talked about.

March 29, 2012 – Began talks with the BI/CEO regarding what would be needed/required to meet for codes for the reconstruction of the house. This is to begin developing costs.

June 28, 2012 – Met with Deputy Fire Chief to determine needs/requirements for code requirements for fire safety.

August 30, 2012 – Began talking about a presentation to the "Fall 2013 Heritage" trip coming to New Durham. Crissa will talk with Pastor Nason to arrange a time for the presentation during their visit.

November 4, 2012 – Discussed about trying to get the foundation in.

2013

March 28, 2013 – Talked with BI/CEO about grading timbers, stamped engineered drawings.

April 25, 2013 – Discussion and continued development of the presentation to be made with the home mission ministers who will be visiting.

August 29, 2013 – Dry run and review of the Presentation is the focus of the meeting.

November 21, 2013 – Budget Presentation, business plan for the house and the Humble Beginnings" presentation are reviewed. Very well received by the church members and the Heritage ministers.

December 19, 2013 – Budgetary quotes for install of foundation and slab are shared.

2014

January 14, 2014 – Continue to work on business plan and fundraising.

January 28, 2014 – We see the Boodey House as "Founded on the past, Faithful to the present and founded on progressing for the Future." Continue review for the power point presentation, to be presented to the BOS. Listed future uses and some pictures to be used to visualize the examples. Note: Bingo has been moved to Tuesday nights.

February 3, 2014 - "Humble Beginnings" Presentation is made to the Board of Selectmen

February 11, 2014 – Citizen Swens met with the committee to offer a more in-depth conversation about his thoughts regarding the presentation, made February 3rd.

March 27, 2014 – Met with timber frame consultant to talk about drawings to help develop cost for reconstruction.

May 29, 2014 – A volunteer contractor in town has approached the committee seeking to remove the stumps at the site, no cost to the town.

July 27, 2014 – Continue to develop the business plan.

October 26, 2014 – Request set up of Paypal account, on town website, to help with fundraising. Chair shared with the committee, during the BOS October 8th meeting, Swens shared a suggestion for possible use for some of the un-designated fund balance, the Meetinghouse or/and Boodey House projects could use those funds. A funding plan, complete realistic time frame for strategic plan with a vision for the future uses of the facility would need to be prepared.

November 9, 2014 – Ask BOS for permission to use Paypal as a fundraising tool. The addition of a barn concept is proposed. Work to develop an exit survey, to be used during the craft fair.

December 6, 2014 – Exist survey results are put into a spreadsheet for review.



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2015

September 20, 2015 – Reviewed technical leaflet #224 titled “How Sustainable is Your Historic House Museum?” It is from American Association for State and Local History. Seems we are on the right track with our planning. Continue to work on the Business/Marketing Plan.

2016

January 17, 2016 – Decide to be a part of New Durham Days scheduled for July. The Chair distributed clean copies of the Business/Marketing Plan to the members. Attachment of the barn to the house was discussed.

February 21, 2016 – Continued work on the Marketing/Business Plan. Discussion on community usage, goal is to make the project self- sustainable/ revenue neutral.

April 28, 2016 – Decided to participate in the Alton Home show, hosted by the Alton Rotary Group. Continue efforts on the marketing plan. Reviewed available inventory and rental prices for barns, similar in size and concepts we are envisioning.

December 19, 2016 - The Zechariah Boodey Committee presented copies to each Board of Selectmen and the Town Administrator for their review. This document is two years of research, preparation and efforts. Asked to set a date for joint meeting to review, sometime beginning of 2017.

2017

January 19, 2017 – Reviewed the Boodey House Business Plan with the Board of Selectmen. (Please see both groups set of minutes.)

February 5, 2017 – Distributed letter of support, from the Board of Selectmen for Level 1, dated January 23, 2017. January 27, 2017, Chair met with Greg Anthes for the purpose of learning from his knowledge and experience with fundraising for large capital projects. February 1, 2017, Chair met with Swens for the purpose of learning from his knowledge and experience based on his business background. February 2, 2017 Chair met with Scott Kinmond for the purpose of benefiting from his knowledge and experience with his involvement with a number of non-profits.

March 23, 2017 – Board of Selectmen approve a Charge for the Boodey House Committee. This was revised later in the year to reflect the name change, approved by the Board of Selectmen, the Zechariah Boodey Farmstead.

April 7, 2017 - Chair met with the Zoning Board of Adjustment. Seeking feedback for the process and required documents.

April 26, 2017 – Provided a Progress Report to the Board of Selectmen for the project. It was an opportunity the committee took to review its progress as it relates to the Market Plan.

May 6, 2017 – Members attended a New Hampshire Preservation Alliance Conference. Summary provided to those unable to attend. Topics include Getting Started-Getting done; telling your story to media, marketing and communications; improving project success to name a few.

May 7, 2017 – Follow up on contact made during the Alton Home event. Contacted SCORE, they mentor development fo small business in the Lakes Region. Met with the Police Chief and Public Works to talk about their concerns and requires for this project. Chair contacted UNH Capstone Coordinator to talk about the process for submitting projects for seniors to consider for their senior project.

May 4, 2017 – Chair is given permission to pursue the possibility of a 17th century barn for the project, by the Board of Selectmen.

May 19, 2017 – Committee completes an onsite visit of the barn.

June 1, 2017 – Launch the “A Barn Raising for the Zechariah Boodey Farmstead” fundraising campaign.

June 13, 2017 – Reviewed additional steps required to bring the barn to the project.

June 13, 2017 – Chair met with a representative from the New Hampshire Electrical Co-Op to talk about the project, discuss funding options and energy needs. Meet with Field Representative Andrew Cushing from New Hampshire Preservation Alliance about the project. Would they be able to offer a review of all the information gathered and provided to them, to help with telling our story to encourage funding interests.

August 25, 2017 - The Chair presented information from researching the move of the barn as a whole structure.

September 6, 2017 - The Chair presented a request for the project to the CIPC and Board of Selectmen for their consideration.

The Committee has continued to fundraise for its project throughout the year.