

Kimball Pond Study Committee
Meeting Minutes
December 18, 2013

Present: Glenn S., John W., Lee W., Chris L., Louise C., Heather M
Absent: Jessica B., Ed K., Carl G.

Meeting started at 5:25 pm. Dec. 4th meeting minutes were approved as written.

Lee brought to the meeting a large areal map that will be a useful tool at our meetings when discussing the property. Lee reported back that he did meet with Ron K. at the Kimball Lake property to measure the shoreline and to determine which, if any, trees and brush can be cut. According to a representative from the Shoreline Protection Bureau it is allowed to drop dead trees along the shoreline as well as large limbs. The shrub along the area can be cut to 3 feet high which will allow a clearer view of the lake. Neal has a picture of the lake dating back to an earlier period that shows the original beach area. This could be used as a reference when it comes time to clear the beach area. It was suggested that Heather contact Neal to see if she could obtain a copy of the photo.

Chris is still awaiting an answer back from Tom C. regarding the chimney lining inspection. He will also check with Neal to see if he has a copy on file.

John did make contact with Jason Holmes who stated that he will do an inspection of the cabins with Chris Boudette and will get John a rough estimate in the near future.

John discussed with his brother-in-law, whom works for the NH Parks & Recreation Dept., the land use grant process that explained the process and it may not be the avenue to seek out grant monies.

John and Lee meet at the Kimball Lake property to explore options regarding the 70' X 70' parcel of land. Due to the clause in the deed allowing a gate to be installed on the access road it has been proposed to cut a trail thru on town property to insure hikers will always have access to the tails. While at the property they investigated the 4' X 4' steel plate that we thought maybe covering a well. They discovered that under the cap is a 10' deep concrete bunker with at least 1 pipe leading from the bunker so it is thought that this was an active well at one time.

The committee discussed various options of obtaining the small parcel of land and it may be proposed to the selectmen that the town purchase a lot line adjustment and to ask the conservation commission if they would use part of the land use change fund to purchase the parcel.

Heather reported that she has not heard back yet from Dijit Taylor or Bobbi Kimball.

The committee will be meeting with the selectmen on Jan. 6th and Chris will be giving a brief summary of what we have accomplished to date and Heather will provide a few photos from earlier periods of time of the property. Below are a few suggestions that may be presented at town meeting:

No handouts at town meeting – the information will be provided on a power point

Open with some history of Kimball Lake property

Give a broad outline of the committee's recommendations

State more time is needed to develop a concrete plan for the area

Make it a more useful recreational area

Important part of the streetscape of Hopkinton

Consider creating a "Friends of Kimball Lake Property" group that will be responsible to insure the maintenance of the cabins is being done and will assist in raising funds for repairs

Suggest that the rental income from Horseshoe Tavern be put into a separate line item so the money can initially be used to cover building materials needed to make the necessary repairs. We believe this would continue with the spirit in which Harold Kimball gave the property to the town. This would enable the property to generate it's own revenue rather than asking for tax dollars to do the necessary repairs.

Recommend the first year do the necessary work to make the cabins safe to be used. The remaining work to be done piece meal. Ask general contractor to commit to overseeing the repairs of a specific task with the assistance of volunteer laborers.

Do not recommend that any of the cabins be torn down due to their historical value. If any cabin is not feasible at this time to be repaired then it will be closed to the public.

Meeting adjourned at 7:00 pm.

Next meeting January 8th.