

Kimball Pond Study Committee  
Meeting Minutes  
March 5, 2014

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

Meeting began at 5:30 pm. Meeting minutes approved as written.

Ed updated the committee of the meeting he had with the log cabin engineer who did a quick assessment on the condition of the cabins. It is his opinion that the main cabin and cabin #3 are structurally sound. It is recommended to remove the porch off the main cabin and rebuild appropriately. Cabin #2 has issues with the piers and rot mainly on the corner where the pump house was added, repairs are needed on the porch but is still overall structurally sound. Cabin #4 is in need of the most repairs. The piers are either leaning or rotted, porch is in bad shape, rot on a number of logs but could be salvaged.

Ed informed us that Derek Owen was not able to make the meeting tonight but will be available at our next meeting. Derek is very familiar with the cabins and has done repairs to them over the years. The committee would like to hear about his knowledge of the cabins and the surrounding property.

Cabin #1 (Main Cabin) will be the committee's priority. We will meet at the cabin for our April meeting with a contractor to develop a punch list of the work that will need to be done. The goal will be to ask local contractors if they would be willing to donate 1 day during the weekend. Several have expressed concern of potential liability issues and would be hesitant to work with a group of volunteers. Chris will discuss with Neal if a legal waiver can be draw up that will exempt contractors from liability if they are working as a volunteer.

Depending on when the snow melts and the area becomes a bit dryer a date to start the project will be determined. It is important that we work with the building inspector, John Pianca, throughout the process. In the near future we will invite him to a meeting to discuss his expectations of work that will need to be accomplished to bring the cabins up to code.

It is the goal of the committee to develop a master plan this year that will outline various plans on how much work we conceive can be done this year then each year thereafter until the project has reached the desired goal. As early as possible we will have a contractor meet with us at the cabins to develop a materials list and a breakdown of work projects that we can do throughout the summer.

John & Lee continue to work with Don Carrier to negotiate a price for a lot line adjustment on the 70' X 70' piece of land. His asking price is \$10,000. There was a question whether there is a 3<sup>rd</sup> party interest or if the land is owned outright. John will inquire and get back to the committee. Chris will discuss with Neal the town's protocol of purchasing a lot line adjustment. He will also inquire about the possibility of giving a tax credit on the land development in exchange for the lot line adjustment. Lee will discuss this offer with the Conservation Commission and report back at our next meeting.

Chris had a discussion with Neal requesting the BOS to mention at the upcoming town meeting that the committee is looking for Kimball Lake Cabin artifacts.

Outstanding Items:

Follow up on town meeting

Chris –discuss with Neal to obtain a liability waiver for contractors working as a volunteer

Discuss with Neal the protocol of purchasing a lot line adjustment

Discuss with Neal the possibility of giving a tax credit for the lot line adjustment  
Chimney lining inspection report

Ed - continue to work with contractors on getting assessments and possible costs

Lee - continue discussions with conservation commission regarding lot line adjustment

John & Lee - continue discussions regarding lot line adjustment

Heather - research & collect Kimball Lake artifacts - ongoing

Continue to search for the Kimball Lake Horseshoe Trail Camps sign

Moose Plate Grant Program - application must be submitted by April 25th

**Our next meetings will be March 19<sup>th</sup> with the meeting starting at 5:00 pm. due to the contractor's time constraints. The following meeting will be April 16<sup>th</sup> 5:00 pm. at the Kimball cabins.**

Meeting adjourned 6:35 pm.