

Kimball Pond Study Committee
Meeting Minutes
February 12, 2014

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

Meeting began at 5:25 pm. Meeting minutes approved as written.

Lee assured the committee that the Eagle Scout project of building the kiosk would have a very similar design as the one located at Bohanan Farm. The conservation committee will take over the responsibility of maintaining the kiosk.

Lee updated the committee that John and himself are in continued discussions with Donald Carrier regarding the 70' X 70' piece of property. They will continue to update us on the lot line adjustment negotiations as they continue.

Heather showed us a picture that was found of earlier days of the Kimball Cabins that showed the blacksmith shop with both buildings and cabins that no longer exist. She is continuing to collect historical information and will share with the committee as she receives it.

Louise will continue to make contact with Geoff Carson to inquire about the Horseshoe Trail Camp sign. Lee & Heather will also continue their search for the sign.

Ed was not at the meeting so we did not get an update on the engineer's evaluation of the cabins or other meetings with contractors. Chris asked that Ed send us an email to update the committee concerning the engineer's report and any other progress that has been made. We would also like Ed to invite Derek Owen to our next meeting.

The committee shared their homework assignment of developing 3 scenarios. The following is a summary of the comments:

Scenario #1 if all cabins were torn down:

- if all the cabins were torn down you could leave the land as is
- keep it as a natural setting
- plant grass to create a serene park with rolling hills
- create a classy park with flowering shrubs, flowers, benches, dog walk
- build a pavilion with built in BBQ grills
- build a small to medium size pavilion for about 40 people
- add picnic tables
- build a fire pit
- make horseshoe pits
- bring skating back to the lake
- build a new boat dock
- add a 2-piece dock similar to the ones at Kimball Pond
- move some of the cabins elsewhere on town property
- sell cabins and require they keep their historical state
- move one of the cabins to Hawthorne Trail way
- move the bathrooms to another location
- designate the parking area
- kiosk built and placed by trails
- use volunteers as much as possible to tear down the cabins

ask the fire department if they could use them as practice burns

Scenario #2 if all the cabins were left standing:
leave some of them as is until they have an identified use

The main cabin (#1)

rebuild the porch
fix the rotted wood along the roof edge where the drip edge is missing
rebuild the bottom of the fireplace so it can be used on both sides of the cabin
remove the cabinets to make the room larger
remove the walls on either side of the fireplace if possible and remove the largest added on closet
remove the shower stall; get the water tank in running order so water can be used for washing hands
bring the electrical up to code
remove the dark cloth material covering the windows to allow sunlight in the rooms

Cabin usage:

a skate house in the winter months
rented for small gatherings
summer programs through the rec. dept.
hang historical pictures and plaques in this cabin, as it will have the most people using it for viewing
small group activities
lecture hall for groups to have nature talks
leave cabin open for anyone to use
keep in place and lock up
reserve for small group meetings
residents' reserve for small celebrations
use volunteers as much as possible to do the repairs needed
leave the cabins and give it time to make residents aware they can be used
more use of the cabins will determine their value for keeping and preserving
Greenway trail is bringing more people to the area brings the opportunity for PR for the cabins

The bathroom cabin (#2)

rebuild the porch and reinforce the corner that has the most rot
add a frosted film over the windows and take down the torn blinds
build efficient storage for paper products & cleaning supplies
make the area where the shower stall & closet is located a usable space
continue using this cabin for the same purpose
make handicap assessable
move bathroom to a better location and build simple structure for it

Cabin usage:

Continue its current use

Cabin #3 - currently used for recreation dept. storage
sort Halloween items that are in the best shape and move to barn
windows need to be repaired
cabin seems to be in the best condition - make repairs as needed

Cabin usage:

store the kayaks so they aren't in the way when the main cabin is being used
consider renting it out for short camping stays

make it a historical museum
leave until a use has been identified
move to Hawthorne trail way

Boy Scout cabin (#4)

Cabin usage:

if it could be fixed at a reasonable cost allow the scouts to continue to use it as they have in the past
consider renting it out for short camping stays
if the cost is prohibited remove the porch and make the cabin secure and not open to the public
cost prohibited repairing tear down and building pavilion on this site

Scenario #3 removes some of the cabins and keeps some of them

keep cabin #1 and do the necessary repairs
cabin #2 remove this cabin if costly to repair – find alternative solution for the bathrooms
cabin #3 keep and identify a use
cabin #4 tearing it down if too costly to repair and place the pavilion in this location
move some of the cabins to town owned property
move a cabin to Hawthorne trails
repair some of the cabins and secure the remaining from public use
there was a difference of opinion of how many cabins should be repaired

The Horseshoe Tavern building came up in conversation as to whether it is in the scope of the charge we were given. Should we also determine it's best use such as move the Recreation Director to that location. It is the opinion of the committee that this building does not follow into our scope and presently the town is generating revenue from the building and the renter is responsible for building maintenance. This arrangement seems to be in the best interest of the town at this time.

The committee discussed whether we should have a presentation at town meeting. Chris will ask the Selectmen to inform the residents that a committee has been formed and our charge. There is mixed opinions if we should set up a table to present the history collected so far, ask residents how they would use the cabins, do a simple survey or don't do anything at all. A decision needs to be made very soon as town meeting is March 15th.

As the committee develops the master plan we recommend that a conservation easement be put on the property to protect it from any development that is not appropriate to the area. At this point in the discussions we think the cabins should remain, identify usages for them and make the residents aware they are available to use. If in the future the cabins still fall in disrepair and are not being used and have become a liability for the town then they need to be reevaluated as to whether they should be torn down.

The next meetings we will focus on developing a concrete plan and prioritize the work needing to be done. The decisions made are dependent on what the log cabin engineer has found and what costs are provided to us regarding cabin repairs. A decision needs to be made regarding town meeting presentation.

Our next meeting will be March 5th due to school vacation and the availability of some of the committee members. Please mark your calendar of the new meeting date.

Outstanding items:

Town meeting presentation

Louise, Lee & Heather - Horseshoe Trail Camp sign – search is ongoing

Need to assign someone - Moose Plate Grant Program – application must be submitted by April 25th

Ed - Engineer report

Ed - Contractors evaluation and costs

Chris – chimney lining inspection report

Lee & John – lot line adjustment – ongoing discussions

Heather – continue to research & collect Kimball Pond history - ongoing

Meeting adjourned at 7:45 p.m.