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NEWTON FARM COMMISSION MEETING MINUTES

Rescheduled to
June 12, 2008
7:00 pm at City Hall
Rm 203

Meeting opened at 7:10 pm with the following attendees:

MEMBERS PRESENT: P. Lewenberg, Chair, J. Hepburn, R. Shoul, V. Schnell, L. Bruyn, J. Harper, Cheryl Lappin, and Anne Phelps, staff.

MEMBERS ABSENT: D. Lang, L. Mottard

MEMBERS OF THE PUBLIC: G. Rubin, NCF, T. Peter Barrer, John Regosin, NCF, and R. Smillie, NCF, Alice Ingerson, Community Preservation Program and Ouida Young, Law Department.

Historic Import – Alice Ingerson

Alice provided new summary of workshop on historic importance of Angino Farm and noted that this summary would be the standard against which present and future work should be compared to ensure that features all had agreed had historic importance are being preserved. L. Bruyn said she is still trying to think of a way to get larger windows without them appearing larger from the outside. P. Lewenberg thanked Alice for all her help.

Newton Community Farm Inc. Report

B. Smillie reported on the opening festival on the previous Saturday (June 7). It was very hot. There were quite a few new people. The farm stand is open and this is the first week of CSA pick-up. Greg thinks the volunteering is going well now that it is being supervised by Tom. Two classes were held – one on edible container gardens and one on woodworking. Greg bought a tractor and is using it to turn the compost. There is a class on composting on June 28. P. Lewenberg asked whether there had been any more testing of the water from the well for salinity (there has not). He also asked about the trees. R. Smillie said there is still no letter. P. Lewenberg said if there is no letter within one more week to let him know.

Report on Meeting w/Historic Commission – P. Barrer said the Historic Commission expressed a preference for a metal roof. Staff advised the ordinance requires a written response to their advice (if the Community Farm does not intend to follow their advice). P. Barrer said he would like to wait to respond until the architect gets the design finished. J. Harper concurs. V. Schnell asked what the Historic

Newton Farm Commission

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Commission recommended regarding the windows – answer: four-paned 48 in by 48 in. (The Farm Commission voted to approve the windows proposed by the Community Farm, which measured approximately 5 ft by 6 ft, but matched location and numbers of existing windows). P. Lewenberg said if the Community Farm diverges from Historic’s recommendation, we can let them know.

Contract between Newton Community Farm & City of Newton

O. Young summarized new items proposed to add to the contract beyond the bulleted list she had provided at the last meeting. These included a proposal to lower the indemnification from \$3 million to \$1 million, insert a time limit for Nick Parnell’s review, and a modification (possible elimination) of the payment bond. There is also a slight modification in the scope of work, because now the Phase I work will not include the back porch. P. Barrer asked if the NFC would authorize D. Lang to represent NFC on a daily basis for decisions during construction. J. Harper thinks NFC should be consulted on most decisions, including colors, materials, and similar questions. P. Barrer says he hopes to have everything ready for approval on August 7th. V. Schnell said she thinks D. Lang would be uncomfortable with making so many decisions independently.

C. Lappin left about 7:30 and returned at 7:50.

O. Young said the restoration of the façade has to be consistent with the historic considerations subject to final approval. She will try to get the contract executed in a week.

There is no July meeting. Instead there will be a meeting August 7th for a vote on proceeding with the contract. Anne will likely not be present.

P. Barrer spoke about the timeline for the barn repair – the NCF is hoping to have a contract within 2 wks, a barn clean-out in 2 wks (V. Schnell will finish), protective barriers will go up by June 30th, and they will start to take off the siding. In July there will be a structural assessment and re-building of the timbers. Other work depends on how much is spent on this work (i.e. metal roofing is more expensive). Completion is expected in November. P. Lewenberg asked, if structural repairs on the barn are begun and prove to be much more expensive than budgeted, can the barn be put back together so that it is usable? P. Barrer replied that, if more repair is needed, less expensive options will be used (shingles instead of a metal roof, and metal braces at the joins). A. Ingerson pointed out that, if, at some point, CPA funds are needed, the application process is pretty slow. P. Barrer thanks O. Young for all her help.

O. Young left at 8:00 p.m.

Hold Harmless Agreement w/Ledgebrook – a proposed agreement between Ledgebrook and the Newton Community Farm, Inc. P. Lewenberg asked if the agreement had been worked out, and R. Smillie said they had an attorney reviewing it. Anne asked if the Conservation Commission was aware that the orchard was on the CR area. G. Rubin said that Martha sent a letter [to Ledgebrook] that they are OK to plant whatever they want under the CR.

C. Lappin left at 8:02 p.m.

General Business & Announcements

Approval of May 15, 08 Minutes

L. Bruyn moved to approve the May 15th minutes as amended. Second by R. Schoul. Vote: All approved.

Planting progress

Tree removal (see B. Smillie's report, above).

Miscellaneous

Respectfully submitted,

Anne Phelps, Sr. Environmental Planner

