

RAYNES FARM LONGRANGE DEVELOPMENT and MANAGEMENT PLAN

Prepared November 2007

Revised June 2021

Raynes Farm is a valuable asset for the Town of Exeter. This Plan provides an overview of the parcel and the Town's vision and goals for its continued use for agricultural, recreational, educational, and wildlife purposes.

Heritage and Historical Development

This property, identified on early maps as the original Town Landing, served as the center of the Exeter Cattle Market established by Chase Wiggin. In about 1860 he built the 100' barn and the area became a way station for herds from NH, ME and VT. Cattle rested here and were led under the B&M railroad through a granite underpass onto barges destined for the Brighton market providing food for Civil War troops. In 1946 John Raynes purchased the farm, ran a dairy operation for 24 years, then leased the fields for corn/hay production. Raynes conducted operations on the main floor of the barn. In 1958, dairy inspectors required Raynes to install concrete floors in the milking parlor area. At this time, Raynes relocated the dairy operation to the basement of the barn and doubled the size of his herd to forty cows. The creation of a milking parlor in the barn basement required pouring a concrete floor, installing stanchions, a milking parlor, and an automatic gutter cleaning system. Raynes had a background in agricultural engineering and designed the improvements himself. At this time, Mr. Raynes also erected the steel silo (replacing a deteriorated wooden silo) and constructed the silo connector and exterior milk room on the southwest corner of the barn (which has since been removed). The Town of Exeter Conservation Commission purchased the property in May 2002 with assistance from LCHIP, and the land (exclusive of the barn) remains in an LCHIP easement.

The barn is architecturally significant as the only one hundred foot barn in the Town, and it is the largest surviving historic barn in the community. It is important as a well-preserved example of mid-nineteenth century barn design and construction.

Although the property has been in continual agricultural use, it has also increasingly become a visual landmark, an area for recreational activities, and a vital habitat for wildlife.

Conservation and Preservation Actions:

The Town of Exeter purchased the Raynes Farm in 2002 with Exeter Conservation Funds and a state Land Community Heritage Investment Program (LCHIP) grant. The 48.6-acre parcel located on Newfields Road, is held by the Town, and managed by the Conservation Commission. LCHIP has been granted certain rights as defined in the Executory Interest Deed and therefore also have authority over certain actions as defined in that document. The Stewardship Agreement with LCHIP, which included covenants and conditions with respect to the barn structure was effective for 5 years and has since lapsed.

Raynes Farm Management and Oversight:

Soon after the purchase of the farm, the Raynes Farm Stewardship Committee (RFSC) was established by the Conservation Commission. Membership consists of a minimum of two representatives from the Conservation Commission, one member from the Exeter Historical Society, one member from the Public Works Department, the tenant farmer and two private citizens. Staff support for this committee is provided by the Town's Natural Resource Planner. Farming on the property continues through a 5 year lease agreement with the tenant farmer, the Davis family, owners of the local farm Little Brook Beef. The Conservation Commission includes the farmer in the Stewardship Committee as they feel it is important to provide them with a voice in the overall vision and management of the farm. This keeps communication open and helps ensure a successful long-term arrangement for operation of the Raynes Farm. To avoid a conflict of interest, the tenant farmer does not vote on matters regarding the lease.

The Raynes Farm Stewardship Committee (RFSC) oversees the use of the farm, helps identify and prioritize preservation and public use objectives, and advises the Conservation Commission on actions that need be taken. The Chairperson of the Stewardship Committee and the Natural Resource Planner serve as the primary contact for inquiries regarding the property.

The Exeter Historical Society also has a lease to store some historical items including a sleigh, carriages, sidewalk plow, and baggage cart, among other items. The Conservation Commission is working to develop interpretive signage for these items so that their storage adds to the educational opportunities in the barn.

The RFSC meets at least annually prior to August 1st to review the monitoring report, the farmer-Commission lease agreement, and this Management Plan (which guides policy decisions on property uses). Any suggestions for changes agreed upon by the Committee are submitted to the Commission for their approval. The Raynes Farm Stewardship Committee inspects the condition of the barn. Any recommendations for maintenance needs are forwarded to the Conservation Commission annually no later than August 1st. This allows incorporation into the LCHIP annual report as well as the town budget process.

The Conservation Commission is the responsible party for monitoring the Raynes Farm annually and submitting the annual report in compliance with the LCHIP regulations. Incorporating the RFSC review of the barn into the annual inspection process helps to ensure the Management Plan and annual monitoring reports include current conditions of the barn. A copy of the complete monitoring report is shared with the Stewardship Committee each year.

The Development and Management Plan Overview

This Plan establishes the vision, objectives, and use guidelines for the property. They were established to ensure consistency the LCHIP Project Agreement the Warranty Deed from John Raynes to the Town, and the Warranty Deed of Executory Interest from the Town to LCHIP. In order to reach the long term objectives, the development plan also consists of the Annual Maintenance Needs and Repair Priorities (Appendix A), Vision and Growth Strategy Plan

(Appendix B), Accessibility Plan (Appendix C), Use Agreement Form (Appendix D).
Completed Projects (Appendix E),

Vision:

To preserve and protect the Raynes farm and Wiggin Barn for the Town of Exeter and its citizens to enjoy as a Conservation Center for agricultural, recreational and educational purposes in accordance with the established Raynes Farm Management Plan.

Objectives:

1. To preserve and utilize the Raynes Farm as active farmland in agricultural production using best management practices.
2. To preserve the Raynes Farm and barn as a significant historical and archaeological site.
3. To retain the Raynes Farm as a scenic vista and natural area enhancing the aesthetic quality and visual character of the Town.
4. To protect the unique and fragile saltwater marsh of the Squamscott River.
5. To assess and maintain the wildlife habitat the Raynes Farm provides, with its special combination of river frontage, salt marsh, fresh water wetlands, actively managed open fields and woodlands.
6. To provide the citizens of Exeter with appropriate access and use of the conservation land and the riverfront.
7. To provide educational activities to for school groups, historical organizations, members of the public, and other interested parties.
8. To provide a venue at the farm and barn for public usage events that benefit the Raynes Farm through awareness and fund raising.
9. To provide a secure storage and viewing area for historic items such as wagons, farm equipment and other items that have a historic time frame connection to the period of the farm and barn.
10. To actively pursue alliances with organizations and individuals who support the presence of the Raynes property in the Town of Exeter.

Use Guidelines:

The actively managed farmland provides a unique scenic quality quite different from unmanaged open lands. This landscape defines this special parcel of land. The historic barn on the edge of the road adds to this defining quality. The farmland has been in agricultural production for centuries, making it one of the key historic elements of the property. The high-quality agricultural soils found on the farm require active management to remain productive, economically viable and scenic. For these reasons, the Conservation Commission, with town meeting authorization and the approval of the Board of Selectmen, have entered into an agreement with a local family farm (Little Brook Beef) to use the land as active farmland. The agreement contains specific arrangements for the use of the farm and includes but is not limited to management for hay and row crops such as corn. Since farming the land is the first objective of the Management Plan, other objectives of the Plan, should be implemented as to not interfere with the active farming.

The Raynes Barn should be preserved as a classic example of a 19th century barn with 20th century improvements. The timber-frame barn is the largest of its type remaining in Exeter, and the mid-20th century modifications in the lower level for then-modern milk production remain fairly intact. The use of the barn is to be under the control of the Commission with guidance from the Stewardship Committee. No materials or equipment can be stored in the barn without written approval of the Conservation Commission.

Subject to the physical condition and safety of the barn, public usage would be on a controlled basis. Public usage events would include, but not be limited to school groups, Historical Society visits, artist uses, music events, farm to table dinners, outdoor events such as skiing and snowshoeing and other similar gatherings. Any use or activity on Raynes Farm property with 10 or more participants requires a Use Agreement, approved by the Conservation Commission. Use of the barn for any non-town sponsored event, regardless of size, requires an approved Use Agreement. A copy of this application is provided in Appendix D. In order to foster the community connection to the property, the Stewardship Committee will host different educational activities at the farm that promote a greater understanding of the historical, cultural and natural resources of the property. Given the historic character of the barn, commercial events such as weddings, parties, and other social gatherings, not relating to or benefiting the farm and barn, should not be permitted.

The Commission has developed an educational kiosk at the parking lot and educational posters and displays for informing visitors. They are currently working on interpretive signs for the historic items stored in the barn by the Historical Society.

The barn retains many remnants of its evolution from a 19th-century stable and loose hay storage all on the main level (manure was stored in the basement) to a mid-20th century dairy operation with baled hay and equipment stored on the main floor, a tower silo for silage, and livestock housing, milking facilities, and milk room all located on the ground level. Other historical features of the farm such as the cemetery site and the cattle underpass should be maintained for their historical value.

The Commission shall maintain the LCHIP sign provided by the State. The Commission must approve the installation of any additional signage and it must conform to the Town's regulations.

The Commission has developed a trail system that allows public access without interfering with the farming activity. Access is provided at the opening in the stonewall at the northern end of the property. The trail system should be maintained to stay on the perimeter of the property. The informational sign is in place to inform users as to parking, specific areas not to be used and the general rules of the Property. A gravel parking lot will be maintained at the property's northern entrance. This will serve as the main parking area. There is also sufficient space to park perpendicular to the stone wall along the barn access road. No wheeled or motorized vehicles, except those for property management or accessibility, shall be permitted on the trails or land.

The Stewardship Committee's objective of assessing and preserving wildlife habitat is driven primarily by a desire to protect the increasingly endangered rural, undeveloped habitat that is home to many species of flora and fauna in coastal New Hampshire. Management of the Farm for wildlife shall be done in accordance with the goal of encouraging active farming. Hunting shall be permitted as allowable by State laws and regulations. Any lease between the farmer and the Commission should contain specific agreements regarding any wildlife management policies. The Commission should conduct a yearly review of the flora and fauna to ensure proper stewardship of the property. All changes in wildlife management activities should be done while working closely with the farmer so as to not diminish the agricultural activity on the farm.

Planning Horizon: The plan envisions a graduated time line based on funding and details, yearly requirements, immediate-need projects (less than 2 years), planning for mid-range projects (2 to 5 years) and concept planning for long-range projects (5 to 10+ years).

Needs Statement: To implement the plan, it will be necessary to acquire funding and active support from the Town of Exeter administration, Conservation Commission and the town citizens. Preservation needs are elaborated in the project plan and will be included as appropriate in the Town's Capital Investment Plan and the operating budget.

Funding Possibilities: While the majority of funding is expected to come from Town of Exeter budgets, the committee will also look to grant funding, volunteer gifts and donations, gifts in kind and volunteer work.

Appendices

- A: Maintenance Needs and Repair Priorities
- B: Vision and Growth Strategy Plan
- C: Accessibility Plan
- D: Use Agreement
- E: Completed Projects

APPENDIX A
Maintenance Needs and Repair Priorities
(updated June 2021)

Maintenance and Monitoring	Frequency	Responsible Party
Mow the farm access road from the main lot to the barn and clear brush around the barn perimeter.	4x/growing season	DPW
Maintain the cemetery area.	Annually in fall	RFSC
Inspection of barn structure	Annually	Building Inspector/NRP
Conduct the required property monitoring and reporting for this property in compliance with the LCHIP agreement	Annually	ConCom/RFSC
Monitor and remove invasive plants throughout property.	Annually	ConCom
Ensure \$1500 is retained in the DPW building maintenance fund specifically for Raynes Barn repairs/maintenance	Annually	ConCom
Clean the barn interior	Annually	RFSC
Inspect the catchbasin on the north side of the barn and in the barn interior	Every 5 years	DPW
Address field encroachment by autumn olive	Every 5 years	ConCom

Repair Needs

Highest Priority (1-2 years)

Exterior

Site work to maintain slope away from foundation for proper drainage
ADA parking lot south of barn and east door access path, replace ramp at east door
Creation of upper parking lot along stone wall
Add dedicated handicap parking space at main lot
Foundation repointing on north side
Clapboard/Trim Repair or Replacement
Window Repair/Glass replacement as needed
Door repairs
Exterior Painting
Repair to Silo Connector Room
Silo Preservative Coat

Highest Priority cont'd

Interior (Lower Level)

Asbestos ceiling removal

Add interior stairway connecting main level to lower level
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Install brackets on north wall sub sill framing

Sill repair (east and west gable end)

Interior (Main Level)

Add support posts under major purlin, add brackets to connect scarfed tie beam joints

Repair center aisle and north side of barn, Repair/replace flooring in south west bay of barn.
--

Add fire detection and alarm

Lower Priority (3-10 years)

Add Vista path from the upper lot of the vista northeast of the barn
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Improve roadway to back field to enable ADA access
--

Rebuild the milk room.

APPENDIX B
Raynes Farm and Barn
Vision and Growth Strategy Plan
(updated June 2021)

The following Vision and Growth Strategy Plan is has been developed by the Conservation Commission and Raynes Stewardship Committee. It is intended to document learned experiences based on past practices and develop strategies to ultimately expand use of the barn and property towards a sustainable future to achieve the overarching vision.

Vision:

The long term vision for this property is to preserve and protect the Raynes Farm and Wiggin Barn for the Town of Exeter and its residents to enjoy as a Conservation Center for agricultural, recreational and educational purposes.

Objective 1. Improve Parking

The main parking lot is inadequate for larger events and its distance to the barn does not provide access for those with limited mobility. We have accommodated for more parking by timing larger events outside of the growing season and allowing people to park in the field. This approach supported a number of popular events, but required the field to be dry or frozen. This has resulted in numerous event cancellations. In 2019-2020, working with the Department of Public Works (DPW) and volunteers, we cleared brush along the barn access road which affords enough space for head in parking perpendicular to the stone wall. Additional clearing and fill is needed to address an area of steep slope in the northern portion. Moving parking closer to the barn will address the distance attendees have to walk, but to allow event-based barn access for limited mobility attendees, given the steep slope from this area to the barn, an alternate location for barn access is required. There is an existing entrance south of the barn which could be utilized with improvements but with limited roadway visibility, it will require traffic control for safe use.

Work Plan 2021:

- *Add fill and fine-gravel parking surface along the stonewall at the top of the hill near the barn. DPW anticipates Summer/Fall.*
- *ADA parking south of the barn will require surface grading/fill and a wheelchair access path to the barn. Requires Phase I archaeological survey prior to work. Assuming Phase I in Summer 2021, DPW anticipates Fall/Early Winter 2021.*

Objective 2. Address Structural Needs and Enhance User Safety

The 2018 Preservation Company Historic Structures Report identified a list of necessary repairs and materials required to maintain historic integrity, preserve the building and enhance safety for users. The estimated costs are currently out of date and were loosely based on 2009 estimates updated for deterioration and amounts increased for inflation. Accurate estimates are required prior to grant/funding pursuit.

Work Plan 2021-2022:

- *Repairs have been a part of the Town's Capital Improvement Plan for several years.*
- *Spring 2021 we contracted with Stephen Bedard of Bedard Restoration for current condition assessment. This document will serve as an addendum to the 2018 Preservation Company Historic Structures Report.*
- *Summer 2021, apply for grant funding through LCHIP*
- *Winter 2021, include a budget request for matching dollars for inclusion on the March 2022 Town Warrant, contingent of receiving the grant*

Objective 3. Build Base of Public Support (aka Friends Group) and Expand Use

Since acquisition, we sought funding for incremental repairs. Though we successfully completed essential repairs, this approach also created a need for an annual budget appeal without a commensurate expansion of use. When funds were sought at budget presentations, people were unclear about the value of the barn, so several times we were denied funding. We recognized a need to build a base of users who see value in the property and a record of successful events in order to have support when funding needs arise. While doing that, we also decided it was important to alter our plan to seek a larger funding request so we could more quickly deliver expanded public use opportunities. We built a base of support by hosting smaller events within the seasonal and capacity limitations of the property. Due to structural repair needs and flooring conditions, the Town's building official advised limiting capacity of the barn to 50 or less and ensure events do not condense users inside the barn. Seasonally we limited events to outside of the growing season to avoid agricultural impacts. Over the past 5-6 years, we have overcome these limitations by hosting events in the barn as a component of a larger field-based event. All events were limited to occur outside of the growing season. Throughout these events we collected lists of individuals interested in being on a "***Friends of Raynes Farm***" list. As the 2020 season began, we were geared up for a busy season. We opened registrations for several events that were postponed initially in hopes the pandemic would quickly pass, and ultimately cancelled. We were able to continue use through our partnership with the Word Barn who offered socially distanced owl prowls and other wildlife walks, and we devised a Photo Scavenger Hunt where people submitted prescribed photos from the property – examples included crossing the trail bridge Abbey Road style, wildlife tracks in the field, hugging a tree, sunset at the barn, and others. We continued to promote the property with a virtual bird walk, as a destination the property as a site to view the super moon, and shared thinks like the History Minute from the Exeter Historical Society that talks about the Exeter Cattle Market and the role of the property in Exeter's economic past.

Work Plan 2021-2022:

- *Once safe to do so, continue to host events onsite within the existing limitations. Consider on a trial-basis, charging a modest donation for events.*
- *Continue to foster existing partnerships with the Exeter Historical Society, the Word Barn, Exeter Parks and Recreation and expand partnerships to include the Exeter Facilities Committee, the Rotary, and others.*
- *Promote the farm/barn as an community asset and its funding needs through various media, ENL, website, Facebook, and other social media, and the "Friends of Raynes Farm" list.*

- *Refine presentations for the select board, budget committee and others as needed.*
- *Develop a future budget outlook should repairs be implemented, that evaluates building maintenance needs and assesses income opportunities to support the long term vision.*
- *Develop a future capacity limit should repairs be implemented, in concert with the Town's building official.*

Work Plan 2023-beyond

- *Develop interpretive signage for the historic items in the barn, replace the kiosk sign, and continue work with the elementary teachers on a History of Agriculture curriculum unit.*
- *Develop a schedule of event plan that can be implemented following repairs that includes number of volunteers needed, supplies, and estimated number of attendees based on past events and or registration data.*
- *Consider expanding the "Friends of Raynes Farm" group to a small, fee-based membership. Perks could include free t-shirt, free note cards, a "Friends of Raynes Farm" appreciation day/event at Barn, or others. This could help shine a light on the property/efforts, provide a small source of revenue, but most importantly, help build a nice database of supporters who we could email, mail, etc. updates about upcoming events, volunteer-days, projects, etc.*

Appendix C

Conservation Center at Raynes Farm

Accessibility Plan

At the present time, Raynes Farm and the Raynes Barn are not accessible to people with limited mobility. This narrative and the attached site plan are intended to outline improvements that will provide access to the key features of the farm and barn. It is the intent of the Exeter Conservation Commission and the Raynes Farm Stewardship Committee to design and implement the following proposals so that they meet the minimum ADA requirements as stated in the 2010 ADA standards for design.

Proposed Improvements:

- Main Parking Lot: Install one marked handicap spots*
- Accessible Back Field trail: Improve the existing field road to be safely navigable by foot, stroller or wheelchair *
- Accessible Vista Trail: Improve the existing field road to include a compact fine-gravel trail to the vista *
- ADA Event/Appointment Parking and Path:** Install an accessible entrance and two ADA compatible parking areas on the south side of the barn*. Develop an accessible trail from this parking area to the east side barn door. The trail may need to be longer than shown and run further east to acquire the 1:12 maximum ADA required slope. This list of proposals does not include those improvements in the barn that will be necessary to allow access and utilization of the barn.

* All parking lot and trail improvements will be constructed with compacted trail material that will be suitable for safe walking, strollers or wheel chairs.

** Due to the limited sight line on the highway, the access must be limited to scheduled events or by appointment with an attendant at the access point.

Raynes Farm Access and Accessibility Improvement Plan



Appendix D
RAYNES FARM USE APPLICATION
EXETER, NH

Any use or activity with more than **10** participants on the Raynes Farm property requires an approved Use Agreement from the Exeter Conservation Commission (ECC). Use of the barn by any number of participants requires an approved Use Agreement from the ECC. For more information or questions about this application contact (603) 418-6452.

Event date(s): _____

Start Time/End Time (if different in different dates, please specify): _____

Expected number of participants: _____

Name of Applicant and Organization: _____

Address: _____ Town: _____ State: _____

Email: _____ Phone: _____

Contact Person and phone # during the event: _____

Will electricity be needed? Yes No

Barn Access Requested: Yes No

A. Description of Event.

Please describe your event:

Please describe the parking plan, including the number of spaces required and other pertinent information (e.g., police detail, signs, overflow plan, etc.):

Will your event involve any of the following? (Please check all that apply and provide necessary documentation or permit)

- Food/beverage concessions/vendors/sales
- Alcoholic beverages - Provide Copy of State Permit. NH State permit required; (603) 271-3523
- Electronic sound amplification equipment, speakers, public address system. Must follow noise ordinance.
- Propane/Charcoal BBQ grills - Provide Documentation of Exeter Health Officer Approval. Contact James Murray at jmurray@exeternh.gov; (603) 773-6132
- Electrical set up/ electrical cords run to the site (Provide Documentation of Electric Inspector Approval. Contact Tim Tregga; (603) 773-6112
- Fire pits, bonfires, kindle fire, campfire and other outdoor burning (Provide Copy of Permit from the Exeter Fire Department; (603) 772-1212)
- Tents/canopies If so, list quantity and size _____
- Animals at the event. If so, describe _____
- Motorized Vehicles. If so, describe _____

B. Use Agreement Regulations

The purpose of these regulations is to ensure the safety, enjoyment of the users of Raynes Farm and the preservation of the agricultural, natural, and cultural resources of this property. Any of these regulations may be waived by the Conservation Commission upon written justification. Please initial each of the regulations below to acknowledge your acceptance of terms.

- _____ Any use or activity with more than **10** participants on the property requires an approved Use Agreement from the Exeter Conservation Commission.
- _____ Commercial events are not permitted without Conservation Commission approval.
- _____ Fees for the use of Raynes Farm are determined on a case-by-case basis. Typically, this is a small percentage of the proceeds or a flat fee. All money goes to the maintenance and stewardship of the Raynes Barn and land.
- _____ Events must be timed so as not to interfere with agricultural activities of the property.
- _____ Maximum barn occupancy shall be limited to **50** participants at any time.
- _____ Each function is required to include an educational component that addresses the agriculture, historic, or natural resources on the property (contact the Town Natural Resource Planner and Exeter Conservation Commission for assistance in developing this, if needed).
- _____ Parking is limited to the gravel parking lot unless an alternate parking plan is approved by the Conservation Commission.
- _____ Applicants are required to contact the Exeter Police Department ([\(603\) 772-1212](tel:6037721212)) to determine whether a police detail for traffic control is required and are responsible for associated costs.
- _____ Events lasting more than 3 hours are required to provide one portable toilet for every 50 participants.
- _____ Applicants are responsible for trash removal during the event.
- _____ Applicants are required to restore the site to pre-existing conditions within 48 hours of the event.
- _____ No smoking is permitted onsite. Events providing alcohol must get prior approval from the Conservation Commission and abide by local and State regulations. (NH State permit required).
- _____ Applications must be submitted to the Exeter Conservation Commission following the meeting submission deadlines found on the [Town of Exeter Conservation Commission webpage](#).

C. Certificate of Insurance. The Town requires liability insurance to be submitted with this completed application. Required amounts: General Liability/Bodily Injury/Property Damage: \$300,000/\$1,000,000. The Town must be listed as additionally insured.

D. Signatures and Approval

I have read the attached regulations and fees governing the use of Raynes Farm and pledge that the organization and/or individuals for which this application is intended will faithfully execute those rules and assume total responsibility in connection therewith.

Applicant Signature: _____ Date: _____

Submit application to **Exeter Planning Department, 10 Front Street, Exeter, NH**; checks made payable to **Exeter Conservation Commission**.

Applications must be received by the meeting deadline. Applicants must be present at the Conservation Commission meeting for the Commission to act on an application.

This application conforms to the use limitations for Raynes Farm and is hereby approved, subject to the exceptions as stated:

Chair, Exeter Conservation Commission: _____ Date: _____

..... (If road detail is required)

Chief of Police: _____ Date: _____

This permit is issued for the purpose indicated and shall be valid only during the times/dates indicated above.

APPENDIX E
Completed Projects
(updated April 2021)

Barn Repairs:

Foundation

2004

- Rebuilding north wall sills
- Installation of a catch basin along the north wall that passes through the lower level of the barn
- Installation of granite support posts and repairs to structural members

2006

- Temporary removal of existing milk room for sill repairs.
- Replacement of deteriorating sills on milk room side of barn from milk room to wood framed wall (at other access door section)
- Repair of rotten vertical beams at new sill Repair vertical beam and re-engaging tendon into mortise
- Replacement of damaged floor joist
- Removal and replacement of existing broken girder beam

2015

- Stabilization of failing NW sill

Doors and Windows

2007

- Tracks and rollers replaced for the north-west gable end doors.
- South-east gable end man door restored for pedestrian access to the barn from the rear (to avoid people walking along the hazardous blind corner on Newfields Road to get into the barn)

2015

- Repair barn doors and replace missing window panes to ensure a weather-tight closure. **SST constructed the door.**

Other Interior Work, Structural and Utilities

2006

- Electrical Work: Basic service and lighting

2007

- Install multiple fire extinguishers and no smoking signs in the barn.

c. 2002

- Installation of cables in the wall, north and south of the barn along Newfields Rd.

Roof

2014

- Roof repair/replacement: The funds for replacement (\$33,000) were approved in the 2014 CIP.

Other

2010

- Removal of dilapidated farm equipment

Property work:

2002

- A site plan was completed and recorded at the registry of deeds (D-29789)

2007

- Install a car and bus parking area at the north end of the property along Newfields Road.

2010

- Mark and delineate and restore the cemetery plot. **Eagle Scout Kyle Scoggins completed this work.**

2011

- Develop hiking trails that connect the parking lot with the barn and cemetery as identified in the Trail Management Plan.

2013

- Pump house replaced. **Students at Seacoast School of Technology**

2014

- Barn cleaned and blown out. **Keith Whitehouse of Yeti Landcare.**

2019

- Maintenance work on cemetery plot. **Keith Whitehouse of Yeti Landcare.**
- Improvements to parking area in conjunction with Eversource work.
- Extension of parking area to top of hill and to stone wall; clearing of brush to stone wall. **Public Works completed this work brush clearing for this area.**

2020

- Maintenance work on cemetery plot. **Keith Whitehouse of Yeti Landcare.**
- Cutting back of encroaching growth along back field perimeter. **Volunteer Ben Anderson & Contract with David O'Hearn.**
- Clearing of brush along stone wall, street side, south of the barn. **Volunteer Ben Anderson.**
- Security lighting installed.
- Barn cleaned out and items rearranged for ultimate display and labelling with information provided by the Exeter Historical Society.

Priority Setting: Project needs will be evaluated annually. At each review meeting, priorities will be recommended by the RFSC and approved by the Conservation Commission.

Project Funding: The work in 2004 was accomplished using a combination of Town funds, LCHIP funds and donations. The work in 2006 was accomplished by funding acquired through a Town Warrant Article, Conservation Commission funds and LCHIP funds. Roof replacement in 2014 was completed with a combination of Conservation Fund dollars and a portion within the building maintenance operating budget request. Requests for future projects will be submitted in the town's CIP process and operating budget process. Application will be made for another LCHIP grant for funds to cover many of the big-ticket items on the list of repairs remaining to be accomplished. See Appendix A. Planned for 2021 round of LCHIP proposals.