



**TOWN OF MIDDLEBURY**  
*Land Preservation and Open Space Committee*

**MINUTES**  
**MEETING OF LAND PRESERVATION AND OPEN SPACE COMMITTEE**  
**Tuesday, January 3, 2012 – 6:45 p.m.**  
**TOWN HALL CONFERENCE ROOM**

**Present:** Paul J. Shea, Chairman  
John Cookson  
Jim Crocicchia  
Patrick Dwyer  
Ken Long  
Rob Jokubitis  
Joseph Salvini

**Also Present:** Barbara J. Whitaker, Recording Clerk

**Excused** Kris Jacobi  
**Absent:**

**Call to Order**

the meeting was called to order by the Chairman at 6:45 p.m.

**Approval of Minutes of November 8, 2011**

Mr. Crocicchia MOTIONED to approve the minutes of the last meeting, SECONDED by Mr. Cookson. Unanimous approval.

**Fenn's Farm**

Mr. Cookson said that the Town was not awarded any STEAP grant money. There are four projects that the Committee has to look at for the farm: roof on the main house; roof on the horse barn; painting of the house or considering siding the house and repairing support beams in the floor of the barn. Mr. Cookson spoke with Town Engineer and building inspector. A structural engineer must be hired to look at what is going on underneath the horse barn. It has to be fixed because two support beams are in the middle of the barn. Mr. Cookson said that the carrying beam is totally rotted. This is in the cellar of the barn. Mr. Cookson said that the Committee will have to look at these issues in the Spring.

The Town received the insurance money. The milk shed has been repaired; the roof is on. When they got into repairing it an area was found that was totally rotted. There were eight support beams on the roof that weren't attached to

the cross-truss; they also found four other areas that were totally rotten. This building is now back in shape. There is a balance of issue claim which will take care of fixing the horse barn; copula and a new weathervane on the roof.

Mr. Cookson said that he met with Dan Norton, Director of Public Works. Mr. Fenn has to curtail some of the work that he does around the Farm. He had someone come in a clean up the leaves. He was able to get a special exception from the Board of Finance from the clean-up for the storm because the Town gets reimbursed from FEMA. Mr. Cookson said that he cannot continue doing things around the farm. Mr. Crocicchia said that the mowing and maintenance is being done; he said that if Mr. Fenn is outside with a chain saw he shouldn't be doing this. Mr. Crocicchia said that Mr. Fenn should not be doing things around the farm. There was some discussion on what he is responsible for; the mowing, the trimming. Mr. Jokubitis read the following from page 9 of the contract.

There was some discussion on Mr. Fenn's duties, the duties of Public Works and the duties of those who are being paid to work at the Farm.

Mr. Cookson would like to establish a line item through the Public Works Department so that if something happens with one of the buildings on the farm; they can have a budget to take care of those things. This would be a maintenance account for Fenn's Farm. Mr. Long said he doesn't know if the Town is big enough to support Nichols Road and Fenn's Farm. The Town of Middlebury owns Fenn's Farm. Fenn's Farm is also a historical property like Nichols Road.

Mr. Cookson said that before the Farm was purchased it wasn't looked at. Mr. Shea said that there was a formal appraisal; and that in any property things arise and things age.

Mr. Crocicchia said that a professional appraisal needs to be done so that they can learn how much time they have before things need to be repaired and what the priority is. Mr. Shea said that the Committee needs to be creative with fundraising. He said that this has to be done under Friends of Fenn's farm and that this has to be reinvigorated. Mr. Shea encouraged the Committee to start thinking out of the box. Mr. Shea said that the Committee should identify a structural engineer and then get prices. The Chairman asked for an assessment of prioritizing the projects (by years).

Mr. Cookson said that he could go before the Finance Board and tell them what we need.

Mr. Dwyer said that it seems that the projects could be prioritized by someone in Town either John Calabrese, Town Engineer or the Building Inspector.

Mr. Shea asked if the property had been deemed a historical site. The Committee members said that they did not believe that it was considered a historical site. Because it is a property owned by the Town, they cannot get the historical grant money distributed by the State; they are not eligible for STEAP money because it is a Town property.

Mr. Long said that he feels that there should be a plan b, along with Mr. Shea said. Mr. Crocicchia said that maybe they should make an appeal to the residents of Middlebury. There was some discussion on making a request to the Board of Finance.

Mr. Dwyer said that he feels that a price should be put on all of the items; and then an assessment has to be done of which one is the most important.

Mr. Shea again encouraged the Committee to 'think outside of the box'. The Committee thanked Mr. Cookson for his work.

### **Old Business**

No old business to discuss at this meeting, Nichols Road reports will be done quarterly.

Mr. Dwyer said at the last meeting he attended he asked about water at the cemetery. He said that he heard nothing from Board of Selectmen. Mr. Dwyer would like to find out what it is going to take to get the water to the cemetery and then you could look at the costs.

Mr. Cookson MOTIONED to adjourn, seconded by Mr. Dwyer.

These minutes are submitted subject to approval.

Respectfully submitted,

*Barbara J. Whitaker*

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Recording Clerk