

TOWN OF MIDDLEBURY

Land Preservation & Open Space Acquisition Commission

Meeting Minutes
Wednesday, August 6, 2015
Shepardson Community Center, Room 26

Present: Raymond Pietrorazio, Chairman
Jim Crocicchia, member
Richard Spierito, member
Robert Jokubaitis, member
Patrick Dwyer, member
Malcolm Todt, member

Absent: Ted Mannello, Vice-Chairman
John Cookson, member
Kris Jacobi, member

Also present: Terry McAuliffe, Middlebury Bee Intelligencer
Tracy Graziano, Recording Clerk

Call To Order:

Mr. Pietrorazio called the meeting to order at 6.02 p.m., followed by the Pledge of Allegiance

Approval of Prior Minutes

The minutes of the June 3, 2015 meeting were reviewed, a Motion was made to approve the minutes, the motion was seconded, voted and unanimously approved.

A question arose as to whether the term “Committee” or “Commission” should apply to the LPOS Committee. Mr. Pietrorazio explained that in actuality, the LPOS is a Committee, not a Commission. Commissions must be filed as such with the Connecticut Secretary of State’s Office, which we are not.

The question was again raised as to whether the intent was to maintain the buildings on the farm in their original authentic state, or is it the intent to maintain for appearance sake, using modern building materials, etc. and not necessarily to maintain authenticity. Mr. Pietrorazio stated it was his understanding that within reason, and where possible, the intent is to maintain the buildings to authenticity. The discussion carried on where Mr. Spierito stated that the original intent for the purchase of Fenn’s Farm was to prevent development of the property.

Report of Committees

- **Funds Committee-** Mr. Pietrorazio stated that no formation of this Sub-Committee has taken place to date.

- **Fenn Farm Committee Updates**

Cowbarn- Mr. Pietrorazio stated that although Mr. Jim Grant agreed to visit and inspect the barn construction and render an opinion on the integrity of the barn, he has not responded to several contacts made. We must look elsewhere to obtain an expert opinion. The roof continues to leak in several places in an area about 10' square.

Member Malcolm Todt offered to follow up with a contractor in Bethel, CT who specializes in post & beam construction and repairs.

- Horsebarn-Mr. Pietrorazio reported that he received approval from Mr. E.B. St.John to proceed with the stone foundation repairs. The funds are to be taken from the Capital Account.
- House Painting- Mr. Pietrorazio stated he visited with the Sherwin-Williams Co. store in Naugatuck, and received assurances that they would guarantee their paint over the linseeded siding if their specific oil primers and paints are used.

Fenn's Farm Annual Tour-

Date was chosen as October 10th.

New Business-

Fenn Farm Maintenance Sub- Committee-

Present members are Ray Pietrorazio, Ted Mannello and Malcolm Todt. Patrick Dwyer will continue to participate on the cowbarn roof replacement. Mr Pietrorazio asked if there were any others who wish to serve on the sub-committee; there were no others.

Plugged ditch- Mr. Pietrorazio reported that a buried stone ditch is plugged in the field just down from the well-house, near Charcoal Ave. He stated the importance that the ditch be kept open, or the field will turn into a quagmire, not allowing haying or other access. The cost to repair is uncertain, but approximated at about \$700-800.

It was decided to turn this over to Dan Norton, Public Works Director.

Tree Trimming-

In Robin Fenn's yard there is a large maple tree that has dead branches on it. Mr. Fenn is concerned that the branches may fall on someone using the driveway area. This has been reported to Dan Norton, but he has stated that he cannot act on this due to the great volume of tree work on his itinerary. Mr. Pietrorazio will continue to remind Mr. Norton of this issue.

Letter from Robin Fenn to the LPOS Committee-

Mr. Fenn prepared a letter to the members of the Committee. Mr. Pietrorazio requested all members to read the letter and completely familiarize themselves with its content, and be prepared to discuss the letter at the September 2nd meeting.

Revocable License Agreement-

Mr. Pietrorazio stated the Town of Middlebury is preparing a contract agreement between it and the Middlebury Cemetery Association, that involves the granting of use of a strip of Town property adjacent to the cemetery. He stated the document is nearly complete, and should be presented to the Association very soon, and therefore felt the Committee

should be so informed. A brief discussion with members of the Association who were present followed.

Adjournment

There being no further business before the Committee, it was motioned to adjourn. The Meeting Adjourned at 7:10 p.m.

Respectfully submitted,

Raymond Pietrorazio
Chairman, Acting Recording Clerk

Cc: Land Preservation & Open Space Commission Members
Robin Fenn
Edith Salisbury