



TOWN OF MIDDLEBURY

Land Preservation & Open Space Acquisition Commission

Meeting Minutes

Wednesday, January 7, 2015

Shepardson Community Center, Room 26

Present: John Cookson, Chairman
Jim Crocicchia, Commission Member
Richard Spierto, Commission Member
Ray Pietrorazio, Commission Member
Patrick Dwyer, Commission Member
Ted Mannello, Commission Member

Absent: Bob Jokubaitis, Commission Member
Kris Jacobi, Commission Member

Also Present: Malcolm Todt, Resident, 66 Artillery Road
Terry McAuliffe, Middlebury Bee Intelligencer
Tracy B. Graziano, Recording Clerk

Call to Order

Mr. Cookson called the meeting to order at 6:02 p.m., followed by the Pledge of Allegiance. He then welcomed a new Land Preservation and Open Space Acquisition Commission member, Mr. Ted Mannello.

Approval of Prior Minutes

Mr. Crocicchia made a MOTION to approve the minutes from the December 3, 2014 meeting. Discussion: Mr. Pietrorazio requested that the minutes reflect that Mr. Cookson announced at the December 3rd meeting that nominations and elections of officers will be conducted at the January 2015 meeting as per the LPOS Commission by-laws. Mr. Spierto SECONDED and the MOTION was unanimously APPROVED.

Issues for Discussion

- **Fenn's Farm Updates**

Cow Barn Update - Mr. Pietrorazio prepared a Table of Contents for a BID proposal for the re-roofing of the cow barn but still needs the technical specifications. Mr. Cookson asked him to contact Mr. Norton, Public Works Director, John Calabrese, Town Engineer and Ollie LeDuc, Town Building Official in regards to the specifications.

Horse Barn – Mr. Pietrorazio stated that the masonry firm he was expecting the third and final quote from has decided that they are no longer interested in the job. He asked the members if they knew a mason they would recommend. Mr. Mannello recommended Mohawk Masonry and Mr. Cookson suggested F & R Masonry. Mr. Pietrorazio will follow-up.

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Electrical Upgrade – Mr. Cookson stated that Mark Electric’s work on the electrical upgrade was delayed by C, L & P. Weather permitting; the job will be started and completed next week.

Asbestos Update – Mr. Cookson reported that all the asbestos has been removed and all the pipes have been rewrapped less one that required a special part that has been ordered. He stated that Mr. Fenn expressed concerns regarding the elbow joints. Mr. Norton and First Selectman St. John are going to research the necessity and the cost of wrapping the elbow joints. Mr. Pietrorazio submitted for the record a copy of the U.S. Department of Energy’s 2012 International Energy Conservation Code (see Appendix A) regarding the thickness of materials insulating any piping that carries fluid to be used in heating or cooling. Mr. Cookson will forward these documents to Mr. Norton.

Old Business

Mr. Dwyer offered that the LPOS by-laws state that the regular monthly meetings are to be held at 5:00 pm on Tuesdays. Mr. Cookson will see about getting that corrected.

Other Business

Mr. Cookson opened the floor to nominations for LPOS Chairman. Mr. Crocicchia nominated John Cookson. Mr. Dwyer nominated Ray Pietrorazio. Mr. Cookson closed the nominations. The members voted and placed their votes in the middle of the table. The recording clerk read the votes. Mr. Cookson received three votes and Mr. Pietrorazio received three votes. Mr. Pietrorazio made a MOTION to table the election until the February meeting. Mr. Spierto SECONDED and the MOTION was unanimously APPROVED.

Public Comment

Mr. Todt offered that the LPOS by-laws call for the election of a vice-chairman as well as a chairman and a secretary.

Mr. Pietrorazio addressed Mr. Cookson concerning a letter he received from First Selectman St. John regarding the authority to expend funds for the farm. Mr. Cookson stated that the LPOS commission does have authority to expend funds as long as they go through First Selectman St. John. Mr. Pietrorazio asked to read the LPOS commission’s mission statement. Mr. Cookson suggested that he speak directly to First Selectman St. John regarding the letter he received.

Executive Session

Not necessary

Adjournment

Mr. Pietrorazio made a MOTION to adjourn. Mr. Dwyer SECONDED, the meeting adjourned at 6:43 p.m.

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Respectfully Submitted,

Tracy Graziano
Recording Clerk

Cc: Land Preservation & Open Space Acquisition Commission Members
Robin Fenn
Edie Salisbury, Town Clerk