



# TOWN OF MIDDLEBURY

## *Land Preservation & Open Space Acquisition Commission*

### **Meeting Minutes Wednesday, February 4, 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  
Bob Jokubaitis, Commission Member  
Ted Mannello, Commission Member

**Absent:** 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.

#### **Approval of Prior Minutes**

Mr. Crocicchia made a MOTION to approve the minutes from the January 7, 2015 meeting. Discussion: Mr. Pietrorazio stated that he was looking for amended Minutes for the December meeting. Mr. Cookson explained that Mr. Pietrorazio's request, made during Discussion of the Approval of the December 3, 2014 at the January 7, 2015 meeting, to amend the December 3, 2014 meeting Minutes to reflect that Mr. Cookson announced at the December 3<sup>rd</sup> meeting that nominations and elections of officers will be conducted at the January 2015 meeting was satisfied by the discussion to approve the January Minutes. Mr. Mannello SECONDED and the MOTION was unanimously APPROVED.

#### **Issues for Discussion**

- **Fenn's Farm Updates**  
Horse Barn – Mr. Pietrorazio has received a third quote for masonry work on the barn's foundation. He will make a recommendation at the next meeting.

Electrical Upgrade – Mr. Cookson stated that Mark Electric's work on the electrical upgrade has been delayed by inclement weather adding that the electrical work has to be started on the outside of the structure, it cannot be started on the inside of the house. The electrician has all the supplies necessary and will start as soon as the weather cooperates.

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Cow Barn Update - Mr. Pietrorazio distributed a "Summary of Work" (Appendix 1.) for replacing the roof on the cow barn for the LPOS members to review. Mr. Spierto questioned the use of brand names in reference to materials listed. Mr. Cookson stated that, yes, a BID spec sheet can refer to brand names but the actual materials used is determined by the contractor that is awarded the BID and the Town Building Inspector. Mr. Spierto asked if 3/4 CDX plywood was necessary and if the roof is strong enough to hold it. Mr. Pietrorazio replied yes, the roof is strong enough to support it. Mr. Cookson added that Bob Richardson, the structural engineer that inspected the roof referenced 3/4 plywood from the beginning.

Mr. Cookson offered that the acquisition of trash receptacles mentioned in the document is not necessary because the Public Works Director manages that area of a work site. Mr. Pietrorazio stated that he disagreed. Mr. Cookson suggested that he speak with Mr. Norton directly regarding the dumpsters.

Mr. Dwyer stated that he would like to see the contractor's warranty included in the BID specs. Mr. Spierto stated that he would like to see both the contractor's and the manufacturer's warranties mentioned in the BID specs.

Asbestos Update – Mr. Cookson is waiting to hear from Mr. Norton regarding the elbow joint connections on the heating pipes in the basement.

### **Old Business**

None

### **Other Business**

Mr. Cookson stated that he spoke with LPOS Committee member Chris Jacobi. Ms. Jacobi explained that she has been absent due to recent health issues. She stated that she would like to remain on the Committee but offered that if the other members prefer that she resign, she will. Mr. Cookson stated that the LPOS Committee was originally established as a twelve-member committee with a minimum membership of seven.

Mr. Cookson opened the floor to nominations for LPOS Chairman. He then informed the Committee that he would decline any nomination on his behalf. Mr. Dwyer nominated Mr. Pietrorazio. Hearing no other nominations, Mr. Cookson closed the nominations. Mr. Pietrorazio was elected LPOS Chairman.

Mr. Cookson opened the floor to nominations for LPOS Vice-Chairman. Mr. Pietrorazio nominated Mr. Spierto. Mr. Spierto respectfully declined the nomination. Mr. Pietrorazio nominated Mr. Mannello. Hearing no other nominations, Mr. Cookson closed the nominations. Mr. Mannello was elected LPOS Vice-Chairman.

Mr. Cookson opened the floor to nominations for LPOS Secretary. Mr. Spierto nominated Mr. Dwyer. Mr. Dwyer respectfully declined. Mr. Pietrorazio moved to keep the discussion of and/or election of a LPOS Secretary open for future meetings. The members agreed.

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Mr. Spierto stated that the LPOS Committee's current By-laws are not compliant with the Town's current Charter. He asked that the new chairman review the By-laws with the committee members and together produce By-law revisions to be submitted to the Town Clerk. Mr. Cookson suggested adding this discussion to next month's agenda. Mr. Pietrorazio stated that he will meet with the Town Clerk regarding the By-laws.

**Public Comment**

Mr. Todt thanked Mr. Cookson for his many years of service as the LPOS Chairman and congratulated Mr. Pietrorazio and Mr. Mannello for their elections to the position of Chairman and Vice-Chairman, respectively.

Mr. Pietrorazio said the he would like notice be sent to the First Selectman stating the urgency in moving forward with the cow barn replacement project. Mr. Crocicchia made a MOTION that the LPOS Committee members send notice to the First Selectman stating that the Committee members are all in agreement that the cow barn roof project is of utmost importance and they would like the BID process to proceed as soon as possible so as to avoid rate increases due to the upcoming warm-weather season. Mr. Mannello SECONDED and the MOTION was unanimously APPROVED.

**Executive Session**

Not necessary

**Adjournment**

Mr. Spierto made a MOTION to adjourn. Mr. Dwyer SECONDED, the meeting adjourned at 6:50 p.m.

Respectfully Submitted,

Tracy Graziano  
Recording Clerk

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