



TOWN OF MIDDLEBURY

Land Preservation & Open Space Acquisition Commission

Meeting Minutes
Wednesday, April 1, 2015
Shepardson Community Center, Room 26

Present: Ray Pietrorazio, Chairman
John Cookson, Commission Member
Jim Crocicchia, Commission Member
Richard Spierto, Commission Member
Bob Jokubaitis, Commission Member
Patrick Dwyer, Commission Member
Kris Jacobi, Commission Member
Ted Mannello, Commission Member
Malcolm Todt, Commission Member

Also Present: Bill Bittar, Waterbury Republican
Terry McAuliffe, Middlebury Bee Intelligencer
Tracy B. Graziano, Recording Clerk

Call to Order

Mr. Pietrorazio called the meeting to order at 6:05p.m., followed by the Pledge of Allegiance.

Approval of Prior Minutes

Mr. Cookson made a MOTION to approve the minutes from the March 11, 2015 meeting. Mr. Dwyer SECONDED and the MOTION was unanimously APPROVED.

Report of Committees

• **Funds Committee**

No report

• **Fenn Farm Committee Updates**

Electrical Upgrade - Mr. Pietrorazio stated that all the outside work is done but Mark Electric is still working in the house. The job should be completed by next Friday.

Cow Barn Roof/Horse Barn Foundation – After reviewing a preliminary evaluation of the horse barn foundation submitted by Robert Richardson, P.E. of Richardson Structural Engineers on March 6, 2012 (see Appendix 3.a) Mr. Pietrorazio felt it necessary, due to possible safety issues, to have the barns re-inspected. On March 27, 2015, Mr. Pietrorazio met with John Calabrese, Town Engineer, Robert Richardson, P.E. and Robin Fenn. Mr. Pietrorazio presented the commission members with a summary of that meeting (see Appendix 3.b). After much discussion Mr. Todt made a MOTION that Mr. Pietrorazio present the three quotes he has procured for the repair of the horse barn foundation to the

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Board of Selectmen and that he recommend that the work be done as soon as possible. Mr. Spierito SECONDED and the MOTION was unanimously APPROVED.

Mr. Cookson made a MOTION that Mr. Pietrorazio submit a written recommendation to the Board of Selectmen to approve the repairs to the cow barn as presented by John Calabrese, Town Engineer and Robert Richardson, P.E. of Richardson Structural Engineers and to further seek recommendations to preserve the historical integrity of the building. Mr. Dwyer SECONDED and the MOTION was unanimously APPROVED.

Old Business

None

New Business

Mr. Todt commented that he would like to see a subcommittee established to explore opportunities for new land acquisitions, adding that land acquisition is two fifths of the Land Preservation and Open Space Acquisition Commission's mission statement.

Public Comment

Mr. McAuliffe recommended that the LPOS commission create a priority list and determine if their purview is to maintain the farm's authenticity, aesthetics or both.

Adjournment

Mr. Spierito made a MOTION to adjourn. Mr. Dwyer SECONDED, the meeting adjourned at 7:28 p.m.

Respectfully Submitted,



Tracy Graziano
Recording Clerk

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

Appendix 3.a

Richardson Structural Engineers

1080 Main Street South • Woodbury, CT 06798
Tel: 203.263.4262 Fax: 203.263.6823

Robert W. Richardson, Jr., P.E.
Principal
Licensed: NY • CT • MA

March 6, 2012

John Cookson
186 Northwood Drive
Middlebury, CT 06762

RE: Fenn Farm Property
Artillery Road
Middlebury, CT

Horse Barn
Preliminary Evaluation

Dear John,

At your request, I visited the above reference project site to perform a preliminary review of the structural condition of the existing first floor framing and foundation walls. It is emphasized that the information contained in this report is based upon general visual observations and measurements of those structural elements that were readily visible at the time of my review. There is no claim, either stated or implied, that all conditions were observed.

The existing stone foundation wall has numerous areas of significant settlements and undermining, probably due to water infiltration and freeze-thaw action. It would seem that there is no solid bearing extending below frost depth and it appears that over time attempts have been made to infill areas with loose stone, which in no way contributes to the overall structural integrity of the wall for stability or proper bearing. Also, the loose, infill stone has spilled out from the wall and is ineffective. A typical condition is shown in photo 1. There was one notable cracked beam, which you pointed out to me and was the primary purpose of my visit, and is indicative of the overall condition of the existing framing. This condition is shown in photo 2. As is apparent the beam is cracked almost full depth, probably due to the post settlement over time. This has caused the beam to deflect downward causing the crack to originate at the bottom, opening upward as the post continued to move. Wood shims were probably installed to compensate for the condition, but the beam is inadequate, the post has no footing and it is only a matter of time before the entire assembly fails. Also, the floor above has significantly sunk due to this situation. The floor beams are typically 4" to 6" diameter cut logs with many random log posts that have been installed to support areas that have deflected or rotted over time. The posts are supported on single stones and wood blocks that are obviously structurally inadequate for the purpose. This condition is shown in photos 3, 4, and 5. The sill plate supporting wood posts and the walls above is extensively rotted, as are the ends of many of the floor beams that bear on the stone wall. Unless remedial work is performed the building's structure, especially the first floor framing system, will continue to deteriorate and pass into a state of being unstable ~~and pose a danger~~ to further use.

Base upon my review, if it is intended to preserve this structure for future use, a more extensive structural evaluation of the entire building must be performed, including measurements and drawings of the existing conditions as a base to work from. The first floor framing requires immediate remedial work, starting with stabilizing the foundation wall, replacing rotted sill plates, and installing a properly supported framing system. The extent of replacement and remedial work would have to be determined, pending the further review. It may be possible to maintain the existing plank floor with temporary shoring, installing new timber beams and 2x floor joists with columns/footings, removing the old framing as new structure is installed. The upper portions of the building must be reviewed for structural integrity and proper load transfers down to supporting structural elements.

Should you wish, I would be greatly interested in working further with you and your committee to ensure the structural adequacy and integrity of this fine old barn for future use. Should you have any questions or comments regarding this matter, please contact me.

Sincerely,

Robert W. Richardson, Jr., PE

Appendix 3.b

Report on Fenn's Farm Barns Inspection March 27, 2015, 1:30 p.m.

The following were invited to attend:

- All LPOS Committee members
- 1st Selectman E.B. St. John
- Public Works Director Dan Norton
- John Calabrese, Engr.
- Robert W. Richardson, Jr., P.E.
- Robert Fenn, Life Estate Resident

Those present:

- John Calabrese
- Robert W. Richardson, Jr., P.E.
- Robert Fenn
- Ray Pietrorazio, Chmn., LPOS Committee

The group first inspected the Cowbarn roof structure. It was noted that the original (center) portion of the building is some 200 years old, with additions on both sides. The original roof rafters are hewn beams, approximately 8 ft. apart. Rough cut boards of varying thickness and width span the rafters. Although the roof wood structure appears to be sound, it was noted that the entire length of the building lacks collar ties. Fortunately, due to the rather steep slope of the roof, there is no evidence of outward wall movement, even after this long passage of time. It was noted that the building has survived many severe winters of heavy snow. It was stated by R. Richardson and J. Calabrese that there is no practicable way to bring the building to present code requirements. All agreed that before any work is done that some collar ties should be provided, probably for every other rafter.

R. Pietrorazio noted that he has secured two proposals for re-roofing the building, which is in serious need. Both will guarantee their work (stripping the existing 2-3 layers of asphalt shingles, providing ½" plywood over the existing wood substrate, and re-shingling with all required flashings, ice and water shield, and underlayment felt, aluminum drip and rake edge)

The inspection then continued to the Horse Barn. It was apparent that water runoff against the west and south basement stone walls has cause considerable crumbling of the stone, for a length of about 11 ft. on the west wall and about 4 ft. on the south wall. The water drainage problem has been abated. The wooden sill under the west wall is rotted and requires replacement. The stone foundation under it

should be removed and re-laid, cementing them in place (now dry). There is other evidence of stone movement, but not to the degree as mentioned above. The floor beams would have to be temporarily supported to the floor with jack columns to allow the work to be done. R. Pietrorazio stated he has secured three proposals to have this work done by local mason contractors. It was agreed this work would give some more time to the building. Upon inspection of the wood flooring, it is obvious that considerable settling of the floor has taken place, the apparent result of the foundation not being below frost grade. What the future longevity of the building is difficult to state. All agreed that the building not be used for loading of hay or other loads. It was also agreed that the public not be allowed to enter the building as it is.

Respectfully submitted,

Ray Pietrorazio
Chairman, LPOS Committee

March 30, 2015