



TOWN OF MIDDLEBURY

Land Preservation & Open Space Acquisition Commission

MINUTES

Land Preservation & Open Space Acquisition Commission Meeting
Wednesday, November 3, 2021 – 7:00 p.m.
In Person- Upstairs, Sherpardson, Upstairs Dining Room

Present: Ericka Carrington
Doug Veillette
Ray Pietrorazio
Jim Lawlor

Also Present: Vin Cipriano, Board of Finance Liaison
Katie Burdick, Recording Clerk
Dana D'Angelo, Attorney

Public: None

Absent: Paul Bialobreski
Anne Paolino
Malcolm Todt

1. Call to Order with Pledge of Allegiance

The meeting was called to order at 7:01 p.m. by Mr. Veillette with the Pledge of Allegiance.

2. Approval of October 6, 2021 Meeting Minutes

Mrs. Carrington MOTIONED to approve the minutes of the October 6, 2021 meeting;
SECONDED by Mr. Pietrorazio Unanimous approval.

3. Old Business

a. Fenn's Farm Update-

1. Update of repair needed on horse barn door jamb

Mr. Veillette updated the commission that Niall is unable to continue with the approved horse barn door project, due to unwillingness to provide documents to become a town approved vendor.

Mr. Veillette did get a second quote from Tom Johnson, whom is on the books as a town employee, who would get paid by the hour (\$60/hour) and he would submit receipts and be reimbursed for the cost of materials. Mr. Veillette estimates it would be about a half day job. Mr. Veillette is waiting on a formal written estimate. Tom Johnson explained however that he would be able to complete the job after January 1, 2022.

Mr. Veillette stated he was also going to inquire for a third estimate from a company in Watertown, that the town of Middlebury already does business with. Since the second quote would be unable to complete the project until January, Mr. Veillette stated it would be best to try and find a vendor that could complete it sooner. Mr. Veillette will update the commission once he has received the third estimate.

Mr. Veillette stated there was some weak spots in the rock wall and it looks like it may begin to fail. Mr. Veillette stated he is going to reach out to the Department of Public Works to see their opinion on its status and if they could help prevent it from worsening or fix it.

Mr. Veillette notified the Commission that he had spoken with Armando Paolino about possible preservation funds that would be available to apply for. Mr. Veillette stated that there were a few stipulations for the process but he was going to look further into the process and to make sure Fenn's Farm qualifies. Mr. Veillette stated these funds are in place to preserve Connecticut farms. Mr. Veillette also explained there are vendor's part of the Land Alliance with a network of contacts that could potentially help the farm and for future preservation projects.

Mr. Veillette stated he would report back to the Commission when he has further information about the topic.

2. Update of Sewer Pump Electrical

The Commission continued their discussion about the electrical installation for the generator for the sewer pump. Mr. Veillette stated Broadway Electric could complete the project for \$890.00 out of the LPOSAC budget.

Mrs. Carrington MOTIONED to approve the quote of \$890.00 submitted by Broadway Electric and for the installation of the electrical panel for the sewer pump SECONDED by Mr. Pietrorazio. Unanimous approval.

b. Friends of Fenn's Farm

Mr. Pietrorazio updated the commission that a letter will be an insert in the December copy of The Bee. The insert will educate and raise awareness of the Cupola Fundraiser and of Friends of Fenn's Farm and their purpose. The insert is expected to reach over 5000 people. Mr. Pietrorazio stated he will have more to report at the next meeting.

c. Charitable Trust

Group discussion ensued about the definition, terms, responsibilities of opening a charitable trust for the Commission. Dana D'Angelo briefly discussed the use, insurance responsibilities and expectations.

At this time the Commission has decided to pause the pursuit of a setting up a charitable trust.

4. New Business

a. Potential purchase of property- Dana D'Angelo

Group discussion lead by Dana D'Angelo about the potential negotiations for the town to purchase 4 parcels of land of the Matasavage property. Dana D'Angelo explained the four parcels locations near Regan Road and Middlebury Elementary School. Dana D'Angelo stated the main parcel to be discussed by LPOSAC would be parcel 16.91. Parcel 16.91 specifically due to a recommendation for the town to continue with the pursuit to purchase it and retain and deem it as open space.

Mr. Pietrorazio MOTIONED to recommend the 16.91 parcel of Matasavage property continue to go through with sale and for the town to keep as open space; SECONDED by Mrs. Carrington. Unanimous approval.

b. Boiler Control repair- Mr. Pietrorazio

Mr. Pietrorazio stated that he had spoken to Robin Fenn about a boiler control Hydro level for house boiler. Mr. Pietrorazio explained that the boiler in the house has no turn off and has a single fail for no water. He continued to explain that there should be a precautionary safety control and it is required by code. Robin Fenn was made aware during the annual furnace cleaning by the service vendor and inquired for a quote. The vendor stated it would \$550 plus installation for this control to be added. Mr. Pietrorazio stated that he found the part available for about \$125.00 to \$150.00. Mr. Lawlor stated he would look over the general agreement for Fenn's Farm and see who is responsible for covering the cost for the minor repair. Mr. Lawlor stated he will see if the specifics are discussed in the agreement for who is responsible for these types of payments or if there is a monetary threshold.

The discussion and action will be tabled until the next meeting after Mr. Lawlor has a chance to look over the specifics of the agreement for the responsibilities of the occupant and the town.

5. Public Comments:

None

6. Adjournment

Mrs. Carrington MOTIONED to ADJOURN the meeting at 7:56 p.m.; SECONDED by Mr. Pietrorazio. Unanimous approval.

These minutes are submitted subject to approval.

Respectfully submitted,

Katie Burdick

Katie Burdick
Recording Clerk