



# **TOWN OF MIDDLEBURY**

## *Land Preservation & Open Space Acquisition Commission*

### **MINUTES**

**Land Preservation & Open Space Acquisition Commission Meeting**  
**Wednesday September 6, 2023 – 7:00 p.m.**  
**In Person- Upstairs, Shepardson, Upstairs Dining Room**

**Present:** Malcolm Todt  
Paul Bialobreski  
George Gabrielson  
Ericka Carrington

**Also Present:** Katie Burdick, Recording Clerk

**Public:** None

**Absent:** Jim Lawlor  
Anne Paolino

#### **1. Call to Order with Pledge of Allegiance**

The meeting was called to order at 7:02 p.m. by Mr. Gabrielson with the Pledge of Allegiance.

#### **2. Approval of July 5, 2023 Meeting Minutes**

Mr. Todt **MOTIONED** to approve the minutes of the July 5, 2023 meeting;  
**SECONDED** by Mrs. Carrington. Unanimous approval.

#### **3. Old Business**

##### **a. Fenn's Farm Update:**

Mr. Gabrielson updated the commission stating some of the items on the to do list for Fenn's Farm have been completed. Mr. Gabrielson stated that Robin Fenn is happy with the progress and completion of the tasks. Mr. Gabrielson stated that the failing rock wall had been repaired, the weed whacking had been completed as well. Tree work will also need to be addressed and finished at Fenn's Farm.

##### **b. Chairman Status Update**

Mr. Gabrielson stated as Chairman of the LPOS Commission he will continue to follow up monthly with the First Selectman on the progress of the remaining projects presented.

Mr. Gabrielson stated after more research into grant funding options for Fenn's Farm, he suggests looking further into historic grants for the farm instead of agricultural grants. Mr. Gabrielson will continue to research into options and will update the commission on his findings.

Mr. Gabrielson stated that he has a copy of the Land Trust easement for Fenn's Farm. He stated that the easement will govern the ability of moving forward with Fenn's Farm in the future. The future use of the farm may be limited due to the easement. Mr. Gabrielson will research options and read over the easement and report back to the Commission.

Mr. Gabrielson stated that Robin Fenn inquired for an update on the horse barn repairs per the inspection report. Mr. Gabrielson stated they will need to be addressed soon as they are still pending and getting worse. Mr. Gabrielson stated that after the issues with the horse barn are completed it would be wise for the cow barn to be inspected and then have those issues addressed before they get worse. Mr. Gabrielson stated that MF Rosa contracting company has not only been reliable contractor they also are passionate about being part of the repair process.

Mr. Bialobreski **MOTIONED** to move forward requesting an inspection & repair proposal from MF Rosa Contracting for the cow barn; **SECONDED** by Mrs. Carrington. Unanimous approval.

#### 4. **New Business**

##### **a. Chairs Approval of Routine Work**

Mr. Bialobreski **MOTIONED** to grant Mr. Gabrielson approval, as Chairman of LPOS Commission, to make executive decisions to time sensitive routine work for Fenn's Farm under \$5,000 without having to wait for the monthly LPOS meeting approvals; **SECONDED** by Mr. Todt.

##### **Discussion:**

Mr. Gabrielson will notify the Commission at the next LPOS of any approvals, details of the work performed and cost if any to the Town.

**Unanimous approval.**

##### **b. Calendar for 2024 Meetings**

Mrs. Carrington **MOTIONED** to approve the calendar of LPOS Meetings for 2024 and to continue meeting the first Wednesday of each month at 7:00pm at the Shepardson Building, Dining Room; **SECONDED** by Mr. Todt. Unanimous approval.

##### **c. Fenn's Farm Tour Day**

The commissioners delegated responsibilities for the tour and discussed potential advertising to make the public aware of the date & time of the tour on October 14, 2022 (rain date October 21th) from 11-3pm. The LPOS Commission will request to have it advertised on the town wide Friday phone call and in the Bee newspaper. Mr. Gabrielson will inquire with the First Selectman's office for liability insurance for the event.

Robin Fenn will be giving two tours at the event; one at 12PM and one at 2PM.

5. **Public Comments:** NONE

6. **Adjournment**

Mr. Todt **MOTIONED** to ADJOURN the meeting at 7:36 p.m.; **SECONDED** by Mrs. Carrington.  
Unanimous approval.

These minutes are submitted subject to approval.

Respectfully submitted,

*Katie Burdick*

Katie Burdick  
Recording Clerk