



TOWN OF MIDDLEBURY

Land Preservation & Open Space Acquisition Commission

MINUTES

Land Preservation & Open Space Acquisition Commission Meeting
Wednesday October 4, 2023 – 7:00 p.m.
In Person- Upstairs, Shepardson, Upstairs Dining Room

Present: Malcolm Todt
Paul Bialobreski
George Gabrielson
Ericka Carrington
Jim Lawlor

Also Present: Katie Burdick, Recording Clerk

Public: None

Absent: Anne Paolino

1. Call to Order with Pledge of Allegiance

The meeting was called to order at 7:04 p.m. by Mr. Gabrielson with the Pledge of Allegiance.

2. Approval of September 6, 2023 Meeting Minutes

Mr. Bialobreski **MOTIONED** to approve the minutes of the September 6, 2023 meeting; **SECONDED** by Mr. Todt. Unanimous approval.

3. Chairman's Comments

Mr. Gabrielson stated that the first list presented to the First Selectman's office of items to be addressed at Fenn's Farm is approximately 50% completed. The failing rock wall has been repairs and the tree work is nearly finished. Mr. Gabrielson stated that the big items left on the list are the barn repairs & painting. In regards to maintenance projects, the Commissioners discussed potentially involving the local boy scouts to help get some of the work/jobs completed at Fenn's Farm.

Mr. Gabrielson stated that he received (and provide copies to the commission members) a copy of the land trust easement for the property. Mr. Gabrielson stated he reviewed the easement and found it interesting. The Commission members will review the easement again prior to the next meeting for discussion.

Mr. Gabrielson informed the commissioners that Mr. Fenn informed him that there are invasive weeds on the hill and is asking for it to be taken care of. The commissioners discussed whose responsibility of this type of maintenance is and what types of weeds

they were. Mr. Gabrielson stated that a further discussion on this topic will have to be had with the town & First Selectman's Office.

Mr. Gabrielson received an old quote from a painting company from the previous Chairman of the commission. It was for painting of the barns. The quote was for approximately \$50,000. The commissioners discussed an approved vendor list for the town, the bidding process and potential next steps for this project and decisions to be made by the First Selectman's Office.

4. Old Business

a. Fenn's Farm Tour Day

The commissioners delegated responsibilities for the tour and discussed potential advertising locations for the flyer that was made to make the public aware of the date & time of the tour on October 14, 2022 (rain date October 21st) from 11am - 3pm.

The Middlebury Land Trust will also be participating again this year in the Farm Tour Day. Middlebury Land Trust will be supplying cider and donuts for the public to enjoy along with the LPOS Commissions coffee, water, and hot dogs.

The LPOS Commission requested for advertisement on the town wide Friday phone call and in the Bee newspaper. Mr. Gabrielson stated he discussed getting insurance with the First Selectman and was told since the event is a town event on town property it is covered under their normal insurance policy.

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

5. New Business

Mr. Gabrielson stated that he received an itemized proposal from MF Rosa for the repairs to the Horse Barn. MF Rosa prepared a detailed proposal for approximately \$33,000. Mr. Gabrielson stated he was going to compare the proposal against structural report the LPOS Commission received for this project. He stated that if they are matching and reflect adequate repairs he would like to submit to the First Selectman's Office for completion. The Commission agreed the work needs to be completed, the painting needs to be completed and then focus should be moved to the other barns for repairs to bring them up to code.

Mr. Bialobreski **MOTIONED** to grant Mr. Gabrielson approval after his review of the Horse Barn proposal against the structural report, as Chairman of LPOS Commission to submit the project proposed to the First Selectman's office for review and approval; **SECONDED** by Mr. Lawlor.
Unanimous approval.

Robin Fenn did offer and suggest cedar logs from the property to be used on the project. The Commissioners discussed they did not know if this is possible for liability and legal reasons since the contractors have to use certain stamped & approved wood, especially for a project on municipal owned property. This would be something

the First Selectman's office would have to review and approve, and the responsibility for this approval is outside of the LPOS Commissioners.

The Commissioners discussed the invasive cattails that are taking over Fenn's Farm pond. They agreed they will continue to discuss methods of removal to save the pond and the discussion will ensue after more research has been completed on the best method of removal, without disturbing the wildlife in the pond.

6. **Public Comments: NONE**

7. **Adjournment**

Mr. Todt **MOTIONED** to ADJOURN the meeting at 7:58 p.m.; **SECONDED** by Mrs. Carrington. Unanimous approval.

These minutes are submitted subject to approval.

Respectfully submitted,

Katie Burdick

Katie Burdick
Recording Clerk