



# **TOWN OF MIDDLEBURY**

## *Land Preservation & Open Space Acquisition Commission*

### **MINUTES**

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

**Present:** Malcolm Todt  
Paul Bialobreski  
George Gabrielson  
Jim Lawlor  
Dawn Andonellis

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

**Public:** None

**Absent:** Anne Paolino  
Ericka Carrington

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

The meeting was called to order at 7:03 p.m. by Mr. Gabrielson with the Pledge of Allegiance.

#### **2. Approval of October 4, 2023 Meeting Minutes**

Mr. Bialobreski **MOTIONED** to approve the minutes of the October 4, 2023 meeting; **SECONDED** by Mr. Lawlor. Unanimous approval.

#### **3. Chairman's Comments**

Mr. Gabrielson apologized to the commissioners for having a scheduling conflict and having to cancel the November meeting.

Mr. Gabrielson discussed the Fenn's Farm Tour day event. He stated that the weather may had to do with the low attendance this year and suggested they start planning and advertising the day earlier next year.

It was discussed that the event is noted in the Town's contract with Fenn's Farm, that the tour day must occur once annually each year. Discussions ensued about potential new larger signage and sign locations for next years event, print ads and audio ads. Also, other items such as entertainment/games and seating/tents were also discussed to have for next years event. The Commissioners will table the discussion until after the new year.

Mr. Gabrielson stated the farm field issue will be addressed once the ground is frozen/hard enough, that the commission will not be involved in the process.

Mr. Gabrielson stated that he was going to research more on the historical side of the state/ funding for the restorations at Fenn's Farm. The commissioners agreed that it would be the most likely funding they would be able to apply for. Mr. Gabrielson stated he would report back with his findings in regards to the matter.

**4. Old Business**

**a. Follow up on MF Rosa Contract**

Discussion ensued about the moving forward with the proposal from MF Rosa Contracting. Mr. Gabrielson stated that he presented the approximately \$30,000 quote to the First Selectman. Mr. Gabrielson stated that he discussed with the First Selectman getting this contract on the boots sooner than later would potentially help eliminate any further issues with the progression of the problems. First Selectman St. John stated he believed it was a fair price for the amount of work that needs to be done. Mr. Gabrielson stated he would follow up with the Mr. St. John after the new year to see if the contract could be executed and on the schedule for the spring.

**5. New Business**

**a. Additional Repairs**

Mr. Fenn presented another work list of items that need to be addressed on the property to Mr. Gabrielson. Mr. Gabrielson stated the list included the barn door tracks being repaired and/or replaced. Mr. Gabrielson stated he believe it was a larger project for approximately another \$30,000. Mr. Gabrielson stated that this project may be able to be added to the previously discussed contract with MF Rosa Contracting. Mr. Gabrielson stated the added project will be presented to the First Selectman and see if they can get an entire project approval for the spring.

Mr. Gabrielson stated the painting of the barns still needs to be completed. He stated that he will continue to work with local vendors or town approved vendors for another price quote and hopefully gain approval for the work to be completed in the spring as well.

Mr. Gabrielson stated the initial list presented to the town of items that need to be addressed at Fenn's Farm is still open and items are pending. Mr. Gabrielson stated there is some tree work that needs to be completed, issues still with the septic alarm not working properly, door tracks, painting and the wall behind the cow barn appears to be failing and leaking.

Mr. Gabrielson stated that he will submit two lists of tasks to the First Selectman's office, one in the Spring and one in the Fall. Mr. Gabrielson stated that emergency items will obviously be fast tracked at the discretion of the Commission & the First Selectman. Mr. Gabrielson stated that the remedial fixes will be handled by Mr. Fenn per the contract.

Mr. Gabrielson stated that it was brought to his attention by Robin Fenn that the side of the roof that faces the barns is failing and there is about a four-foot ridge popping up with the shingles being an issue and it will potentially cause a leak. Mr. Gabrielson stated that he believes this is an immediate concern and believes it needs to be addressed before it becomes a larger issue. Mr. Gabrielson stated that he will reach

out to a local company, potentially Brown Roofing and see if they can provide a quote and scope for the repairs that need to be completed.

**b. Work Schedule Mr. Fenn**

Mr. Gabrielson stated he asked Robin Fenn to document all the chores he does on site. Mr. Gabrielson stated that this list will give the town an idea of the massive upkeep taking care of the property daily includes. Mr. Gabrielson stated all of these chores will eventually be the town's responsibility to manage, upkeep and pay for, so he wanted to give them an idea of what will have to be done in the future and potentially some items that could be outsourced now.

**6. Public Comments: NONE**

**7. Adjournment**

Mr. Todt **MOTIONED** to ADJOURN the meeting at 7:57 p.m.; **SECONDED** by Mr. Bialobreski. Unanimous approval.

These minutes are submitted subject to approval.

Respectfully submitted,

*Katie Burdick*

Katie Burdick  
Recording Clerk