



TOWN OF MIDDLEBURY

Land Preservation & Open Space Acquisition Commission

MINUTES

Land Preservation & Open Space Acquisition Commission Meeting
Wednesday January 3, 2024 – 7:00 p.m.
In Person- Upstairs, Shepardson, Upstairs Dining Room

Present: Malcolm Todt
Paul Bialobreski
George Gabrielson
Jim Lawlor
Dawn Andonellis
Anne Paolino
Ericka Carrington

Also Present: Katie Burdick, Recording Clerk

Public: None

Absent: None

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 December 6, 2023 Meeting Minutes

Mr. Bialobreski **MOTIONED** to approve the minutes of the December 6, 2023 meeting; **SECONDED** by Mrs. Andonellis. Mrs. Carrington abstained due to her absence at the meeting. Unanimous approval.

3. Chairman's Comments

Mr. Gabrielson thanked all members of the Commission for their efforts in 2023 and stated he is looking forward to another year with positive results.

4. Old Business

a. Roof and Other Repairs at Fenn's Farm:

Mr. Gabrielson briefed members that were not at the previous meeting about the issues and required repairs at Fenn's Farm. Mr. Gabrielson continued to discuss the items on the list that was previously presented to the First Selectman that still needed to be addressed and completed.

Mr. Gabrielson stated that the announcement of the Farm Day Tour should be publicized in March 2024. Mr. Gabrielson stated that the annual tour would be the

same “second Saturday of October” each year with a rain date of the following weekend. Discussion ensued about signage, advertising and lists of potential ideas to draw people to the farm to participate. The commission will continue to brainstorm ideas and finalize items prior to the spring.

Mr. Gabrielson stated that the MF Rosa quote presented was submitted to the First Selectman’s office. The MF Rosa company continues to express interest in the project. Mr. Gabrielson stated he will have to have them requote the project and add the items that were previously discussed to the quote (i.e. Slider doors of the bar) that now need to be addressed. The Commissioners agreed that MF Rosa should submit an itemized quote for the engineer report that was done, that way the barns are structurally sound and they can see itemized issues that need addressing.

Mr. Gabrielson stated the First Selectman stated that the account for Fenn’s Farm repairs and the LPOS Commission has a balance of about \$20,000. Mr. Gabrielson stated the commission will continue to forward their suggestion of issues to be addressed to the First Selectman’s office as they have been. Mr. Gabrielson also presented a quote from Brown Roofing to repair the one selection of the house that needs repair for \$7,300.

Commissioners discussed the idea of the Town of Middlebury funding a revolving Capital account that would be used to address the continuous attention and care the Farm needs in order to preserve it without issue. Mrs. Carrington suggested that a 5-year plan be submitted to the Board of Selectman’s.

b. Historic Documents:

Mr. Gabrielson stated that Fenn’s Farm is not currently on a historical list. Mr. Gabrielson presented a packet of documents from the State of Connecticut Department of Economic and Community Development. Mr. Gabrielson stated there are 3 levels of historic recognition you can apply for; town, state and national recognition. The Commissioners discussed the perks of having the Farm registered as a historic structure. Mr. Gabrielson stated that through his research he found that the more recognition the Farm could have opens up for more opportunity of supplemental funding for the upkeep and repairs of the farm.

Mr. Gabrielson stated he was going to continue forward with looking into the process of filing for historical recognition and what potential disadvantages of filing would be. Mr. Gabrielson will report back to the commissioner with his findings.

Mr. Gabrielson stated that the paintings of the barns really need to be addressed and with the quote received for \$55,000, that the opportunity for supplemental funding for these types of projects would be beneficial.

5. New Business

a. Rochambeau Monument:

Mr. Gabrielson briefed the commission on the current location of the Rochambeau monument and the proximity to Fenn's Farm and how it relates to the LPOS Commission. Mr. Gabrielson explained that there was confusion on if the Rochambeau monument was located on town property or if it was on private property since it is not easily accessible from roadside. Mr. Gabrielson stated that there is a proposal to move the Rochambeau monument from its current historical location to the proposed new location at Meadowview Park.

Mrs. Carrington explained that the parcel of land is currently owned and preserved by the Town of Middlebury. Pending guidance from the Town's Attorney, a resident is requesting to purchase the piece of land and relocate the monument. The discussion ensued about what is deemed as open space during the stages of development should stay deemed open space and not eligible for resale back to a person/development.

The discussion will be tabled until information and guidance from the Town's Attorney is available.

6. Public Comments: NONE

7. Adjournment

Mr. Todt **MOTIONED** to ADJOURN the meeting at 8:13 p.m.; **SECONDED** by Mr. Lawlor. Unanimous approval.

These minutes are submitted subject to approval.

Respectfully submitted,

Katie Burdick

Katie Burdick
Recording Clerk