



# **TOWN OF MIDDLEBURY**

## *Land Preservation & Open Space Acquisition Commission*

### **MINUTES**

#### **Land Preservation & Open Space Acquisition Commission Meeting Wednesday, April 7, 2021 – 6:00 p.m. VIA ZOOM**

**Present:** Paul Bialobreski  
Erika Carrington  
Ann Paolino  
Ray Pietrorazio  
Malcolm Todt  
Doug Veillette

**Also Present:** Vin Cipriano, Board of Finance Liaison  
Rita Smith, Public Works Liaison  
Barbara J. Whitaker, Acting Recording Clerk  
Katie Burdick, Recording Clerk

**Unexcused** Jim Lawlor  
**Absent:**

*The meeting was led by Erika Carrington until nominations for officers were taken.*

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

The meeting was called to order at 6:05 p.m. by Mrs. Carrington with the Pledge of Allegiance.

#### **Approval of March 3, 2021 Meeting Minutes**

Mr. Veillette MOTIONED to approve the minutes of the March 3, 2021 meeting; SECONDED by Mr. Todt. Unanimous approval.

#### **Old Business**

##### **Election of Officers**

Mrs. Carrington opened the floor for nominations for Chairman.

Malcolm Told nominated Raymond Pietrorazio for Chairman. Paul Bialobreski nominated Doug Veillette for Chairman.

At this time Mr. Pietrorazio stated that he would have to decline the nomination.

Mrs. Carrington announced that Mr. Veillette was nominated for the position of Chairman and asked if Mr. Veillette gave his consent for the nomination. Mr. Veillette affirmed.

Mrs. Carrington asked if there were any further nominations. There were none and she declared the nomination closed.

Mr. Bialobreski MOTIONED to nominate Doug Veillette as the new Chairman; SECONDED by Mr. Todt. Unanimous approval.

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Mrs. Carrington opened the floor for nominations for Vice-Chairman.

Mr. Pietrorazio nominated Malcolm Todt for Vice Chairman. At this time Mr. Todt stated that he would have to decline the nomination.

Mr. Veillette nominated Ann Paolino as Vice Chairman; SECONDED by Mr. Todt. Unanimous approval.

Appointment of Public Works Department Liaison

Mr. Pietrorazio MOTIONED to appoint Mr. Veillette as Public Works Liaison; SECONDED by Mr. Bialobrzkeski. Unanimous approval.

Approval of 2021 Meeting Schedule

Mr. Bialobreski MOTIONED that Commission meetings be held on the first Wednesday, monthly at 7:00 p.m. via Zoom; SECONDED by Mr. Todt. Unanimous approval. The schedule will be as follows:

April 7, 2021  
May 5, 2021  
June 2, 2021  
July 7, 2021  
August 4, 2021  
September 1, 2021  
October 6, 2021  
November 3, 2021  
December 1, 2021

**New Business**

**Fenn's Farm**

Friends of Fenn's Farm 501(c)3

Mr. Pietrorazio started the 501(c)(3) primarily for donations to Fenn's Farm to distinguish from donations given for other purposes. Mr. Veillette feels that it is important to streamline the property and articulate the mission. Mrs. Carrington explained that when the Commission receives donations they go to the Board of Selectmen; it is placed in the general fund. Mr. Veillette added that he receive a call from someone that wants to donate land.

Mr. Pietrorazio added that the 501(c)(3) was established as a private entity so that donations could be earmarked specifically for the Farm. He added that individuals were concerned that their donations would not go directly to the farm.

There was some discussion on tour and fundraisers and whether or not Robin Fenn would be willing to open the farm up for additional activity. Mr. Pietrorazio said he didn't feel Mr. Fenn would have a problem with this. Mr. Veillette explained that the role of the Commission is to establish guidelines on what activities and function they will serve. He added that these details should be worked out with the Town Attorney, and that he will reach out to Attorney D'Angelo to define these responsibilities. Mrs. Carrington suggested that one of the Town attorney's attend a meeting because they are on retainer.

Mrs. Paolino inquired about the goal of the Commission. Mr. Veillette explained that the Commission needed to come up with a blueprint that is deliberate and defines and establishes what can be done and what they would like to do.

Mr. Pietrorazio said that in order to eliminate the duplication of efforts, he would like to ask for a motion that the proceeds from the first fundraising event go to replace the cupola. Mrs. Carrington explained that this type of expense needed to go through the proper process because no dollar amount has been approved for the cupola. Mr. Cirpirano said that there is a significant amount of work involved in this replacement process and that the cost could be approximately \$21,000 because there is some additional roof work that needed to be done that the Town has already spent a considerable amount of time repairing. Mr. Todt suggested speaking with Town officials regarding this expenditure and that a letter could be sent to residents requesting donations.

Mr. Pietrorazio feels it is important that the Commission immediately look into the cost issue with the cesspool at the Farm which is being pumped out every 8 to 10 weeks. He feels that a new septic system is imperative because of the cost of the pump outs being from \$800 to \$1,000 every 8 to ten weeks, and that there is no money in the budget for this action to continue. Mrs. Carrington explained that this issue is being handled by the Board of Selectmen and Board of Finance.

There was additional discussion on repairs and painting that needs to be done at the Farm. Mr. Veillette suggested a professional walk through of the property to set priorities so that the Commission could come up with a 5 to 7 year plan. Mr. Cipriano added that the Board of Finance will push back the numbers because they will be significant once the property is assessed for problems and repairs. Mr. Todt suggested that Robin Fenn already has a list of things that need to be done and that the commission should review it and prioritize the list.

### **Public Comments**

None.

### **Adjournment**

Mrs. Carrington MOTIONED to ADJOURN the meeting at 6:50 p.m.; SECONDED by Mr. Pietrorazio. Unanimous approval.

These minutes are submitted subject to approval.

Respectfully submitted,

*Barbara J. Whitaker*

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Recording Clerk