



# **TOWN OF MIDDLEBURY**

## *Land Preservation & Open Space Acquisition Commission*

### **MINUTES**

**Land Preservation & Open Space Acquisition Commission Meeting**  
**Wednesday March 6, 2024 – 7:00 p.m.**  
**In Person- Downstairs in Shepardson, ROOM 7**

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

**Also None**  
**Present:**

**Public:** Rob Fenn

**Absent:** Jim Lawlor  
Anne Paolino

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

The meeting was called to order at 7:05 p.m. by Mr. Gabrielson with the Pledge of Allegiance.

#### **2. Approval of February 7, 2024 Meeting Minutes**

Mr. Bialobreski **MOTIONED** to approve the minutes of the February 7, 2024 meeting with the following noted corrections; **SECONDED** by Mr. Todt. Unanimous approval.

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

Mr. Gabrielson reported that he received some correspondence regarding the special meeting held in January for the purpose of discussing two parcels of open space. Mr. Todt asked to see the correspondence; Mr. Gabrielson stated he will bring it to the next meeting.

Mr. Gabrielson reported that he spoke with the First Selectman and learned that the repairs to the horse barn were approved according to the structural engineer's report submitted by Mike Rosa. Mr. Gabrielson has an in-person meeting scheduled with Dan Norton from the Public Works Department to discuss the list of repair items at Brookdale Farm.

#### **4. Old Business**

Mr. Bialobreski received a quote for painting of the barns at Brookdale Farm. The quote was for \$46,000 for the project, compared to the previous quote of \$55,000 Mr. Gabrielson received. The Commission discussed the current repair issues on Brookdale Farm. The list included:

- The roof on the house needs masonry work.
- The sewage pump alarm is not working.
- The fascia boards on the corn crib need to be replaced.
- The cornices on the house need to be prepped and painted.
- Tree work is not complete, outstanding items are iron rod feeding, pruning, and treatment for the ash bore.
- Five door tracks need to be repaired or replaced on the barns.

#### 5. **New Business**

Mr. Gabrielson stated he would like to explore installing a generator on Brookdale Farm for possible power outages. The Commission agreed that future meeting agendas should include discussion of open space acquisition and the commission's role thereof. The Commissioners agreed they need to secure an updated map of the open space. Members discussed researching other towns' open space committees' roles are regarding acquisition and management of open space.

#### 6. **Public Comments: NONE**

#### 7. **Adjournment**

Mrs. Carrington **MOTIONED** to ADJOURN the meeting at 8:05 p.m.; **SECONDED** by Mr. Todt. Unanimous approval.

#### **Post meeting Public Comment:**

Mr. Rob Fenn read a list of outstanding items that need to be repaired at Brookdale Farm and expressed his frustration and dissatisfaction with the Town's lack of maintenance and repair of the farm. Rob Fenn also read a list of ongoing tasks that he carries out with regard to property maintenance on the farm and added that the performance of these tasks is becoming increasingly difficult.

Mr. Gabrielson requested this list in writing and said that he would discuss it with Dan Norton at their upcoming meeting.

These minutes are submitted subject to approval.

Respectfully submitted,

*Katie Burdick*

Katie Burdick  
Recording Clerk