

East Greenwich Municipal Land Trust
Minutes of Meeting
January 30, 2014
6:30 p.m.

Members Present: Steve Whitney (Chair, arrived 6:55 p.m.), Kevin Fetzer (Vice-Chair), Tracie Truesdell (Recording Secretary), Doug Brown, Larry Steingold, and Denise Schwarzbach (arrived 7 p.m.).

Members Absent: Kristin Lehoullier.

Staff Present: Juliana M. (Berry) King (Planning Technician).

Others Present: Patrick McNiff (Pat's Pastured).

Mr. Whitney opened the meeting at 6:47 p.m..

Rocky David

Ms. Berry explained that there is an erosion issue at the easement where it curves around and down to meet the existing trail. Crossman was made aware of it and submitted a solution plan; the Town-issued soil erosion and sedimentation control permit is conditional upon the Trust approving this plan.

Mr. Fetzer opined that the area is going to need ongoing maintenance, although when gravel is laid down on the easement it should help until it becomes compact at which point just riprap might do the trick along the bank. Ms. Berry noted that the next step is indeed for gravel along the full easement, and agreed to let the Rocky David contractors know that sediment erosion into the adjacent riverbank wetland is a concern until vegetation is established. Otherwise, the Trust was in favor of the Crossman plan.

Hunt River- Parking

Mr. Whitney wondered if the abutting homeowner's car could be towed out of the designated public parking if a violation letter from the Zoning Enforcement Officer is ignored and the violation continues, and Mr. Brown didn't see why not.

Trail Adoption Program & Property Signs

Ms. Berry passed on that the Cub Scouts Pack 3 had signed a registration form to adopt Laurel Woods and Fry Family Nature Preserve, and the only action left for the Trust is to approve expenditure for an adopted-by sign.

Motion by Mr. Brown to purchase an adopted-by sign from Traffic Signs and Safety to match the other trail signs. Second by Ms. Truesdell. Approved 5 – 0.

Website

Ms. Schwarzbach summarized that RWU had not chosen the Trust's proposal for any upcoming course but the email did include suggestions for the next application round (due 3/3); she will fill it out and send for review prior to the deadline just like last time. Ms. Schwarzbach also commented that NEIT apparently doesn't offer unpaid internships.

Financials

Ms. Berry provided an updated fund balance including mudroom work expenses and what is expected to be left after the project is complete, and Mr. Brown remarked that perhaps Happy Hearts doesn't need a whole \$10,000 each year anymore. Ms. Berry will check with Public Works on their opinion of work that might be coming down the pipeline out there.

Boesch Farm – Farmhouse Work

Mr. Brown expressed his desire for the exterior of the mudroom to be red, and Ms. Berry distributed Peter Bamberry's final work timeline- DPW is

determined to be finished by next Friday. Mr. Brown stressed that it needs to be done the right way and end strong, and Mr. McNiff suggested a walk-thru to come up with a punch-list. Mr. Brown remarked that a landing is still needed, and recalled that the front door at the back needs one too. Ms. Truesdell offered to look on the Farm for nice granite pieces to accomplish that task with Mr. McNiff, so that then Mat Olson can set them. Mr. McNiff thanked Ms. Truesdell and Ms. Schwarzbach for their fixture selections. Mr. Brown outlined the kitchen deliverables as a door, sink, a portion of the counter, dishwasher, and some newly painted cabinetry- the next phase is the rest of the kitchen.

Ms. Berry cautioned the Trust that Mr. Bamberry is worried that a farmhand is still living in the camp house, and Mr. McNiff clarified that the individual in question has a bedroom in the farmhouse but likes to hang out in the camp house where it is warmer right now. Mr. McNiff will explain the situation if the ZEO comes to inspect the premises.

Boesch Farm – PWS Well

Ms. Berry passed out the estimates requested at the last meeting, and Mr. McNiff elaborated on construction timelines and the RIDOH process for transferring his license. Ms. Berry highlighted the steps with DOH Water to get a new well approved and in service. Mr. McNiff suggested that a short-term solution for MPU waste would be to send it to a sealed tank and pump that out on a periodic basis; composting on-site is a regulated activity and he has DEM and DOH approval to spread the washwater on agricultural fields.

Mr. Fetzer and Mr. Brown agreed that it is probably too costly to upgrade to a large enough septic system to accommodate the house and potential future improvements to the camp house as well as a tie-in from the MPU. Mr. Brown reminded the Trust that it is a fine line, with limited resources, between what to pay for that will benefit the land and farm permanently versus just for Pat's Pastured. With that in mind, Mr. Brown detailed his new idea to expand the MPU site for a 24x28 simple barn structure on a concrete pad that would house the freezers, MPU, and serve as the farm store with sliding barn doors. The lower non-historic section of the existing barn, where the store resides now, would then be demolished and a gate put up to access

the underside of the upper section for equipment parking. This will also open up the area for additional drainage solutions and re-grading into the hill.

Mr. Brown went over the estimate from South County Post and Beam and roughly approximated the total cost in the \$150,000 range. An even cheaper option could be to only have SCPB erect the framing but use the planted white pine stand on the Farm for the siding. Ms. Truesdell and Ms. Scharzbach were excited about this possibility and furthered the concept to a “barn-raising” event one weekend- this could double as a targeted fundraising campaign. Mr. Brown envisioned the structure as multi-use even if Pat’s Pastured were not the tenant.

Consensus of the Trustees was that a full work plan is needed for the new barn structure, new septic, the rest of the exterior carpentry for the farmhouse, and a decision on what to do with the remainder of the existing barn, especially in order to figure out a loan amount.

Mr. McNiff stressed that a well and pad structure is necessary in the short term, and said that since the well will benefit the farm permanently while the pad is more for him he is willing to pay for Olson’s labor with the Trust to shoulder the cost of Olson’s materials and the J. Russell well estimate. Ms. Truesdell spoke up that the Trust should pay for the pad/foundation. Mr. Brown noted that even if the new barn structure doesn’t end up a reality now, at least the foundation would be in place for the future. Mr. McNiff also agreed to pay for the DOH annual Public Water System fee and any mandatory water sampling and monitoring. Mr. Brown followed up that a vote on the foundation could be put off until the February meeting.

Motion by Ms. Truesdell to approve the new Public Water System well, including location, with the Trust to pay \$4,900 (J. Russell), \$318 (Olson materials), and \$1,000 (for Horsley Witten/Jon Ford to produce the stamped plans for the DOH application) and with the understanding that Mr. McNiff will assume financial responsibility for \$330 (DOH application) and \$3,680 (Olson labor). Second by Ms. Schwarzbach. Approved 6 – 0.

Boesch Farm – General Update

Mr. McNiff updated the Trust that he is signing CSA and Buying Club members this month, and pointed out the extra electricity being used to run a space heater in the mudroom during construction all this time. The Trustees asked that he bring the appropriate heating bill to the next meeting because it is on the Trust to pay for that, and they can figure out a compensation number for a portion of the oil bill too.

Ms. Berry mentioned that although the RIDEM Historic Parks/Passive Recreation Development grant application was submitted on time, there has been no word on awards.

Motion by Mr. Brown to approve and pay the All Outdoors bill. Second by Mr. Steingold. Approved 6 – 0.

Approval of Minutes

Minutes continued to the February meeting.

Correspondence

With respect to the RILTC's request for the Trust's top 2 accomplishments of 2013 for presentation at the Land and Water Summit, it was unanimous that the first be securing funding for and starting major renovations on the farmhouse and the second that so many more organizations signed up for the Trail Adoption Program.

Agenda Planning

Boesch Farm- Farmhouse Work; Boesch Farm- PWS Well; Boesch Farm- General Update; Rocky David; Hunt River- Parking; Trail Adoption Program & Property Signs; Website; Financials; Approval of Minutes; Correspondence; Agenda Planning; Trustee Comments/Other; Public Comment.

Trustee Comments/Other

There were none.

Public Comment

Mr. McNiff stated that he had spoken with Frank Basile about a fundraiser to honor the Baileys, Judy in particular, and especially their commitment to agriculture in Rhode Island; there was also talk of launching a fund of some sort to continue the farming tradition and preservation in the state in their name. Mr. Brown's idea was to invite remaining members of the original Frenchtown Community Club too, and Ms. Schwarzbach added that such a gathering could be used to get the new barn idea out there.

Mr. Whitney motioned to adjourn at 8:58 p.m.. Ms. Schwarzbach seconded.
Approved 6 – 0.