

East Greenwich Municipal Land Trust
Minutes of Meeting
March 18, 2014
6:30 p.m.

Members Present: Kevin Fetzer (Vice-Chair), Doug Brown, Larry Steingold, and Kristin Lehoullier.

Members Absent: Steve Whitney (Chair), Tracie Truesdell (Recording Secretary), and Denise Schwarzbach.

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

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

Mr. Fetzer opened the meeting at 7:05p.m..

Boesch Farm – Farmhouse Work

Ms. Berry handed out Peter Bamberry's expense update, dated 3/14/2014, and explained that although it is a bit complicated the adjusted total actually differs only slightly from her running tally and projected total. Ms. Berry also noted that she had inspected the mudroom addition with Mr. McNiff recently, and passed around the resulting punchlist and phone photos. The remaining items on the list, however, will not likely be taken care of by DPW as they are adamant to not return on this particular project.

Mr. McNiff remarked that someone could be hired to complete the work on the punchlist without too much cost, as they are minor homeowner-handyman type things, with the exception of the gutters. Ms. Lehoullier stipulated that it should be ascertained whether the gutters were in the initial scope-of-work. Ms. Berry will inquire from DPW about the gutters and whether insulation was put in under the hatch, although Mr. Brown was pretty sure that gutters were part of Mr. Bamberry's original plan voted on by the Trust in October. Either way, the addition really needs them.

Mr. Brown and Mr. Fetzer agreed to pick out and install a shower door and dishwasher from Home Depot or Lowes- the purchase can be charged to the Town account.

Motion by Mr. Brown to select and purchase a shower door and dishwasher, not to exceed \$1,000. Second by Ms. Lehoullier. Approved 4 – 0.

Mr. Brown brought up the \$2,400 quote from Olson Excavating for the front and back farmhouse steps, stepping stones from the mudroom addition to the camp house, and some re-grading the addition area. Huge on-site rocks would be utilized for the stepping stones.

Motion by Mr. Brown to approve \$2,400 for the listed Olson work. Second by Ms. Lehoullier. Approved 4 – 0.

Boesch Farm – PWS Well

Ms. Berry updated the Trust that the application was complete and had been mailed to RIDOH Water; she will email that application to the full Trust.

Boesch Farm – General Update

Mr. McNiff said that layers were just in and baby chicks are expected next week. Johnson & Wales students took a tour of the Farm today as part of a sustainable food class, and the summer CSA and Meat Money programs are still filling up. A new Livestock Manager starts next month and Mr. McNiff is interviewing for the rest of the staff now. There is a hole in the camp house under the sink from when plumbing work was being done and the concrete was never poured back in.

Mr. McNiff referenced his Kickstarter campaign to raise funds for a food truck (to remain at the Farm) and food cart (to use at farmer's markets), with different donation levels associated with different rewards (e.g. tours, CSA membership, products, etc), and at just over halfway through the month-long endeavor it is turning out to also be a good way to get the word out about Pat's Pastured in general and advertise on media platforms and at state and local events.

Rocky David

Ms. Berry stated that there was no movement on work at the easement (erosion control, re-staking, gravel), but that probably won't last long now that the snow is finally melting.

Hunt River- Parking

Ms. Berry mentioned that she had driven to the site at the beginning of the month and the homeowner's car was not parked in the Preserve's dedicated easement; however, that could have been due to the snow. The Zoning Enforcement Officer is holding off on issuing a violation in case the person in question is finally utilizing his own parking spaces and driveways.

Trail Adoption Program & Property Signs

Ms. Berry briefed the Trust on spring cleanups- the MSA at Boesch is scheduled for 4/12, the Cub Scouts at Frenchtown Park/Laurel Wood/Fry Family is scheduled for 5/4, and the Boy Scouts at Bleachery is set for 5/10.

Website

Ms. Berry passed on from Ms. Schwarzbach that the Roger Williams application for a website re-design and historic research on the Trust's properties was completed and submitted, with a potential answer by May.

Financials

Ms. Berry approximated \$65,000 left in the Trust's fund balance after the remainder of anticipated farmhouse expenses and based on finance queries she had run herself.

Mr. Brown stressed the need for updated estimates for exterior carpentry and painting of the farmhouse. If possible and in order to accomplish the work this summer, plus a new barn structure site work and foundation, current funds should be expended with any extra money being put towards finishing up the kitchen. Mr. Brown's opinion was to then let the revenue cushion build

back up before revisiting the loan for the original priority list, including the septic system update and upper barn improvements.

Ms. Berry will email the Architectural Preservation Group quote from a few years ago to that apples-to-apples bids can be sought. Mr. McNiff assured the Trustees that he would therefore have estimates for the exterior carpentry and painting, and a new barn foundation, in time for a vote at the next meeting. Mr. Brown commented that the new barn structure itself will need to go through the official bid process, and DPW should be met with ASAP.

Approval of Minutes

Minutes continued to the April meeting.

Correspondence

There was none.

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

Ms. Lehoullier summarized her recent QR code meeting with the Town's IT administrator Wendy Schmidle and Ms. Berry as positive and moving forward, and Ms. Berry apprised the Trust of the just-received news that the Town/Mrs. Iannuccilli/Trust project is on a Town Council agenda after Ms. Schmidle found that the QR code generator was easy and compatible with the Town's website.

Public Comment

There were no comments.

Mr. Brown motioned to adjourn at 8:12 p.m.. Ms. Lehoullier seconded.
Approved 4 – 0.