

East Greenwich Municipal Land Trust
Minutes of Meeting
April 17, 2014
6:30 p.m.

Members Present: Kevin Fetzer (Vice-Chair), Tracie Truesdell (Recording Secretary), Doug Brown, Larry Steingold, and Denise Schwarzbach.

Members Absent: Steve Whitney (Chair) and Kristin Lehoullier.

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

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

Mr. Fetzer opened the meeting at 6:41 p.m..

Boesch Farm – Farmhouse Work

Mr. Fetzer and Mr. Brown agreed to install the shower door and dishwasher on Saturday, now that both items have been delivered to the Farm.

Mr. Brown showed everyone his most recent plans for a new barn structure, noting that it would be ideal to construct it as post-and-beam but quotes should be solicited for conventional construction too (separate from the foundation). Siding would be white pine, ship-lapped, and tongue-and-groove, with metal plate connectors at the joints, all on a concrete slab with floor drains through the middle. The floors would cant towards the drains and the drains would connect directly to a tank for processing wastewater. An overhead door would be about 11 feet high, which would allow the processing unit and freezers to be stored inside. The farm store would also be housed in it; and the details would need to be reviewed with the Fire Marshal.

Mr. McNiff remarked that the electrical conduit will have to be relocated since eventually the lower barn will be demolished; this can be accomplished during digging for the new well. Mr. Brown added that a plumbing/electrical/etc

plan will be required prior to excavation for the foundation. Windows are intended for the front part of the structure while they can at least be framed in at the rear. Site work for the whole barn area is important now too.

The Trustees passed around the received foundation/drainage quotes, verbally compared them, and summarized the most expensive scenarios as \$13,000 for concrete forms and slab and \$17,000 for the new barn site work and overall barn drainage solutions.

Mr. Brown recalled the Town Council/FTM approved \$350,000 bank loan, potentially breaking it down as ~\$50,000 for the farmhouse exterior, ~\$20,000 for a new septic system, ~\$150,000 for a new barn, and ~\$20,000 as contingency funds, which leaves \$110,000. Discussion ensued as to what the ~\$110,000 could best be used for; general consensus vacillated between spending it on the upper barn for a roof and siding while applying for matching grants to shore up the rest of it, versus scrapping the new barn idea and expending ~\$260,000 on the existing barn.

Motion by Ms. Truesdell to implement the barn drainage solutions, not to exceed \$17,000, and to move forward with the 26'x48' foundation adjacent to the existing barn, not to exceed \$13,000, as delineated in the Olson scope-of-work proposal dated April 8, 2014 and conditional upon Town Council approval of the \$350,000 bank loan details and verification that Happy Hearts has renewed its lease. Second by Ms. Schwarzbach. Approved 5 – 0.

Mr. Brown offered to take care of ensuring that all interested contractors receive a set of itemized detailed plans so that the Trust can sign off on a project award at the May meeting to the lowest qualified bidder.

Boesch Farm – PWS Well

Ms. Berry updated the Trust that she had spoken with the RIDOH Water contact, Carlene Newman, that afternoon, and Ms. Newman is now aware of the urgency for excavating for the well and water lines at the same time as for the new barn, and were making the application a priority. Ms. Newman said that at first blush the proposed well site seems acceptable as it meets all regulation requirements. Mr. Brown commented that, overall, the excavation

work needs to proceed when the ground is not so wet, and Mr. Fetzer opined that the well trench shouldn't sit open for any length of time.

Ms. Schwarzbach left the meeting at 8:31 p.m..

Boesch Farm – General Update

Mr. McNiff cautioned that it is really wet at the Farm right now, and announced that his Kickstarter campaign reached its funding goal. Events centering on the food truck are planned at the Farm, starting with a launch date of May 17th and to include the food cart at farmer's markets. A pipe burst in the house due to corrosion and a copper coupling broke in the barn; a plumber was out at the beginning of April to perform the associated repairs.

Motion by Mr. Brown to approve the \$322.50 invoice for the Charlie Greene & Sons plumbing work. Second by Ms. Truesdell. Approved 4 – 0.

Ms. Berry passed out photos taken on 4/4/2014, depicting the flooding and erosion issues resulting from the snowmelt and rain events this season.

Rocky David

Ms. Berry stated that, because of the recent weather, there has been no new activity at the easement. Mr. Fetzer inquired how the timber mats are holding up, and Ms. Berry reported that although the planks are in decent shape, the chains may have come loose in some places leading to a certain amount of seesaw left-to-right imbalance.

Hunt River- Parking

Ms. Berry distributed 4/4/2014 photos, contrasted with the 10/26/2013 photo, illustrating how the homeowner continues to park in the Hunt River spaces and uprooted the Trust's sign to a far corner where it is barely visible. Ms. Berry also explained that Staff consensus is that the Police are best to enforce parking, and so an ordinance is being drafted to address the problem. Ms. Berry will find out the appropriate way to solve the sign vandalism.

Trail Adoption Program & Property Signs

Ms. Berry briefed the Trust that the Town carpenter picked up all the TAP signs and will install them once the groundwater level is a little lower. The Boesch/MSA spring cleanup was this past Saturday and was very successful; the spring Fry Family Nature Preserve & Laurel Wood/Cub Scouts Pack 3, Frenchtown Park/Cub Scouts Pack 4, and Bleachery/Boy Scouts Troop 1 cleanups are next month.

Website

There was nothing new to report.

Financials

Ms. Berry noted that she is now running the queries and putting the financial report together- as of that morning, the Trust had a little over \$67,500 available.

Approval of Minutes

Minutes were continued to the May meeting.

Correspondence

Ms. Berry asked that the Trust keep the 2014 Land Trust Days deadline of May 30 in mind for next time; the Days will commence statewide on August 8 and conclude on September 28. Ms. Berry reminded the Trustees that in the past they've scheduled an event to coincide with the start of autumn, and that last year's tours and cookout had a great turnout and rave reviews.

Ms. Berry also mentioned that there is a series of nature walks for next week set to coincide with school vacation week and led by naturalist and educator Wendy Fachon. Wednesday 4/23 will be at Boesch, in case any Trustees want to attend.

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 no comments.

Public Comment

There were no comments.

Mr. Brown motioned to adjourn at 8:51 p.m.. Ms. Truesdell seconded.

Approved 4 – 0.