

East Greenwich Municipal Land Trust  
Minutes of Meeting  
May 28, 2014  
6:30 p.m.

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

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

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

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

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Mr. Fetzer opened the meeting at 6:36 p.m., and all present agreed to move all Boesch agenda items to last.

### **Rocky David**

Ms. Berry reported that there was nothing new since the last time. Mr. Fetzer inquired as to the status of a formal wetland application, and Ms. Berry recalled that she and Wayne Pimental, the Zoning Enforcement Officer, had recommended to Scott Rabideau that zoning relief for the frontage be sought before finishing the RIDEM application but had not heard back on either front.

### **Hunt River- Parking**

Ms. Berry updated the Trust that the parking ordinance has commenced to three readings by the Town Council, with anticipated adoption in the next few months.

### **Trail Adoption Program & Property Signs**

Ms. Berry noted that the spring cleanups were done and all a success; the summer Boesch MSA cleanup is scheduled for June.

### **Website**

There was nothing new to report.

### **Financials**

Ms. Berry passed out the most recent financials, and will check with DPW on whether the Happy Hearts needs have been re-evaluated and still require \$10,000 a year to meet.

### **Approval of Minutes**

Mr. Steingold motioned to approve the March 18, 2014 minutes as written; Mr. Brown seconded. Approved 3 – 0.

Ms. Truesdell motioned to approve the April 17, 2014 minutes as written; Mr. Steingold seconded. Approved 4 – 0.

### **Correspondence**

Ms. Berry reminded the Trustees about the Rally taking place in Providence in September, and offered a registration voucher from the RI Land Trust Council for two members to attend at a reduced rate- either for one day or the full three days, but registration must be completed by July 1. Ms. Berry stated that she is willing to use one of the coupons and go on the Friday, as there are interesting and applicable workshops on 9/19, if no one else is free; Ms. Truesdell indicated that she might be interested for that day too.

Ms. Berry and Mr. McNiff proposed a stroll at Boesch for RI Land Trust Days this year, similar to last year's event, to take place on Sunday 9/21 with 9/28 as a rain date. A tour would commence at 10:30am with lunch afterwards around noon courtesy of Pat's Pastured. Signing up ahead of time would be required, with unofficial cutoff at 50 people. The Trustees were in agreement that the event be named Harvest Stroll, as calling it "end of

summer” stroll would be too confusing with the Town’s Summer’s End festivities.

### **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.

### **Boesch Farm – Farmhouse Work**

Ms. Berry explained that it’s likely the loan will have to go out to bid to banks, according to the Town Solicitor and the bond counsel. It will be called a general obligation bond but is treated by the bank as a loan, and just as intended involves no taxpayer money. The process, though more complicated and time-consuming than anticipated, should result in an even better rate.

Mr. Brown believed it prudent to get a specific set of instructions on how the funds will be set up, where to submit invoices, etc. There is enough of a cushion of money to pay for the first few invoices while waiting for the loan to be finalized. Mr. McNiff hadn’t spoken to Mathew Olson since the on-site meeting with Mr. Brown and Ms. Berry and so his schedule isn’t known yet, but will confirm a timetable ASAP. With respect to that on-site meeting, Mr. Brown summarized it and remarked that every item of the barn drawing was gone over and the scope of work refined.

Ms. Berry will check for any EW Audet drawings for the barn electrical layout in Town records to ensure that the barn work and drainage improvements don’t interfere with existing lines.

Mr. McNiff wondered when the new barn structure would realistically be erected. Mr. Brown pondered that it could be a hybrid of post and beam with more modern building methods, or it could even go one step further and be undertaken by a group like Davis VoTech or a contractor like Mike Guertin. Regardless, it will probably take a month to a month and a half from start to

finish, and it remains ideal to harvest and mill timber from the Farm itself. Mr. McNiff mentioned NE Sawmill as a possible partner.

Mr. Brown stressed that prices should be compared, including using a conventional building technique. Mr. McNiff commented that the other option is to have the Amish do it but exact measurements will be needed. Mr. Brown's best case scenario is to have the slab in place by the beginning of August; then the question becomes whether to continue processing in Jamestown until mid-October with the barn constructed in 4-5 weeks before Thanksgiving, or to put the barn up and process on-site September into October. The latter choice assures that the structure would be complete for the Thanksgiving Market in November. Mr. McNiff will get prices from his Amish contact and a timeline for the next meeting.

Mr. Brown said that Bill Westall won't be available for the exterior farmhouse painting/carpentry/minor gutter work/stone foundation repair, and it really should be tackled before October. The preference is to not have to go through a bid process. Mr. Brown recommended contacting Mr. Guertin and Steve Tyson, and Mr. McNiff suggested EG Neale too.

Mr. McNiff pointed out that the driveway between South Road and the barn is already eroding pretty significantly, and queried whether DPW could put gravel down and grade it as a quick fix. A longer-term solution would be to acquire a blade for the tractor that the Trust would own (it would probably cost under \$1,000) to maintain the grade every once and a while, or pay Mr. Olson to smooth it out occasionally. Mr. McNiff agreed to obtain blade prices and an estimate from Mr. Olson before the next meeting, and Ms. Berry will get an idea from DPW of how much natural processed gravel material the area typically needs and at what rate.

### **Boesch Farm – PWS Well**

Ms. Berry updated the Trust that she had called several companies and engineered plans range from \$2,000 to \$5,000. Sampling will have to be conducted as part of the final approval from DOH Water, which is another cost not factored into the breakdown of expenses' responsibility voted on at a

prior meeting. Mr. McNiff noted that Joel Russell is ready to drill the well within the next week, and was willing to pay for that preliminary water testing.

Discussion ensued on the cost of the plans, as well as whether to test the well for all parameters to prove that treatment and associated extra equipment and quarterly/yearly sampling isn't needed and provide those results with the application. Mr. McNiff was amenable to footing the bill for the required DOH testing and any quarterly/yearling sampling from there on out as long as the Trust paid for the full-parameter testing not actually required by the state. Ms. Berry will provide a better sense of the potential extra costs of treatment from Mr. Russell and written proposals for the engineered plans (assuming no treatment) in time for the June meeting.

### **Boesch Farm – General Update**

Ms. Truesdell let the Trustees know that there was no luck with submitting a Champlin application by the deadline this year, and Mr. McNiff asked for a work day to seed around and between the farmhouse buildings. Ms. Berry will poll the Trust to find a date in the next month that works for a majority.

Ms. Berry announced that the application for a DEM Historic Park Recreation Grant in the amount of \$18,000 (matching \$2,000) to improve the parking lot and signage was awarded. A contract should arrive shortly, meaning that the work can commence this year.

### **Trustee Comments/Other**

There were no comments.

### **Public Comment**

There were no comments.

Ms. Truesdell motioned to adjourn at 8:38 p.m.. Mr. Brown seconded.  
Approved 4 – 0.