

GLOCESTER LAND TRUST
REGULAR MEETING
December 11, 2018

The regular meeting of the Gloucester Land Trust took place on December 11, 2018 at the Gloucester Town Hall. Chair Stephen Mitchell called the meeting to order at 7:04 p.m.

Members in attendance: Stephen Mitchell, Russell K. Gross, Gene Cavaliere, David Piccirillo, and Legal counsel John J. Bevilacqua, Sr.

Members Absent: Steven St. Pierre, Roy Najecki and Janine Pitocco

Minutes: Judi Rix

Guests: Gloucester resident Mr. Julian Forgue, URI Grad student Sarah DeSimone

Pledge of Allegiance

Open Forum Agenda Items Only: No one present wished to speak.

Approval of minutes of previous meetings

- a. Russell K. Gross made a motion to accept the minutes of the November 13, 2018 meeting; it was seconded by David Piccirillo and passed unanimously.

Treasurer's Report: Treasurer Roy Najecki was not present to provide an updated treasurer's report, and had not submitted anything in advance of the meeting for the rest of the Board to review.

Approval of Bills:

- a. Russell K. Gross made a motion to pay Scituate Lumber a total of \$167.59 for lumber for the Property Signs; it was seconded by David Piccirillo and passed unanimously. This vote was for the record only since the town already paid this bill.
- b. Russell K. Gross made a motion to pay Judi Rix a total of \$157.00 for November 13, 2018 Minutes; it was seconded by Gene Cavaliere and passed unanimously.
- c. Russell K. Gross made a motion to pay Pinewood Pub & Restaurant a total of \$370.00 for Gloucester DPW appreciation luncheon; it was seconded by Gene Cavaliere and passed unanimously.

Old Business

- a. Steere Hill Parking Area Sign Update: Russell K. Gross indicated that the tree that is in the way still needs to be taken down, and then the Gloucester DPW will put the sign up as soon as the Board is ready.
- b. Joe Sweet Parking Lot Update: Chairman Stephen Mitchell has had no update from Roy Najecki on this, but knows the work was due to start this month.

New Business (discussions and/or action)

- a. Report on Kwandran's Baseline Documentation Report Update (Sarah DeSimone): Carol Trocki, who teaches at URI, and has developed a partnership with the GLT, assigned completion of a Baseline Documentation Report for the Kwandron's property to her graduate student Sarah DeSimone. Ms. DeSimone is at tonight's meeting to share with the Board her findings.

Approved Minutes

Ms. DeSimone thanked the Board for the documentation they provided her in advance, and found the survey map especially helpful; signage on the property at the borders made it much easier for her to complete the report as well. Summarized in the report are the environmental, historical and educational values the property holds, including the flora and fauna, historical cemetery and schoolhouse. There were a couple of issues she wanted to make the Board aware of after she visited the property. There is a large debris pile on the Northeast portion of the property that appears to have been there for a while, and several debris piles along the man-made route; she suggested putting up chains to keep people from driving up the route and dumping things. Ms. DeSimone also noticed the possibility of encroachment by one of the properties' neighbors. In the vicinity of Lee's Way, one of the neighbors may have cleared some of the protected land for their backyard; the Board should take steps to prevent any further encroachment. Ms. DeSimone provided 40 photographs, along with the location of where each one was taken, along with her written report. Chairman Mitchell thanked her for doing a great job and for providing such an outstanding comprehensive report; the Board will look into her findings. Once approved by Ms. Trocki, the report will go on file in the Town's records for the property.

b. Pare Corporation Contract for Professional Services: Chairman Stephen Mitchell and Attorney John Bevilacqua met with Engineers J. Matthew Bellisle and David Matheson to discuss the details of the proposed contract for the Hawkins Dam repairs. Appendix B, Item 12.1 was a concern for the Board since it required the GLT to hire the contractors and it levied a 3.2% extra charge for services made necessary by lack of contractor performance; this would have worked out to approximately \$600/hour.

The engineering firm was amenable to removing the extra charge, and agreed to alter the language of the contract to reflect that change. Chairman Mitchell also wanted to make sure that the engineers knew the Board has no expertise in hiring contractors that would be qualified for this, and is relying on the engineering firm to identify the contractors that would be best for this project. Depending on the cost of the project, a performance bond will probably have to be taken out that the GLT will have to ensure is maintained. The Board does not have the authority to issue a bond, and due to the size and scope of the project will need the assistance of the Town and the Town Council. Once the estimated total cost of the repairs has been determined, the GLT will hold a workshop with the Town Council to determine how to move forward and how it will be funded. Russell K. Gross made a motion to approve the revised contract from Pare Corporation, and authorize Chairman Mitchell to sign on behalf of the Gloucester Land Trust; it was seconded by David Piccirillo and passed unanimously.

c. Trustee expiration of term of office: Chairman Stephen Mitchell pointed out that two of the trustees yearly appointments as liaisons to the Land Trust are set to expire. If they wish to continue on in their role they must notify their respective Boards; they are Roy Najecki for the Conservation Commission and Janine Pitocco for the Planning Board. Neither Mr. Najecki nor Mrs. Pitocco were in attendance at tonight's meeting.

d. Yearly GLT Action Plan Update to January 2019 meeting: Chairman Stephen Mitchell would like to look at the GLT Action Plan in January to see if anything needs adjusting for the upcoming year.

e. Legal Counsel Contract Services for Hawkins Dam Project: Legal counsel John J. Bevilacqua, Sr. provided Chairman Mitchell and the Board a proposed contract for his services regarding this project. Attorney Bevilacqua will continue to provide general services related to everyday Land Trust business, and he will not charge an hourly rate in relation to work on the Hawkins Dam project. Any extra work during the process of awarding the contract for the Hawkins Dam project will be covered by a flat rate of \$4,000; which Attorney Bevilacqua believes is reasonable. None of the members get paid for the work they do on this Board, and he believes his rate should be commensurate with the responsibility of public service. The Board thanked him for that because legal fees can pile up quite quickly. Russell K. Gross made a motion to approve the proposed contract from Legal counsel John J. Bevilacqua, Sr.; it was seconded by David Piccirillo and passed unanimously.

Correspondence

- a. Roger Phillips information request on Phillips Farm 12/4/18: Chairman Stephen Mitchell received an email from a Roger Phillips who has been researching his family history, and believes he may be a descendant of the original owner of the Phillips Farm property. Chairman Mitchell referred him to Town Historian Edna Kent to help him with his research.
- b. Trail Camera Survey Results 11/14/2018: URI Research Associate Amy Mayer compiled a brief report that summarized the findings from the 100 survey sites, over the past summer and last winter the Board allowed them to access during our survey period. Cameras were set up on the following properties: Comber, Scotsun Town Forest, Sprague Farm and Steere Hill Farm. The report includes their overall goals of the bobcat research project, the locations of the cameras at each site, an overview of the animals detected, and a selection of the better quality photos we were able to capture from the 75,000+ photos collected.

The trail cameras detected a total of 12 species across the 4 Gloucester Land Trust properties. (Coyote, Opossum, Bobcat, Fisher, Long-tailed Weasel, White-tailed Deer, Raccoon, Gray Squirrel, Cottontail Rabbit, Chipmunk, Red Squirrel, and Gray Fox) The opossum (*Didelphis virginiana*), white-tailed deer (*Odocoileus virginianus*), and raccoon (*Procyon lotor*) were detected at all 4 sites, with white-tailed deer detected most often on average. A bobcat (*Lynx rufus*) was detected once during the summer survey period at the Sprague Farm site. The Comber property had the highest species richness of all of the sites (8 species detected).

Trail Inspection and Volunteer Hour(s) Reports: Nothing to report.

Monthly GLT Activities/Reports: Nothing to report.

Open Forum: No one present wished to speak.

Executive Session: There was no executive session held at the meeting this evening.

There being no further business before the Land Trust, Russell K. Gross made a motion to adjourn at 7:40 p.m. The motion was seconded by Gene Cavaliere and it passed unanimously.

Minutes Approved: January 08, 2019 Meeting.