

GLOCESTER LAND TRUST  
REGULAR MEETING  
February 22, 2022

The regular meeting of the Gloucester Land Trust took place on February 22, 2022, via Zoom teleconference. Legal Counsel David Ursillo called the meeting to order at 7:06 p.m.

Members in attendance: Roy Najecki, Scott Boudreau, Gene Cavaliere, Bruce Payton, and Janine Pitocco. Legal Counsel David Ursillo was also present.

Members Absent: Vacant spot due to Chairman St. Pierre’s resignation and James Giarrusso

Minutes: Judi Rix

Guests: Town Councilman Steve Arnold, Town Councilman William Worthy and Gloucester resident Stephen Mitchell.

The link to be a participant at this meeting was available on the Town of Gloucester Webpage, Secretary of State Website and Land Trust webpage. All votes were by roll call to ensure each vote was noted and the total tallied. This process was applied whenever a vote was required.

Legal Counsel David Ursillo suggested that due to Chairman Steven St. Pierre’s resignation and Vice Chairman James Giarrusso’s absence at the meeting, the remaining officer for the Board, Treasurer Roy Najecki preside over the meeting for tonight only. Member Bruce Payton made a motion to appoint Treasurer Roy Najecki as presiding Chairman for this evening’s meeting; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 5 (Najecki, Boudreau, Cavaliere, Payton, Pitocco)

**Pledge of Allegiance**

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

**Approval of minutes of previous meetings** (discussions and /or action): Member Bruce Payton made a motion to accept the minutes of the December 28, 2021, meeting; it was seconded by Member Janine Pitocco and passed unanimously. VOTE: Ayes – 5 (Najecki, Boudreau, Cavaliere, Payton, Pitocco)

**GLT Treasurer’s Report** (discussions and /or action): Treasurer Roy Najecki provided an updated spreadsheet with expenses to the trustees prior to the meeting; there was nothing significant to report and the Board has approximately \$365,000.00 available in their account.

**Approval of Bills – Consent Agenda** (discussions and /or action): The Board took one consent agenda vote to approve the bills for payment listed below. Presiding Chair Roy Najecki stated that all the bills, except for the invoice from Judi Rix for tonight’s minutes, have already been paid by the Town’s Finance Office due to the inability of the Board to meet because of COVID restrictions and authorize payment in a timely manner. Member Bruce Payton wanted it known that he is not in favor of paying the bills in this manner in case a member of the Board has questions surrounding a payment. Member Bruce Payton made a motion to pay the following bills:

- a. Judi Rix a total of \$175.00 for the February 22, 2022 minutes
- b. Fairbanks Engineering a total of \$2,400.00 for invoice #3, paid on 11/23/2021.

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- c. Fairbanks Engineering a total of \$6,790.00 for invoice #5, for work through January 31, 2022. This amount includes subcontracting National Land Surveyors to complete a topographic and bathymetric survey and prepare an existing condition plan and associated CAD file for \$6,640.
- d. Stanley Tree Service a total of \$300.00 for work on January 10, 2022. They ground three stumps and all surface roots located on the left side of Hawkins garage about twenty feet from Route 44.

The motion was seconded by Member Janine Pitocco and passed unanimously. VOTE: Ayes – 5 (Najecki, Boudreau, Cavaliere, Payton, Pitocco)

**Old Business** (discussion and/or action)

- a. Update on the structural repairs to the Clarkville Schoolhouse: Member Bruce Payton was waiting on Vice Chairman James Giarrusso for an update on this. Vice Chairman Giarrusso was going to meet with another contractor the Land Trust has used in the past (Jim Gervasio) who wanted to look at it. The Board has already received a quote of \$7,500.00 to make the repairs but the Board felt that was a little high. Member Payton has covered and protected the impacted areas for the winter but would like to get the repairs done soon. Presiding Chair Roy Najecki suggested tabling this discussion until the next meeting when more information may be available.

Town Councilman William Worthy interjected at this point in the meeting to state that he had received an email from the Town HR Director Don Zimmerman that said Member Bruce Payton had not been reappointed to the Board by the Town Council yet, so he should not be voting on any actionable items. Councilman Worthy wanted to inform the Board of this communication because he did not want the Board to violate any open meeting laws and did not want any votes to be questioned. Attorney David Ursillo believed that no open meeting laws were being violated and looked at the town charter to see what the terms around a trustee being reappointed were. He found that: “Every elected or appointed officer of the Town who is elected or appointed for a specific term shall continue to hold such office until a successor is elected or appointed and qualified.” Presiding Chair Roy Najecki had also reached out to the Town Clerk’s office prior to the meeting to find out what the end date of Member Payton’s term was and was told that both Member Payton and Member Pitocco’s terms end on February 28, 2022. So, for voting purposes, both members can vote on actionable items at this meeting.

**New Business** (discussions and/or action):

- a. Election of GLT Officers for 2022: With a few trustee appointment positions pending and a resignation from the Chair, Member Janine Pitocco made a motion to table this item until the April 12<sup>th</sup> meeting in the hopes the Board’s membership will be more defined; it was seconded by Member Scott Boudreau and passed unanimously. VOTE: Ayes – 5 (Najecki, Boudreau, Cavaliere, Payton, Pitocco)
- b. Planting of grasses at the top of Steere Hill: Member Bruce Payton had asked for this to be placed on the agenda. This initiative is not something that would be done in the spring, it needs to be planned out in advance to implement in the future. Do this to fill in bare spots and would need to prep the soil; full impact wouldn’t be seen for a couple of years. Member Payton offered to do some research and make up a list for the planting and the associated costs for the project and provide to the Board for consideration.
- c. 2021 Year-end Report: The annual year-end report was provided to the Board for review, but some of the members did not get the chance to review it yet, so this was tabled until the next meeting. Member Janine Pitocco made a motion to table this item until the March 8<sup>th</sup> meeting to allow time to

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review the report; it was seconded by Member Scott Boudreau and passed unanimously. VOTE: Ayes – 5 (Najecki, Boudreau, Cavaliere, Payton, Pitocco)

**Correspondence:** None.

**Open Forum:** Member Bruce Payton noticed a tree down at Hawkins' upper lot that needs to be taken care of. Member Payton also suggested doing something for former Chairman St. Pierre to thank him for his years of dedicated service to the Land Trust.

There being no further business before the Land Trust, Member Janine Pitocco made a motion to adjourn at 7:43pm.; it was seconded by Member Scott Boudreau and passed unanimously. VOTE: Ayes – 5 (Najecki, Boudreau, Cavaliere, Payton, Pitocco)

**Minutes Approved:** March 8, 2022 meeting.