

GLOCESTER LAND TRUST
REGULAR MEETING
July 12, 2022

The regular meeting of the Gloucester Land Trust took place on July 12, 2022, at Gloucester Town Hall. Chairman Janine Pitocco called the meeting to order at 7:00 p.m.

Members in attendance: Scott Boudreau, Gene Cavaliere, David DeCost, Kimberly Justham, Will Morin, Roy Najecki and Janine Pitocco. Legal Counsel David Ursillo was also present.

Members Absent:

Minutes: Judi Rix

Guests: None

Pledge of Allegiance

Open Forum Agenda Items Only: No guests present to speak, but Treasurer Roy Najecki asked to amend a few items under approval of bills, which are reflected below.

Approval of Bills

- a. Vice Chairman Will Morin made a motion to pay Judi Rix a total of \$175.00 for the July 12, 2022 minutes; it was seconded by Member Gene Cavaliere, and passed unanimously VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)
- b. Member Roy Najecki made a motion to pay Scituate Power Equipment a total of \$65.98 for two purchases made by Scott Boudreau; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)
- c. Member Roy Najecki made a motion to pay Regional Restrooms, Inc. a total of \$577.70 for the portable restrooms at Steere Hill (\$185.90), Sprague Farm (\$185.90) and Hawkins Pond (185.90) for June 2022 and to authorize payment of future invoices for the same service and amount for the remainder of the calendar year; it was seconded by Member Kimberly Justham and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)
- d. Member Roy Najecki made a motion to pay Data Frontiers a total of \$768.00 for the annual Office 365 software fee for the GLT IPADs; it was seconded by Member Scott Boudreau and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)
- e. Member Roy Najecki made a motion to pay Sand Dam Reservoir Association a total of \$100.00 for the GLT's annual dues; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco) The GLT is a member of the association and is the largest landowner in it.
- f. Member Roy Najecki made a motion to pay Catcon, LLC. a total of \$9,489.75 for repairs to the Clarkville Schoolhouse, contingent upon an inspection and satisfaction with the work completed by Member David DeCost; it was seconded by Member Kimberly Justham and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)
- g. Vice Chairman Will Morin made a motion to replenish the GLT petty cash account for a total of \$288.83; it was seconded by Member Kimberly Justham and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)

GLOCESTER LAND TRUST MINUTES – JULY 12, 2022 – APPROVED

Approval of minutes of previous meetings (discussions and /or action): Chairman Janine Pitocco noted that Vice Chairman Will Morin’s name was spelled differently throughout the minutes; after getting the correct spelling of his first name, recording clerk Judi Rix will make the appropriate changes. Member Gene Cavaliere made a motion to accept the amended minutes of the June 14, 2022 meetings; it was seconded by Member David DeCost and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco) Members Scott Boudreau and Kimberly Justham abstained from the vote since they were not at the meeting.

Member Scott Boudreau inquired about the portion of the minutes relating to the proposed volunteer and him using his personal ATV; Member Boudreau is concerned about the liability of letting him use the ATV on GLT property. Chairman Janine Pitocco explained that this volunteer is a member of the Smithfield Land Trust and had additional time that he could give to the trails in Gloucester; any use of the ATV would be planned. Legal Counsel David Ursillo recently met with The Trust and discussed this. The GLT volunteer release form removes liability from the Land Trust; even if someone sues, the insurance policy would cover that. Chairman Pitocco will put the topic on next month’s agenda for further discussion.

Treasurer’s Report: Treasurer Roy Najecki has not received an updated bank statement from the town finance office yet. Without an official statement available, he stated that he believes the real estate transfer tax deposit will be approximately \$128,000.00. The next month’s report from the finance office will reflect the end of the fiscal year. Treasurer Najecki believes that the GLT will have close to \$450,000 in their account after this real estate transfer tax is deposited.

Old Business (discussion and/or action)

- a. Hawkins Dam Pest Control: Member Scott Boudreau was not aware that the Board had authorized this to move forward, so he did not reach out to the company awarded the job. Member David DeCost is the point person for work on the dam, so he will follow up and move forward with this initiative.
- b. Clarkville Schoolhouse Repairs: Member David DeCost will be going to the schoolhouse to verify that all the work outlined in the quotes submitted by Catcon, LLC was completed. Member DeCost was out at the site the day prior to the invoice date and there was still a windowsill that needed to be repaired/replaced, so he would like to check on that. The pictures presented at the meeting this evening of the repair work appear to show a windowsill replacement, but he is unsure if it was the window he was thinking was getting done. Once the repairs are completed on the outside, the Board will need to decide what the next steps should be, because the interior of the building needs substantial work. Catcon, LLC did submit a quote of approximately \$6,500 to power wash, prime and paint the exterior of the building when they submitted their invoice for the repairs. Due to the estimate of \$6,500 being more than \$5,000 this will need to have three quotes obtained to move forward. Vice Chairman Will Morin and Member Kimberly Justham will each try to obtain a quote and will use the Catcon quote to ensure they get quotes based on the same scope of work. Chairman Morin will visit the site to determine what exactly needs to be painted. The building currently has latex paint on the siding and lead paint on the doors.
- c. Mowing Contracts: Chairman Janine Pitocco asked Member Scott Boudreau about the amount of time he is spending at Hawkins each month to maintain things. Member Boudreau stated that he spends on average a little more than eight hours a month to maintain the grass and getting rid of the poison ivy. He enjoys doing it, but it takes a lot out of him and can take up to ten to twelve hours a

GLOCESTER LAND TRUST MINUTES – JULY 12, 2022 – APPROVED

month if there is a lot to do. Member Boudreau suggested renting a zero-turn mower to see if it would make maintenance any easier and get it done faster; Member Roy Najecki stated that the town has a zero-turn mower and maybe the GLT could try that. Chairman Pitocco will reach out to the DPW. Chairman Pitocco believes that type of mower is terrain dependent, and she is unsure if it would work on the proposed terrain. Member David DeCost suggested that if they do end up purchasing one, that it be a model that has a mowing deck that can be raised.

Member David DeCost stated he could mow around the Clarkville Schoolhouse if the DPW could get the Kubota to the property. Member Boudreau also stated that he could ask former GLT trustee Jim Giarrusso if he would be interested in mowing around the schoolhouse and the field, if not then they could contract out the field. Vice Chairman Wil Morin would like to see the fifty acres at Phillips Farm contracted out and is working on getting the small field next to the storage company mowed. Vice Chairman Morin needs to find a way to get to that field without going on the road if possible; Member Roy Najecki believes there is a way, but he is not sure if the tow-behind mower will get through there. Vice Chairman Morin would also like to pursue bids to get the slope of Hawkins Dam mowed sooner rather than later; he does not want it to get out of control. Member DeCost thinks it is fine for now but should plan on getting it mowed around the end of the season.

- d. Concrete Contracts: Vice Chairman Wil Morin spoke with Victor's Concrete regarding their quote to rehabilitate the slab at the top of Steere Hill and they are willing to complete the work as originally quoted. They should have this portion of the work done by the end of July. Baccala Concrete was not able to honor their original quote, but after speaking with Town Finance Director Adam Muccino and getting his permission by providing an explanation of the price increase, the project can still move forward. Vice Chairman Morin hopes to have a slab ready at the top of Steere Hill by the next meeting. As of tonight's meeting, the Board has still not received the grant funds, and none have been dispersed to any other recipients either. Vice Chairman Morin spoke to Lisa McGreavy who handles recreational grants in the Planning & Development Division for RI DEM, but she could not provide any additional information.
- e. Hawkins Dam Project Update: Member David DeCost spoke with Mr. Fairbanks, and he is willing and ready to continue with his agreement with the GLT. The RI DEM has approved the next step of removing the twelve stumps around and on the dam, so the Board will need to get quotes for this job. Removing the stumps will be an extensive process, the scope of the work must be very particular, and the excavator needs experience with dams because it can weaken the dam if not done properly. Attorney Ursillo asked if there was an excavator on the state's master price agreement list; this would eliminate the job going out to bid. Member DeCost was not sure, and Mr. Fairbanks did not have anyone to recommend. Chairman Janine Pitocco stated that FM Global just recently did a similar project and she will get the information about the vendor they used. Member DeCost will check with Mr. Fairbanks on his timeframe and the scope of work he is going to complete. While this work is being done, the water level of the pond needs to be kept below the spillway.
- f. FM Global Volunteers: Chairman Janine Pitocco spoke again with the manager at FM Global who was looking for volunteer opportunities for his team of twelve people and seemed interested in helping to build bridges when the Board is ready to take that on. The volunteers are considered working for FM Global and would be covered under their insurance while volunteering.

New Business (discussions and/or action):

- a. Huckins Woodland Trail/Mt Laurel Trail: Chairman Janine Pitocco provided the trustees with a map of the trails in question. Vice Chairman Will Morin wanted to ensure that these trails were approved

GLOCESTER LAND TRUST MINUTES – JULY 12, 2022 – APPROVED

by the Board at one point. They were and the minutes from 2002 reflect that, along with a signed document from September 2015 by then Chairman Stephen Mitchell and the Sprague Farm property management plan on file. The green trail (Huckins Trail) on the map provided is the trail that was in existence in 2002 and has become overgrown. The trail is high and dry but goes through a lot of mountain laurel and would be a walking only trail due to how rocky it is. Volunteers have half of this trail completed and hope to move on to the pink trail (Woodward Rock Trail) next. The dotted blue line trail (Migneault Trail) is for some time in the future and is the only proposed trail that has wetlands on it. Member Roy Najecki would be happy to get the green and pink trails completed this year and could then put-up better signage on Route 44 when the trails are ready. There was a new sign made for this property, but a tree knocked it down and it was placed in the Hawkins garage until it could be installed again.

- b. Seldom Seen Farm: Chairman Janine Pitocco received an email from a neighbor of this property because they saw a deer stand and were concerned that someone may be hunting on the property. Member Roy Najecki will address the issue and follow up with the neighbor. There was a similar incident where a neighbor thought something was going on that was prohibited, but it turned out to not even be located on the GLT property at all.
- c. Richard Albanese: Pray Hill Road. Mr. Albanese is requesting that the GLT to be named on deed for open area in rural residential development and provided the documents for the Board's review. Legal Counsel David Ursillo read the documentation and it appears the Land Trust would control the developmental rights to the property, not be responsible for maintaining it. This agreement would take the developmental rights away from the owner so he could not develop it in the future. Attorney Ursillo stated that Law 42-82 falls under farmland preservation act, so he was unsure why this law was referenced in the document; he wondered how this crosses with local subdivision regulations. The conservation entity that owned the developmental rights would have no intention of developing the land; Member Roy Najecki sees this as like the Dahlquist agreement- the GLT would just have an enforcement role.

The GLT would be responsible for the balance of minimum underlying zoning property not used in the A-4 zone. There are four ten acre lots, which would work out to approximately six acres per lot that would fall under GLT supervision. Town Planner Karen Scott is requesting an HOA plan so there is no value to the GLT to take this on, but there is value to the town to make sure the land does not get developed. Member David DeCost asked if they could still develop the land if the GLT does not agree to this, and Attorney Ursillo believes they can. Member DeCost said he would rather agree to this than see the extra land filled with condominiums and it would be helpful to see another agreement that may be similar in nature before deciding. Member Gene Cavaliere and Member DeCost both asked if the GLT could ask for limitations on what could be developed on the extra land; Attorney Ursillo said they could. Member Kimberly Justham stated that even without subdividing the property, there are many ways to develop land. (Solar panels, ballfields, etc.)

Chairman Janine Pitocco felt uncomfortable taking the lead on this due to her role as the Chairman of the Planning Board too. Attorney Ursillo offered to speak with the owner/engineer to identify the land in question, get specific enforcement language and reexamine the scope of the GLT's responsibilities to learn more so the Board may be able to counteroffer with narrower options for development in the future. A survey will need to be done with boundaries being well defined and adequate signage stating where conservation land begins and ends.

GLOCESTER LAND TRUST MINUTES – JULY 12, 2022 – APPROVED

- d. Dahlquist-annual easement inspection: Member Roy Najecki has not had the opportunity yet to call Mr. Michael Dahlquist to set up a time to walk the bounds of the property so the report can be written and submitted.
- e. Insect Collection at Sprague Farm: Chairman Pitocco received an email from Michelle Saliba of the Department of Agriculture asking for permission to collect insects at Sprague Farm. Ms. Saliba will collect the insects over a two-week period and provide the GLT with a report on what she collected. This has been done in the past for several other people. Member Roy Najecki made a motion to approve the request of Michelle Saliba of the Department of Agriculture to collect insects at the Sprague Farm property over a two-week period to be determined; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)

Open Forum: Chairman Janine Pitocco received 8- 9 donations in memory of Jay Hindley for a total of approximately \$400.00. Treasurer Roy Najecki will send each of the donors a thank you note and update his daughter Jill on the donations.

Legal counsel David Ursillo asked if anyone had seen an article online about the GLT and Phillips Farm; nobody had so he will try and locate it and provide the trustees with a link. The Board decided there will be no second meeting in July, so the next meeting will be held in August.

There being no further business before the Land Trust, Member Roy Najecki made a motion to adjourn at 9:47pm.; it was seconded by Member David DeCost and passed unanimously. VOTE: Ayes – 7 (Boudreau, Cavaliere, DeCost, Justham, Morin, Najecki, Pitocco)

Minutes Approved: August 9, 2022 meeting.