

GLOCESTER LAND TRUST  
REGULAR MEETING  
February 26, 2019

The regular meeting of the Gloucester Land Trust took place on February 26, 2019 at the Gloucester Town Hall. Chair Stephen Mitchell called the meeting to order at 7:01 p.m.

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

Members Absent: Steven St. Pierre

Minutes: Judi Rix

Guests: Troop 44 Boy Scouts: Aidan Steere, Evan Rhoades, Connor Marengo and Donald Rossi, Scout leader Miles Beltram and mother/guardian of one of the scouts.

**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 January 8, 2019 meeting; it was seconded by Gene Cavaliere and passed unanimously with Janine Pitocco abstaining due to her absence at that meeting.

**Treasurer's Report:** Treasurer Roy Najecki provided an updated treasurer's report for the rest of the Board to review; there was nothing remarkable from last month. Mr. Najecki has spoken to the finance office about tracking the expenses for repairs to Hawkins Dam, and he was told the Board could track them any way they wished, but the office would like copies of the treasurer's report to show what those expenses are costing. Chairman Mitchell would like to move funds into the Hawkins Dam repair budget line to start covering the expenses the Board has already begun incurring. Russell K. Gross made a motion to approve the treasurer's report as presented; it was seconded by David Piccirillo and passed unanimously.

**Approval of Bills:**

- a. Russell K. Gross made a motion to pay Judi Rix a total of \$164.00 for January 8, 2019 Minutes; it was seconded by Janine Pitocco and passed unanimously.
- b. Russell K. Gross made a motion to pay John J. Bevilacqua, Sr. a total of \$1,000.00 for Legal Services for January 2019; it was seconded by Roy Najecki and passed unanimously.
- c. Roy Najecki made a motion to pay Pare Corporation – Hawkins Dam Phase II Services from January 01 to January 25, 2019 a total of \$3,545.25; it was seconded by Russell K. Gross and passed unanimously.
- d. Russell K. Gross made a motion to pay BORI/Graphix for five signs to be erected at Hawkins Property a total of \$293.75; it was seconded by David Piccirillo and passed unanimously.
- e. Gene Cavaliere made a motion to pay USPS for 2019 annual box rental (HH) fee for a total of \$156.00; it was seconded by Roy Najecki and passed unanimously.

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- f. Janine Pitocco made a motion to pay Rhode Island Land Trust Council: \$400.00 annual dues and \$300.00 contribution for a total of (\$700.00); it was seconded by Russell K. Gross and passed unanimously with Roy Najecki recusing himself from the vote. This will be a non-precedent setting contribution, but Chairman Mitchell believes it would be a nice gesture on the Board's part for helping to get two baseline documentation reports done at a significantly reduced cost.
- g. Janine Pitocco made a motion to pay Rhode Island Land Trust Council a total of \$250.00 for Graduate Project on Kwandrans Property; it was seconded by Gene Cavaliere and passed unanimously.

### Old Business

- a. Joe Sweet Parking Lot Update: Chairman Stephen Mitchell spoke to the contractor for the project, and they were not able to start the project on time in the fall, and have slated March 8<sup>th</sup> as the new start date. Chairman Mitchell also received an email from another contractor, who claims he submitted a sealed bid for this and never received a response from the Board. Chairman Mitchell apologized for the long wait, but stated that he never received that sealed bid for the project and is not sure what happened to it.
- b. Encroachment on Properties: Attorney Bevilacqua will be sending letters via regular and registered mail, to notify the landowners that they must rectify the encroachment issue within 30 days or the GLT will take action to have the pool removed. A previous letter was sent to the landowner years ago when the Board first realized they were encroaching on GLT property, but the landowner did nothing to rectify the situation and the Board and Town did not follow up with any action and pursue it any further. The original landowner that was notified with the first letter, is the same landowner now.

### New Business (discussions and/or action)

- a. Troop 44 Boys Scout Request for Eagle Scout Project: Scout Donald Rossi has come before the Board to ask for some suggestions for his Eagle Scout project. Mr. Rossi came to Troop 44 about one month ago, and needs to complete his project in the spring, so he can be recognized in June. Most Eagle Scout projects consist of approximately 100-200 hours of work and benefit the community. Roy Najecki suggested creating a "leave no trace" camping site on the western side of Sprague Farm. That would involve building raised platforms for tents and creating a fire pit. Steven St. Pierre had mentioned to Chairman Mitchell, that he thought building a kiosk at the new Joe Sweet parking area would be a great project, and Roy Najecki would suggest adding on to that project with creating a trail that would join the new parking area with the existing trail there. Mr. Najecki will be the point person for this. Scout leader Beltram and Scout Rossi will discuss the projects suggested and get back to Mr. Najecki with which project they will select.
- b. Hawkins Spillway and Causeway Phase 1 Project Update: Engineers J. Matthew Bellisle and David Matheson emailed Chairman Mitchell on February 1<sup>st</sup> to say they were setting up the two-day drilling procedures to be conducted. They asked if either Gary Trembl of the DPW, or the Town Planning office, had any pictures of the dam from the last project. They also wanted to know if any of the Trustees were aware of any utilities around the dam. The Board members do not believe there are any utilities, but there may be some irrigation pipes that were placed around it. Chairman Mitchell will check with Mr. Trembl to see if he has any drawings with possible irrigation pipes included. Russell K. Gross wanted to mention that Mr. Trembl was very helpful in getting the pond drained down, so work could be done.
- c. Request by D'Ambra Construction Company to place equipment at Steere Hill Parking Lot: Chairman Stephen Mitchell was contacted by the Town Clerk's office because the contractor that was awarded the state job for Route 44 was trying to reach out to the Land Trust. D'Ambra Construction

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has requested permission to place equipment in the Steere Hill parking area. Chairman Mitchell reached out to the company and told them it will have to come before the Board for approval and asked them to forward him a copy of their insurance policy. Chairman Mitchell thinks that if they are allowed to put their equipment there, it should be kept on the southern portion of the lot to cause the least disruption to the many people that use the property; he also believes the GLT should be compensated for allowing the use. Russell K. Gross has some concerns with this. How are they going to leave the equipment every day; will it be behind fencing? The Board exposes themselves to liability if someone decides to climb on it and then gets hurt. How much of the lot will it take up; will it keep people from parking there to use the property? Roy Najecki shared the same concerns. So far, they have not submitted any plans to the GLT to answer any of these questions. Attorney Bevilacqua suggested setting up a meeting with them to discuss the questions posed by the Trustees. Roy Najecki made a motion to authorize Chairman Mitchell and Attorney Bevilacqua to meet with members of D'Ambra Construction to discuss their request and get more details; it was seconded by Russell K. Gross and passed unanimously.

### **Correspondence**

- a. The Trust (1/2/19): Chairman Stephen Mitchell received the monthly premium activity statements, and there was nothing new to report.
- b. Rhode Island Land Trust Council (02/01/2019): Provided the GLT with their most current newsletter.
- c. Carole Trocki re: Kwandrans BDR Update (01/25/2019): Provided the finished BDR, and the document just needs signatures now. Janine Pitocco made a motion to authorize Chairman Mitchell to sign the Kwandrans Baseline Documentation Report; it was seconded by Roy Najecki and passed unanimously. The document will be attached to the property deed and will become a legal document kept at town hall with the rest of the property records.

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

**Monthly GLT Activities/Reports:** Nothing to report.

**Open Forum:** Trustee Janine Pitocco wanted to remind the board that FM Global employees are always looking for volunteer opportunities, and she may be able to help get some employees to use their volunteer time on GLT projects. She would probably need a lead time of approximately one month to coordinate the volunteers.

**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 7:53 p.m. The motion was seconded by Janine Pitocco and it passed unanimously.

**Minutes Approved: February 26, 2019 Meeting.**