

GLOCESTER LAND TRUST
REGULAR MEETING
June 14, 2022

The regular meeting of the Gloucester Land Trust took place on June 14, 2022, at Gloucester Town Hall. Chairman Janine Pitocco called the meeting to order at 7:02 p.m.

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

Members Absent: Scott Boudreau, Kimberly Justham

Minutes: Judi Rix

Guests: None

Pledge of Allegiance

Open Forum Agenda Items Only: No guests present to speak.

Approval of Bills

- a. Member Roy Najecki made a motion to pay Judi Rix a total of \$525.00 for the May 10, 2022, May 24, 2022 and June 14, 2022 minutes; it was seconded by Member Gene Cavaliere, and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco)
- b. Member Roy Najecki made a motion to pay Legal Counsel David Ursillo \$800.00 for April and \$1,500.00 for May 2022 legal work; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, 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 May 2022; it was seconded by Member David DeCost and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco)
- d. Member Roy Najecki made a motion to pay Data Frontiers a total of \$300.00 For the work on three of the GLT IPADs; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco)

Approval of minutes of previous meetings (discussions and /or action): Member Roy Najecki made a motion to accept the minutes of the May 10, 2022 and May 24, 2022 meetings; it was seconded by Member Will Morin and passed unanimously. VOTE: Ayes – 4 (DeCost, Morin, Najecki, Pitocco) Member Gene Cavaliere abstained from the vote since he was not at either meeting.

Old Business (discussion and/or action)

- a. Hawkins Dam Pest Control: Member Scott Boudreau attempted to get five quotes, but only one company provided one. Cobra Pest Control provided a quote of \$1,235.00 to trap the animals, gas the holes and monitor the situation for one year. Debug, Harmony Pest Control, Pioneer Wildlife Services, and Wildlife of RI all stated that they did not do live pest removals. Member David DeCost asked if the company was guaranteeing their work; the concern is that if the animal continues to burrow, it could weaken the dam. Chairman Janine Pitocco and Member DeCost would like to ensure the holes get filled in. Member Roy Najecki made a motion to award the contract to Cobra Pest Control for \$1,235.00. He began to say that it could be paid upon satisfactory completion of the

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job, but Legal Counsel David Ursillo suggested that the work be done, then the Board could authorize payment after receiving an invoice. Member Najecki withdrew the portion of the original motion regarding payment upon confirmation from the GLT chairperson or designee that all invoiced work is complete. An invoice will be submitted from Cobra Pest Control, and it will require further action and a vote by the GLT to have this invoice paid. The motion was seconded by Member David DeCost and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco)

- b. Clarkville Schoolhouse Repairs: Catcon, LLC had two people working on the project starting today and Member David DeCost will send the trustees some pictures; the termite damage looks extensive. The job should take approximately two weeks to complete, and Member DeCost will reach out to the Board if the estimate to repair everything goes above the \$9,999.00 already authorized. Town Finance Director Adam Muccino stated that if the estimated cost does go above \$9,999.00, the Board should contact him prior to taking any action; he may be able to consider extenuating circumstances.
- c. Mowing and Equipment Status: Chairman Janine Pitocco spoke to the Gloucester DPW, and they are willing to help the Board any way they can, they would just need some notice if they were going to move equipment. They helped unpack the new tow-behind mower and it is at Steere Hill. Vice Chairman Will Morin has already used it and was pleased with how it performed; that mower should be sufficient to maintain Steere Hill and the neighboring field on Phillips Farm that gets used by the horse trailers. Most of the remaining mowing equipment is kept at the Hawkins property.
- d. Mowing Contracts: The Board needs to decide what they are comfortable mowing and what should go out to bid; Chairman Janine Pitocco isn't sure they are ready to decide on that yet. Legal counsel David Ursillo suggested getting separate quotes for each property, and if possible, to keep things under \$5,000 for just mowing so it does not have to go out to bid. Member David DeCost stated he could mow the Clarkville Schoolhouse Field if the DPW could get the Kubota to the property. Vice Chairman Will Morin stated that he could commit to the trail maintenance at Steere Hill. Chairman Pitocco stated that as long as the trails are being maintained, there is no urgency to decide.
- e. Concrete Contracts: Vice Chairman Will morin is still waiting to hear back from Victor's Concrete regarding an updated quote to rehabilitate the slab at the top of Steere Hill; he thinks the updated quote may be over the \$10,000.00 cap. Legal Counsel David Ursillo will speak with Finance Director Adam Muccino about this because if it goes out to bid, the quotes may be significantly over \$10,000.00.
- f. Hawkins Dam Project Update: Chairman Janine Pitocco spoke to Mr. Bob Fairbanks, and he told her that he has been ill and that he is also working on his own. Previous work he has done on the dam was a collaboration between him and former Vice Chairman Jim Giarrusso. Mr. Fairbanks would draw up the plans and Vice Chairman Giarrusso would execute them; he is willing to work with the Board in the same capacity. Member David DeCost called him but missed his return call. Member DeCost has been reviewing the work that was proposed and believes it can be accomplished if done a little at a time; he wants to speak with Mr. Fairbanks to get more details. Member Roy Najecki also forwarded Member DeCost some information regarding grant funding opportunities and believes there may be funding the Board can ask the town for.

New Business (discussions and/or action):

- a. Tree hazard on Sand Dam Road at Hopkins Woodland: Chairman Janine Pitocco stated that this tree hazard was related to an abutter to the Hopkins Woodland property; DPW took care of the issue for the Board.

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- b. Richard Albanese: Pray Hill Road. Requesting GLT to be named on deed for open area in Rural residential development. Legal Counsel David Ursillo asked if Mr. Albanese had provided a draft of the language he would like on the deed; Chairman Janine Pitocco stated that he has not. Attorney Ursillo stated that if it is primarily a conservation project, the GLT would have an easement they would need to maintain. Are they looking for a main name or an alternate name to be placed on the deed; the wording and the requirements would need to be evaluated. Chairman Pitocco will speak with town Planner Karen Scott and Mr. Albanese to get more information. Member Roy Najecki made a motion to pursue being named on a deed for an open area in a rural residential development on Pray Hill Road; it was seconded by Member Gene Cavaliere and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco)
- c. Paul Harrison: Chair of the Smithfield Land Trust, has expressed interest in becoming a GLT volunteer; he enjoys the GLT properties, especially the Hawkins Pond property. Chairman Janine Pitocco stated that he also stated that he has his own ATV that he could use to help do maintenance. Legal Counsel David Ursillo stated that maybe the first time Mr. Harrison volunteers, one of the trustees could meet him and make sure that he knows the guidelines for ATV usage; it is ok for him to use for maintenance, and he must be the only one operating the vehicle.
- d. Dahlquist-annual easement inspection: Chairman Janine Pitocco stated that this is a responsibility of the Board to provide a report to the USDA by September 15th of each year. There is a survey of the property in the GLT files and the specifications that need to be reported back on are also outlined in GLT documents. The USDA paid the Dahlquist family to keep a portion of their property as a conservation easement and to ensure it did not get developed; the GLT verifies yearly that they are complying with this agreement. A member of the Board needs 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. Member Roy Najecki will take on this responsibility.
- e. Sand Dam Reservoir Association meeting June 15th: Chairman Pitocco wanted everyone to know about the meeting in case they wished to attend. The GLT is a member of the group and is actually the largest landowner in the association. Dues are not mandatory, but they help to provide funds to combat the milfoil in the reservoir; last year the GLT paid the association \$500.00.
- f. FM Global Volunteer Project Interest: Chairman Janine Pitocco was approached by a manager at FM Global who was looking for volunteer opportunities for his team of 12 people. FM Global employees have done several projects for the GLT, and she was thinking maybe they could do some work on the Kwandrans property.

Open Forum: Treasurer Roy Najecki provided the Board with an updated report and petty cash update; there were no unusual items to report on. The real estate transfer tax funds still have not been deposited into the GLT account as of this meeting. Chairman Janine Pitocco received a donation of \$25 and Member Roy Najecki will deposit the check into the GLT account and thank the couple that donated it.

The picnic tables built by volunteers from FM Global are done and some have been delivered to Hawkins Pond and the remaining tables will be brought to Steere Hill tomorrow. Hawkins Pond now has five picnic tables for people to enjoy. Member David DeCost has been going out to the dam with Member Scott Boudreau to open the valve; he created a tracking spreadsheet to correlate water level to how many turns of the valve. Member Najecki forwarded him an email from William Salves about water levels at Bowdish Lake.

Legal counsel David Ursillo has done more research on the hoisting license requirements and is working on a memo that he will provide to Chairman Janine Pitocco. The allowable exemption states that it be “your

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personal farm equipment”, but the term “farm” equipment is not mentioned anywhere else. What the Land Trust uses the John Deere for was the main thing he was unsure of. Member Roy Najecki stated that the John Deere was purchased to mow big fields; it can move things around, has a bucket, post hole digger, back-hoe, and mows. The question is does this piece fall under excavation equipment or hoisting equipment; it does not appear to qualify as hoisting equipment, not sure about excavation equipment status. Vice Chairman Will Morin would like to ensure that anyone who uses the tractor has some knowledge on how to operate it; he wants to keep everyone safe. It is a substantial piece of equipment, and something could go wrong very quickly; it can be a helpful tool, but it can also be very dangerous. Chairman Pitocco would like to see select people trained on how to use it and Attorney Ursillo suggested that before anyone could use the tractor, they be required to read the owner’s/operating manual.

There being no further business before the Land Trust, Member Roy Najecki made a motion to adjourn at 8:45pm.; it was seconded by Vice Chairman Will Morin and passed unanimously. VOTE: Ayes – 5 (Cavaliere, DeCost, Morin, Najecki, Pitocco)

Minutes Approved: July 12, 2022 meeting.