

**Brookfield Conservation Commission**  
**Brookfield Town Hall Room 119**  
**November 2, 2011 at 7:00 PM**

**I. CALL TO ORDER –**

The meeting began at 7:01 PM.

**Present:**

Alice Dew, Chair  
Marjorie Burr Carmody, Member  
Michael Murphy, Alternate Member  
Ryan Blessey, Member

**Absent:**

Stephanie Landis, Member  
Ralph Manning, Alternate Member  
Jeffrey Bronn, Member

**2. MINUTES FROM PREVIOUS MEETING: 10/05/11 –**

**A. Dew made a motion to approve the minutes of the previous meeting. M. Murphy seconded, and the motion carried unanimously, 3-0.**

**3. GUESTS AND PUBLIC COMMENT:**

There was none at this meeting.

Ryan Blessey entered the meeting room at 7:03 PM.

**4. CORRESPONDENCE:**

• **Cordwood Permits –**

Plymouth Land Trust, Inc. Cordwood Permit from Gerard Mine of the CT DEEP Division of Forestry dated 10/12/11

A. Dew asked the Commissioners to look over the information provided so that the Commission would be able to discuss the possibility of adding a cordwood permitting process Town properties at the next meeting.

M. Murphy noted the Plymouth Land Trust sample, and stated that the information was interesting.

- **Arbor Day Foundation** –  
Arbor Day Foundation Membership Dues Payment Form

A. Dew stated that the Commission will ask S. Landis about this topic for the next meeting.

- ***The Habitat* Volume 23, Number 3 Fall 2011** –

A. Dew distributed the copies of *The Habitat* to the Commission.

- **Tree City Application** –  
Letter from D. Lambe to A. Dew dated 10/17/11 Re: Tree City USA Program/  
Tree City USA Application for Recertification

A. Dew stated that she will be completing the Tree City Application.

- **Arbor Day Foundation** –  
Letter from L. Werner to S. Landis dated 10/11 Re: Housatonic Valley Association

A. Dew stated that the Commission will look into this at the next meeting.

- **Town Capital Improvement** –

A. Dew stated that the Commission should give an in-depth plan on what it hopes to accomplish in the next five years. A. Dew asked that the Commission look at this information and make a list of the major projects that need to be accomplished.

## **5. TREASURER'S REPORT:**

A. Dew has the budget-to-date report. A. Dew stated that the budget for the various properties under one account with the Finance office as all the houses that generate income are lumped into one.

## **6. CURRENT PROJECT REPORTS:**

- **Nature Center:**

A. Dew stated that she talked to Kim Yates, who wanted to move in but cannot because of the power lines that are down due to the snowstorm.

Improvement work has been done for the house. Kim Yates would like to re-do the floors of the house, which the Commission agreed would be good for the home.

**M. Murphy made a motion to have the tenant receive reimbursement for last month's rent, down payment, security, and reimbursement for any time within the next two weeks she is unable to move into the home because of down power lines. R. Blessey seconded the motion, and it carried unanimously, 4-0.**

- **Happy Landings –**

D. DiPinto is working with Eugene Reelick to get the windmill put together.

- **Burr Farm –**

M. Carmody stated that D. Burr mowed some of the area, but after the snow melts, he will mow the remainder. Jason removed the trailer, but still has a couple pieces of equipment out.

There was no serious damage due to the snowstorm that M. Carmody noticed. No one has informed her of any damage to the property.

M. Carmody stated that her brother had filled the hole that had been dug in the Spring.

- **Williams Gurski Open Space –**

No one from the Commission has been out to the property, but the Commission members will check on this property before the next meeting.

A. Dew noted that 26 Obtuse Hill Road should be listed under Gurski Homestead on the agenda.

- **18 Junction Road –**

A. Dew stated that the property did not lose power, and S. Landis is looking into heat system alternatives. The furnace was inspected, and the inspector said that the furnace needs to be replaced.

R. Blessey stated that if there is already a boiler in the home, it might be better to simply replace the existing boiler. A. Dew suggested that R. Blessey should inspect the home.

R. Blessey will look into having the septic tank pumped.

- **Gurski Homestead –**

The lease for the Gurski Homestead was signed on Friday.

A. Dew stated that each lease needs to specifically state permission from the Commission for tenants to have pet animals in the homes.

**R. Blessey made a motion to allow pets at Gurski Homestead per a consent letter approved by the Chairperson for the current tenant. M. Carmody seconded the motion, and it carried unanimously, 4-0.**

- **26 Obtuse Hill Rd –**

A. Dew stated that R. Blessey and she attended the last Gurski Homestead meeting. They noted that at the meeting, it was noted that money was lost for roofing because the committee did not move fast enough.

R. Blessey agreed to oversee the rental house on Nabby Road and Gurski Homestead.

- **Vote to Consider Re-Roofing: 26 Obtuse Hill Road -**

A. Dew noted that the house needs to be re-roofed before winter, or there will be further problems.

R. Blessey stated that the Connecticut Board of Culture and Tourism will have jurisdiction for an additional ten years if grant money is used. This time period would be added to the current period of the easement.

R. Blessey stated that he will acquire three quotes for the next meeting so the Commission can make a decision about who to use for the roofing work. R. Blessey noted that the gutters also need to be replaced. He also stated that the drainage that was installed is not as effective as it could be, and may be a potential repair issue in the future.

R. Blessey stated that the application for the Connecticut Board of Culture and Tourism needs to be completed and filed for roofing the house and adding new gutters. This

application would be for the roof and gutter repair job only. R. Blessey stated that he will get a price to have a burner re-built and possibly will get a quote to have a minimal hot air system installed in the house to keep it dry.

A. Dew noted that the water service contract needs to be renewed.

**The Gurski Homestead Barn –**

The Commission noted that the building application and the contractor will be put on hold because the application for the barn for the next grant went in to the state. R. Blessey stated that nothing can be done until the application for the CT Board of Culture and Tourism acts on the last grant application that was submitted by the Gurski Homestead Committee. R. Blessey stated

that a long-term plan needs to be enacted for the barn and the property.

R. Blessey noted that the money for the repairs will come from the Conservation budget of the combined rental fees from all of the rented properties.

R. Blessey stated that there is enough emergency money to fund, if necessary, minor repairs to the other rental homes. R. Blessey stated that the work would be approximately \$8,000.00.

A. Dew stated that before anything else is done on the properties after the roof and gutter work, the budget would need to re-built.

R. Blessey stated that the house and the barn should be used in such a way as to give back to the Town. R. Blessey stated that the Historical Society and the Lions Club use the building by hosting two events every year. R. Blessey suggested that the Conservation Commission compile a short term and a long term plan for the property.

R. Blessey suggested that the Conservation Commission host a special meeting and ask that the members of the Gurski Homestead Committee attend the special meeting so that a report may be given. A. Dew noted that there are eleven members on the subcommittee.

M. Murphy stated that he would like to have a paid employee of the Town handle and coordinate the rental homes.

A. Dew stated that she will cancel the application for the permit for removal of debris. The Commission must wait until the grant application is reviewed.

- **Nature Center –**

S. Landis is looking for a new stove to replace the broken stove in the house.

- **Eriksen Farm Open Space –**

R. Blessey will monitor the house. A. Dew, M. Carmody, and W. Mercer met at the house this week and inspected the home with the tenant, P. Robb, who offered potential ideas for future improvements. M. Carmody noted that the roof needs to be fixed. M. Carmody stated that she will give R. Blessey the key to the house and the ledger.

R. Blessey stated that the bathroom needs to be painted, and the downstairs bathroom needs a shower head.

R. Blessey and M. Murphy discussed making a list of the properties for what needs to be done for planning and construction for the rental homes and properties over the next few years.

- **Ferry Farm –**

A. Dew noted that the property is still being discussed with the landowners. If the land is being used for open space, there will be no fee to subdivide the land.

The Town is still determining a value for the property.

**7. OLD BUSINESS:**

Trail Guides – This item is tabled until the next meeting.

**8. NEW BUSINESS:**

**A. Dew noted that she will be discussing the website for the Zoning Commission and she suggested that Conservation Commission should have the same type of web presence/link online via the website. The Commissioners agreed that this would be a good idea, and A. Dew asked the Commissioners to work on their personal biographies. She also asked the Commissioners to think about what items should be listed on the webpage.**

M. Murphy made a motion to adjourn at 8:32 PM. M. Carmody seconded the motion, and it carried unanimously, 4-0.