

DRAFT MINUTES
Brookfield Conservation Commission
Brookfield Town Hall Room 119
December 7, 2011 at 7:00 PM

CALL TO ORDER:

The meeting began at 7:00 PM.

Present: Alice Dew
 Marj Carmody
 Stephanie Landis
 Michael Murphy
 Ryan Blessey

Absent: Jeffrey Bronn
 Ralph Manning

MINUTES FROM THE PREVIOUS MEETING: 11/02/11

M. Murphy made a motion to accept the minutes of the previous meeting as submitted. R. Blessey seconded the motion, and it carried unanimously, 4-0.

GUESTS AND PUBLIC COMMENT:

None

TREASURER'S REPORT:

S. Landis stated that the current budget is \$4,092.52.

The Commission moved to current projects.

CURRENT PROJECT REPORTS:

The Nature Center:

S. Landis asked if M. Murphy would commit to mowing the property in the Spring. M. Murphy stated that it was mowed in the Spring of 2010. S. Landis stated that she needs some fill for the driveway. S. Landis reported that R. Bolek of R&J had been out to look at the issue and recommended putting some fill in the area.

S. Landis noted that there are two areas that are beginning to crack and that maybe fencing is a good option.

M. Murphy suggested that the Commission ask R. Bolek to do the work that he had recommended. S. Landis said she will take care of it.

There are still piles of debris on either side of the driveway left from the storm. S. Landis will collect quotes for the cleaning and will report back to the Commission.

R. Blessey stated that he could probably get fill and get someone to do the work on the area. S. Landis stated that she will discuss the details with R. Bolek.

It was noted that the tenant has moved in to the property.

R. Blessey asked which appliances the Commission had discussed replacing. S. Landis stated that she would like to have the stove and maybe the washing machine replaced in the home, but Kim Yates has replaced the refrigerator.

Happy Landings:

S. Landis received a bill from New Milford Septic for 35 Obtuse Road South and said she will check to see if it had been paid.

Burr Farm:

M. Carmody stated that the trails do have debris, but the back trails are not a priority to clean. The front trails are pretty clean.

Williams Park:

A. Dew stated that Williams Park still has blocked trails and a lot of branches down. A. Dew was asked by a resident if there was any need for volunteers. A. Dew stated that most of the debris was toward Merwin Brook.

A. Dew stated that the Commission would need to get some estimates to get some of the area cleaned up, especially down by Merwin Brook. A. Dew stated that this was a spring project.

There was discussion about having some of the wood from the clean up chipped.

18 Junction Road:

The Commission discussed the heating system, which definitely needs to be replaced. R. Blessey noted that the current heating system is very dangerous.

R. Blessey stated that he has an estimate and S. Landis also had an estimate for the work. S. Landis stated that her quote was \$5500 for oil and \$5200 for propane. Although she requested a written quote, she was never given one by Mitchel.

S. Landis stated that she also had a quote from Donnelly's. S. Landis stated that the proposal offers a warm air furnace, the gas air furnace and the chimney liner. S. Landis is waiting for a mailed copy of the quotes.

R. Blessey stated that he had a quote from Nolan to replace the hot air furnace with an LP furnace This quote for \$4800 includes all necessary work such as removing the old oil tank, and lining the flue with aluminum. He will also disable the current heater. R. Blessey stated that the permit will be pulled for the work.

M. Murphy made a motion to use the proposal from Chris Nolan to do the work on the property. M. Carmody seconded the motion. S. Landis stated the she would like to review the proposals from Donnelly to be sure that the Commission has reviewed all of the options. M. Murphy amended his motion to include that the Commission would accept the quote from Nolan unless there was a substantial difference between Nolan's quote and the other estimates. Chris Nolan is available to do the work whenever the Commission decides to have the work done.

The motion carried unanimously, 5-0.

A. Dew suggested that the Commission hold a special meeting to review the proposal from Donnelly.

Gurski Homestead:

A. Dew stated that she and R. Blessey had attended one Gurski Homestead meeting. A. Dew started to look into removing one piece of the barn. A. Dew contacted the Historic Preservation Commission who had a meeting with the Gurski Homestead Commission and had inspected the barn.

A. Dew stated that the Historic Preservation Commission will give the Conservation Commission a priority list of items that need to be completed.

A. Dew stated that R. Blessey is acquiring quotes for the roof, furnace and gutters.

A. Dew stated that the roof and the gutter work will come out of the money acquired from rent.

R. Blessey stated that he did not get the service contract for the oil yet, but he would like to bundle all of the properties together eventually to save some money.

28 Obtuse Hill Road – R. Blessey stated that the tenant has been clearing brush around the property.

26 Obtuse hill Road – R. Blessey stated that the State would like to have the roof and gutters replaced and a heating system replaced. R. Blessey noted that the State needs to be sure that the property and house is preserved.

R. Blessey presented an engineered drawing from Kevin Archer, and a quote from Jeff Sperezza for the roof work.

R. Blessey stated that the quotes would be for exact replacements with modern materials and would include re-doing the chimney with copper.

M. Carmody made a motion to use Ken Aiello for the work to be done for the roof. A. Dew seconded the motion, and it carried unanimously, 5-0.

R. Blessey stated that he has a quote from John Gereg for the gutters, and is waiting for another quote from a different contractor. R. Blessey stated that the quote is for \$1285.00. The gutters will be special, galvanized steel for the property.

M. Murphy made a motion to accept the current proposal for gutters. A. Dew seconded the motion, and it carried unanimously, 5-0.

R. Blessey mentioned that the Gurski furnaces also need to be discussed. R. Blessey presented quotes from various companies.

R. Blessey stated that each of the first floor rooms has their own floor vent. R. Blessey stated that Nolan's proposal was to let the center room be the return room, and open all the other rooms to get the most stable heat into the building and stabilize it.

Chris Nolan will do the hookup and the lines for the heat for approximately \$5000.00. R. Blessey stated that the maintenance for propane heat is easier than the maintenance required for the oil fired burners.

R. Blessey stated that the propane tanks would need to be bought and buried into the ground. A. Dew stated that perhaps the tanks could be placed above ground on a temporary basis. The difference between the two quotes is the trenching.

M. Murphy made a motion to use the Nolan proposal for the burner. S. Landis seconded the motion, and it carried unanimously, 5-0.

The catch basin needs to be renovated as well. The pipe that the catch basin was attached to does not work. R. Blessey stated that there are two options – either route out the pipe or have the pipe dug out and fixed.

M. Murphy noted that it was a service call, so there is probably no need for a vote. A. Dew noted

that the Conservation Commission would vote if anything needed to be replaced.

A. Dew stated that she walked the property and some of the trees need to be removed. A. Dew noted that landscaping also needs to be completed on the property.

Eriksen Farm Open Space:

S. Landis stated that the sign on the property looks very good.

A. Dew has a list of items that need to be replaced on the house.

R. Blessey stated that at some point a map of the property needs to be created.

Land Acquisition:

A. Dew noted that she had done a presentation at the last Board of Selectmen's meeting.

OLD BUSINESS:

Trail Guides:

There was discussion about when the Parks and Recreation information needs to be submitted to the Parks and Recreation Department to be added to the publications.

M. Murphy is going to organize some walks.

NEW BUSINESS:

Capital Improvement Plan:

A. Dew will discuss the information with the Controller. A. Dew stated that she needs to get the budget information for the Gurksi Homestead. The Capital improvement budget for the Conservation Commission is \$10,000.00.

A. Dew clarified that capital improvements are for the trails in the parks, etc.

M. Murphy asked how Gurski would combine with that amount. R. Blessey suggested that that number might need to be increased because of the storm issues from this year.

S. Landis asked if R. Manning sent a letter to A. Dew and the Conservation Commission.

The meeting adjourned at 8:41 PM. Motion made by A. Dew; seconded by R. Blessey, motion carried, 5-0.

