

**Town of North Stonington, CT**  
**HEWITT FARM COMMITTEE**

**REGULAR MEETING MINUTES (Amended 6/4/12)**

**Monday, May 21, 2012 at 3:00 p.m**  
**New Town Hall Conference Room**

The meeting of the Hewitt Farm Committee was called to order by Nita Kincaid at 3:00 p.m. in the New Town Hall Conference Room with members Ellie Banker, Jack Brown, Dick (Coop) Cooper, Ed Harasimowitz and Nita Kincaid present. Grant Leiper, candidate for Eagle Scout, also attended.

1) Approve 05/07/12 Regular Meeting Minutes

Jack motioned and Ed seconded to approve the 05/17/12 Regular Meeting Minutes. The motion carried.

2) Grant Leiper's Eagle Scout Project

Grant Leiper discussed his application to construct picnic tables for Hewitt Farm as his project to become an Eagle Scout. He has received approval of his Troop Committee to proceed with the project and plans to start fundraising and construction as soon as the Boy Scouts of America Council gives their approval. His target completion date for six tables is mid-July.

Nita noted that communication to the public about the project should be done and the group agreed a sign describing the project and hand-outs soliciting contributions would be appropriate. The group also told Grant that wheels for the tables to enable them to be moved during mowing probably were not necessary. Grant will remove the wheels from the design. Ed asked what type of materials would be used. Coop suggested that as part of his project, Grant should also make recommendations on where the tables should be located. Grant agreed he would do that.

Grant then completed his application form and Nita signed it for submission to BSA Council.

3) Update on Greene Gables (Mystic Air Quality report & NS Historical Society letter)

Nita informed the committee that a representative from Mystic Air Quality Consultants, Inc. would be attending the Board of Selectmen's meeting tomorrow night, May 22, 2012 at 8:00 p.m., to present the findings of their pre-demolition survey of Greene

Gables. Committee members should attend this meeting and be prepared to ask questions regarding how it can use these findings to make recommendations on the resolution of Greene Gables.

Considerable discussion followed in which Ed stated that he believed only an engineering or construction firm could transform Mystic Air's findings into cost estimates for removing hazardous materials during renovation or demolition.

The group also noted that there was an alternative resolution to Greene Gables not previously considered in which the structure would be fenced-off and boarded-up, and allowed to remain in its present condition for a predetermined or indefinite period of time. Nita reminded the group that our goal in addressing a resolution to Green Gables is to "move it along", so that we can communicate with the public about the building's status.

The above discussion led Nita to distribute a draft response to the letter about Greene Gables written by Kevin McBride, North Stonington Historical Society's Vice-president. Our letter acknowledges receipt of Mr. McBride's letter, informs him of the May 22, 2012 Board of Selectmen meeting, and notifies him that we will continue to keep the Historical Society's Board of Trustees informed about progress with the Greene Gables resolution. Coop will hand-carry the letter to Mr. McBride tonight so he has ample time to notify members about the meeting.

Nita suggested that someone on the committee should review the Fred Stewart Greene photos that were recently scanned by the Historical Society to see if there are any pictures of Greene Gables. Nita will arrange for this review.

### 3) Review draft leases for Hewitt Farm rental properties

Nita distributed "Notes on the Expired Hewitt Farm Leases & Suggested Changes" that she had prepared for the committee. The document provided a brief history of previous leases with the 14 Hewitt Road and 9 Hewitt Road tenants, and contained a copy of the *Residential Lease Agreement* used by the previous owners, The Mystic Seaport.

This lease was marked-up with yellow highlighting to show recommended changes or additions suggested by member Ed Harasimowitz, and green highlighting to show recommended deletions to the document. It contained 25 clauses, each of which were individually reviewed and discussed by the committee. Ed will next tailor this marked-up lease to create two new leases, unique to each of the two properties.

The document from Nita also contained a draft letter to be sent to each of the current tenants informing them that (a) the leases are being prepared, (b) there will be no increase in their rent at this time and for the one-year period of the lease, and (c) an inspection of the property will be done prior to forwarding the leases. This inspection

would be conducted by Nita Kincaid, Ed Harasimowitz, and anyone else Mr. Mullane feels is appropriate.

The draft leases and the tenant letters when completed will be submitted to First Selectman Mullane for his review and to ascertain whether they should also be forwarded to the other Selectmen and the Town Attorney

#### 4) Discuss letters and plans for "Friends of Hewitt Farm."

Nita next distributed a list of names and contact information provided by Coop. These are people who have expressed an interest in helping-out on work projects at Hewitt Farm. A sample letter was also attached that would be sent to these people confirming their offer and asking them what, if any, special interest or expertise they could bring to future projects.

Nita will modify the letter to better suit individual involvements and, when final, Coop will mail them out.

#### 5) Progress on Ryder Road Entrance Sign and area

Nita reported that she had not yet heard back from Fossil Industries, the company responsible for manufacturing the Ryder Road Entrance Sign.

The group then addressed how the planting of the entrance area should be performed and what seed should be used. The group examined the contents of a seed mix recommended by Jim Cowen and will ask Highway Foreman Steve Holliday what type of seed the Highway Department uses. The committee concluded that planting of this area should be done soon, but owing to many roots that remain in the soil, perhaps a "final" planting is not recommended at this time. The group will consult with Mr. Cowen and invite him to meet with it, possibly at the site.

The group agreed that the Greene Gables Meadow and 1750 Farm House Meadow will not be mowed this spring. Whether it will be mowed in the fall will be determined at that time. Coop will continue to monitor the re-growth of invasive plants in these meadows and will continue to work to eradicate them.

#### 6) Member updates on projects

Nita stated that she had been contacted by Town Planner Juliet Leeming to name two individuals who will represent the Hewitt Farm Committee on the Plan of Conservation and Development Committee. Ed Harasimowitz volunteered to be the lead representative for the committee and Nita will be back-up.

#### 7) Public comments and questions

There were none.

8) Priorities for the June 4, 2012 Agenda

- a) Update on mailing to "Friends of Hewitt Farm"
- b) Progress on manufacture and installation of Ryder Road Entrance Sign
- c) Update on ongoing projects (Scout projects and others)
- d) Update on Greene Gables resolution - results of May 22, 2012 BOS meeting.
- e) Review draft Hewitt Farm Tenant Leases for submission to First Selectman.
- f) Adjourn at 4:00 p.m. to the Hewitt Farm property to inspect ongoing projects.

The meeting adjourned at 5:30 p.m.

Respectfully Submitted, Richard B. Cooper