



Lachat Town Farm Commission Meeting Agenda

Meeting Held Remotely via Zoom:

<https://us06web.zoom.us/j/84011320781?pwd=WUwxTmZzUmltekVVMnVXRHVYSDcwUT09>

Phone: 1-312-626-6799 **Meeting ID:** 840 1132 0781 **Passcode:** 426786

Date: 6/7/22

Time: 7:30pm

1. Call to Order
2. Approval of Minutes from 5/3/22
3. Bunny and Chicken Proposals
4. ARPA Projects and Cost Estimates
5. Operating Budget and Financial Update
6. Audience of Citizens: 3 Minutes or less per person
7. Motion to Adjourn

Unapproved Lachat Town Farm Meeting Minutes
May 3rd, 2022

In Attendance: Elizabeth Zeppernick, Terry Cho, Erica Reiner, Christina Koether, Alissa Stoltz, Nick Bell, and Ellen McCormick.

The meeting was called to order at 7:33 pm.

Motion made to approve the April 27th, 2022 minutes as written. Motion by Erica Reiner and seconded by Alissa Stoltz.

Christina Koether will be leaving the LTF Commission. The position is open to any political affiliation.

The LTF Mission Statement must be updated. The Commission must present to the BOS June 2nd. Elizabeth Zeppernick will update the statement based on comments this evening and present to the commission at the next meeting to vote on the updated mission.

Summer - Winter 2022 Event Calendar: all large events need to have Commission representation on site. Each Commission member needs to commit to being present at a minimum of 2 events. (Farmers Market, Music Events, Spring Fundraiser)

Discussion of estimate of electrical upgrades to the Barn by Salvatore Giannitti. Motion made by Ellen McCormick to approve the estimate and use the available funds in the maintenance fund to pay for the work. Seconded by Nick Bell. Motion passes unanimously.

Building permit received on Friday June 29th, 2022 for the Offutt Center.

Audience of Citizens: none

Motion made to adjourn by Ellen McCormick at 8:24 pm. Motioned seconded by Nick Bell.

Next meeting will be held on June 7th, 2022.

Minutes recorded by Terry Cho.

From: David Guglielmo <daveguglielmo@gmail.com>

Date: June 2, 2022 at 13:28:45 EDT

To: mconnakat@yahoo.com

Subject: Re: Proposal for bunny house and chicken coop

On Thu, Jun 2, 2022 at 7:25 AM David Guglielmo <daveguglielmo@gmail.com> wrote:

4000 materials

8000 labor

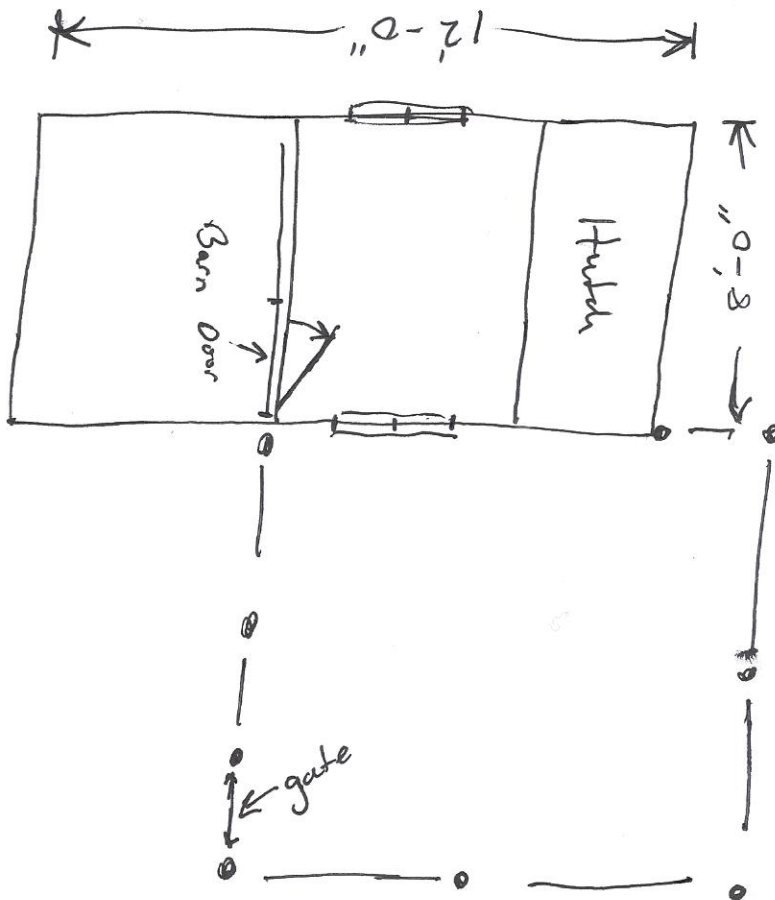
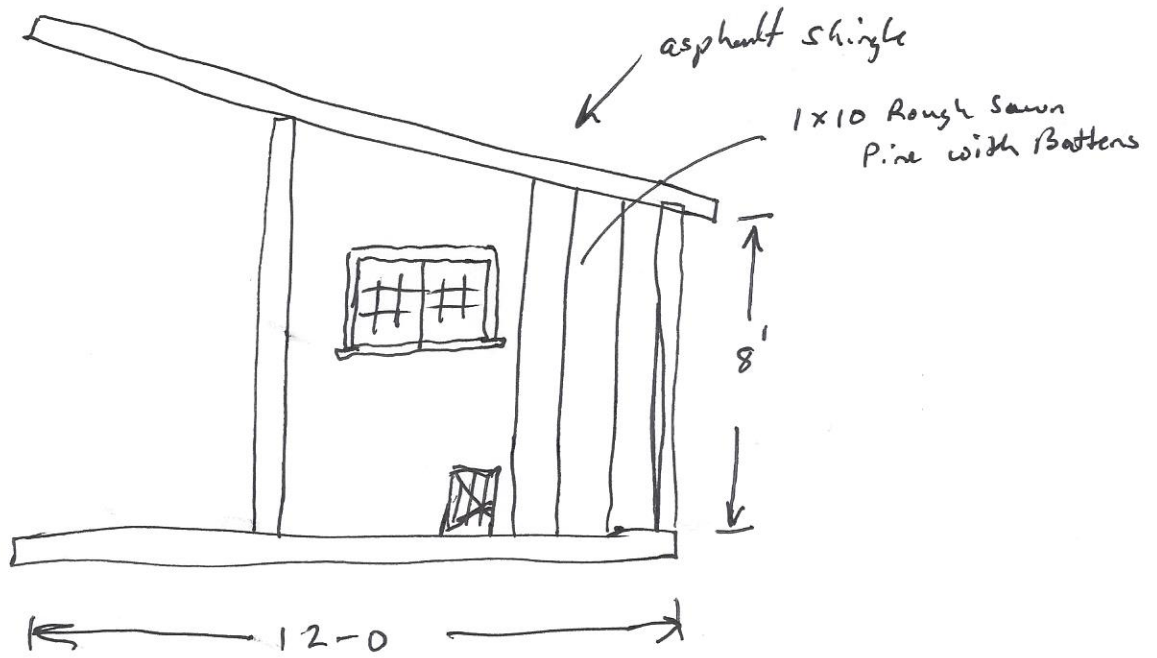
2000 miscellaneous

I know I can reuse and repurpose some lumber.

Thanks

David

Zachary Town Farm
106 Godfrey Rd. West
Weston Ct.



well



April 4, 2022

Lachet Town Farm
Kat McConnaughey
196 Godfrey Road West
Weston, Ct 06883

Caperton Company
HIC 0565595
WC-32106-H19
DMCR 003297

Proposal- Shed type building with Bunny Hutch and improvements

Caperton Company proposes constructing an 8' x 8' detached building on a concrete slab, supply materials and labor for the following:

Permits not included

Prepare site in area discussed for a concrete slab, Include a electric trench up to 50' in distance and water trench up to trench 42" depth up to 50' in length.

Concrete slab to be reinforced 3500lb mix, 8' x 12' on a gravel base

Build shed type building, traditional 2x4, 1/2" plywood constructed walls with rough sawn pine on the exterior walls

Roof will be a single slope shed type roof with asphalt shingles. 4' over hang on front

Supply and install (2) windows, sliding barn type sash with screens on opposite walls

Supply and install a barn entry door and screen interior door

Interior shall have (1) electrical outlet, (1) interior light, (1) exterior light, fixture allocation \$ 120.00

Provide trench excavation for electrical and water line, 1 1/2" electrical conduit, 1" water line installed at 42" depth, pipes and conduits bedded in sand, trenches up to 50' in length

Build bunny hutch inside structure against back wall

Install (1) frost proof yard hydrant adjacent to building

Install Owner provided, (9) fence posts and necessary rails, (1) gate

Owner to provide and install wire / plastic fencing



Contractor Notes- Contractor not responsible for damage to underground wires, pipes, etc.
Removal of job related refuse included
Not responsible for trench settling
Paint not included
Excavation of ledge or large rock, 24" or more will be considered an extra costs
Certificate of Liability and Workers compensation insurance provided upon request
Electrical and water hookup to existing structures (sources) not included

Total Costs- \$35,990.00

Sincerely,
Hugh C. Bilecky
Owner

Nyiri Remodeling

910 Knapps Highway

Fairfield, Ct., 06825

203-521-0536 bilrbill@aol.com



Proposal Submitted To:

Friends of Lachat/Lachat Town farm 106 Godfrey Rd. West

Weston, Ct.

Tel 917-446-4073, mconnakat@yahoo.com

Description of work:

Chicken coop area

Install nesting boxes along octagon side wall, exact sized to be determined

Materials to be a.c. grad smooth plywood with pine trim

Install 3 round bars along opposite side wall, material to be closet pole 2" stock

Install Fencing Infront of area, material to be provided by owner

TOTAL- \$4,650.00

UPON SIGNING \$3,000.00 UPON COMPLETION \$1,650.00

Rabbit building

Construct 12' x 10' rabbit structure

Owner responsible for all permits, plans, survey, etc.

We wil provide scale sketch prior to start of work

Pour concrete slab 10' x 12'

Frame walls to code using pt plates and 2 x 4 walls

4 ft from ground to be cedar ship lap siding

4 ft top to be open wire between framing, window size

1 door will be installed, storm door style

Roof will be shed stylee ftramed with 2 x 8 lumber, 5/8 sheathing and stock metal roofing

Hutches will be built along b ack wall

Fencing and gate will be installed along perimeter, fencing materials to be provided by owner

TOTAL \$17,800.00

SIGNING \$1,800.00 START \$10,000.00M COMPLETE FRAMING \$5,000.00 COMPLETION \$1,000.00

PROPOSAL ACCEPTANCE

PROPOSAL INCLUDES:

Material and labor according to outlined specifications.

FOR THE SUM OF:

\$

PAYMENTS TO BE MADE AS FOLLOWS:

Payments do not need to be made in order described above.

All material is guaranteed as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above this estimate.

WILLIAM R. NYIRI

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to complete this contract as specified. Payment will be made as outlined above.

SIGNATURE OR COMPANY

AUTHORIZED SIGNATURE

DATE

DATE STARTED/DATE COMPLETED

SEE ATTACHED NOTICE

CANCELLATION NOTICE

Date of transaction- _____

You may cancel this proposal agreement without penalty or obligation within (3) business days from above date.

If you cancel, any property traded in, any payments made by you under this contract or sale, will be returned within (10) business days following receipt of your cancellation notice.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods or materials delivered to you under this contract or sale; or you may if you wish, comply with the instructions of the seller regarding the return shipment of the sellers goods at the sellers expense and risks.

If you do not make the goods available to the seller and the seller does not pick them up within (20) days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

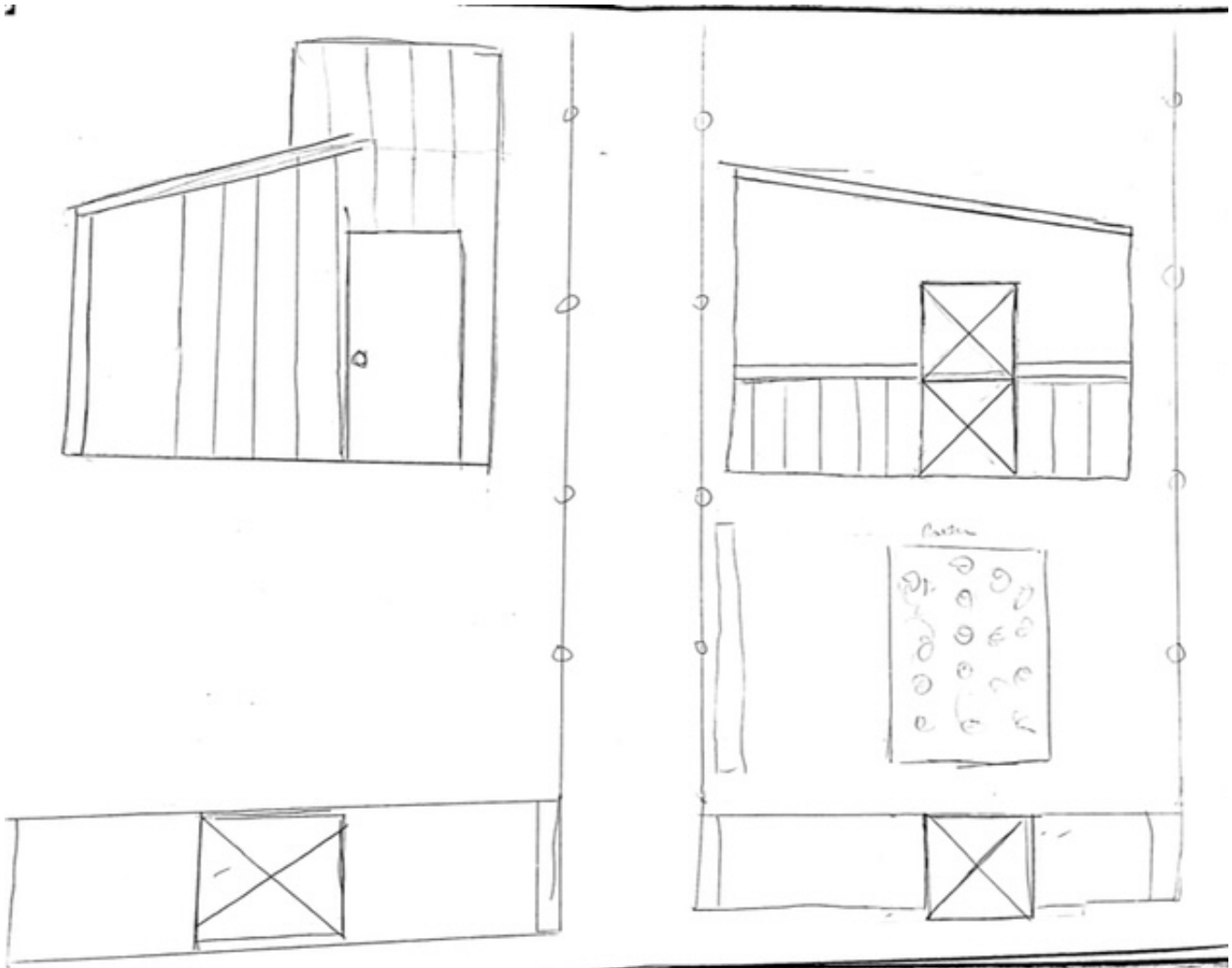
To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram to contractor at address as noted on signed contract not later than mid night of _____, 20__.

I hereby cancel this transaction: _____

Customer Signature

Date: _____

From: Katherine McConnaughey mconnakat@yahoo.com
Subject: Bunny house drawings
Date: June 2, 2022 at 1:14 PM
To: Kat mconnakat@yahoo.com



Sent from my iPhone.
Kat McConnaughey
917-446-4073

From: Manuel Pelaez pelaezlandscaping@aol.com
Subject: Bunny farm build estimate.
Date: June 1, 2022 at 1:26 AM
To: mcconnakat@yahoo.com

MP

Weston.
106 Godfrey Rd.
Nam: Katt.

Build a house 8 by 12 ft long.

1 Remove plants from the area and plant them in another side.

2 Level the land and build the form slab 8 by 12.

3 Dig around 16 inches deep .

4Pour down concrete 16 inches all around and on the middle 5 inches.

5 Frame in the front 8 foot high and the back 4 foot high.

6 Walls are going to be 36 " high using 2by 4 frame and exterior is going to be cedar walls.

7 Above 36 inches wall are going to be screening 3 wall in the back side is completely close with wood wall.

8 Place a box that is there jus it needs to make some adjustments.

9 Roof play wood and metal roof.

10 Build a fence 30 by 14 foot.
Using the materials are already there.

11 In the other side.

Build a chicken boxes for eggs.

12 Install 3 cross boards .

13 Build a chicken fence is 16 by 22 long.

This job includes materials just for build bunny house. Except the screen.

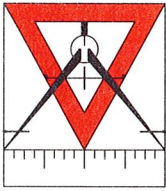
For fencing materials are going to be provided by owner.

Price for this job is \$25,000

Note:For begin this job a deposit is required.

Thank you very much.Take care.

Sent from my iPhone



McChord Engineering Associates, Inc.

Civil Engineers and Land Planners

1 Grumman Hill Road
Wilton, CT 06897
(203) 834-0569

April 22, 2022

Carol Baldwin
Friends of Lachat
106 Godfrey Road West
Weston, CT 06883

Re: Project Cost Estimates
Lachat Town Farm, Weston, CT

Dear Carol:

McChord Engineering Associates, Inc. has reviewed four potential projects at Lachat Town Farm in Weston, CT in order to determine a preliminary cost estimate for each. These estimates are based on our experience on similar projects and represent the combined cost to design, permit and construct each project. A more detailed cost estimate should be prepared by an experienced contractor once more design details are available. Our summary of each project is listed below:

Stream/Wetlands Crossing for Tractor:

- Option A – Culvert:
 - Install double barrel or box culvert to create 16' wide crossing.
 - Culvert designed to minimize channelization of existing stream.
 - Reinforce stream banks with large stones from site.
 - Stabilize inlet and outlet of culvert with rip-rap.
 - Install processed stone roadway over culverts and ramp both sides.
 - *Cost Estimate: \$25,000 – \$30,000*
- Option B – Timber Bridge:
 - Form and pour concrete abutments on each side of stream.
 - Construct timber bridge of suitable width and load bearing capacity for farm equipment.
 - Reinforce stream banks adjacent to abutments with large stones from site.
 - Install processed stone ramp on both sides up to bridge deck.
 - *Cost Estimate: \$30,000 – \$40,000*

Widen the Ladder Hill Road South Entrance to the Upper Field:

- Remove existing stonewall as necessary.
- Excavate existing berm on south side of entrance in order to improve sight lines.
- Widen existing entrance to 20'+.
- Extend existing trench drain to match new driveway width.
- Pave the driveway apron between the trench drain and road.
- Install 50'+ length of processed stone driveway into field.
- *Cost Estimate: \$22,000 – \$28,000*

Fix Erosion on Tractor Path to Upper Field:

- Create berm at top of path to divert runoff from upper field into the wood.
- Regrade tractor path to prevent concentration of runoff.
- Rebuild a portion of the stone edging on the down-slope side.

Carol Baldwin
April 22, 2022
Page 2 of 2

- Place additional processed stone as necessary.
- *Cost Estimate: \$5,000 - \$10,000*

Improve Hillside Hiking Path Adjacent to Goat Barn:

- Designate starting point of the pathway.
- Remove root and stone tripping hazards within pathway.
- Install large fieldstone stepping stone on the steeper portions of the path.
- *Cost Estimate: \$5,000 - \$10,000*

If you have any questions regarding this matter, please do not hesitate to call our office.

Sincerely,



Thomas Nelson, P.E.
Project Manager