

Lampson Brook Farm Board Meeting

April 23, 2026: 4:30 – 6:00

MINUTES

1. Introductions and approval of March 5, 2026 meeting minutes (4:30-4:35)

The meeting was called to order and Board Members present introduced themselves. David Haines was absent for roll call. A motion was made to approve the Minutes of the March 5th meeting. The minutes were approved by all voting members present.

2. Board updates & discussion of work in progress (4:35 – 5:35)

a. Outreach to Historical Commissions.

The Board sent MA Historical Commission a copy of the legislation, management plan and update on the Board's work. The Board is awaiting a reply and will follow up for further guidance as the Board pursues discussion of an HPR on the Jepson Farm parcel and Community Farm parcel.

Belchertown Historical Commission is potentially interested in working with the Board. The Board agreed to provide BHC with more background on the Board's work and to invite them to the next meeting of the Board.

b. CR document

The Board discussed that the Conservation Restriction (CR) document for the Forest Parcel is likely to reflect a model used by Division of Conservation Services (DCS) since the CR is proposed to be co-held by the Town.

The Board agreed that a final CR would need to be negotiated and finalized when a landowner has been recommended. However, DCR's "Landowners Handbook" could serve as a useful reference in a future RFP. DCR has a concern that incorporating the DCR template in an RFP could be confusing since there are terms that would not be finalized until a landowner is selected. It was agreed that the Board would work to further articulate the activities they anticipate being restricted and the uses envisioned to be allowed, based upon legislation and the LBF management plan. It was agreed that certain uses or activities, such as hunting, have not been explicitly addressed, and warrant further discussion.

b. Other covenants

Questions of how the Board can enforce requirements or expectations pertaining to landowners' responsibilities were discussed. These included such issues as ensuring landowners carried liability insurance that public access was managed appropriately, and shared areas (such as parking) were addressed. The board discussed whether a Covenants, Conditions and Restrictions ("CC&R") is necessary or the MOA and the terms of the restrictions would be sufficient. A NESFI member provided insight on current liability insurance and how public access is managed to reduce conflicts between public use, agricultural uses, hunting etc. on the property. The board agreed to further educate themselves on how these issues are addressed elsewhere and continue the discussion.

c. RFP draft updates

Further revisions to the RFP will be addressed in executive session at the next meeting. It was acknowledged that several items require further consultation with DCAMM.

3. Status of Appointment and Reappointment of Board members 5:35-5:45

All members present confirmed they were initially appointed in 2020. The legislation limits EEA's participation on the Board to five years, which is concluding. The remaining members confirmed their intent to serve another term. Formal appointments are underway or pending formal notification.

4. Other items raised by the Board 5:45 -5:55

The Board identified Tuesday, May 19th at 4:30 for the next meeting.

5. Public Comments

No members of the public offered comments.