

Lampson Brook Farm Board Meeting

March 5, 2026: 4:30 – 6:00

Agenda

1. Introductions and approval of February 3, 2026 meeting minutes

The meeting was called to order and Board Members introduced themselves. Rayna Rubin, Senior Project Manager with DCAMM introduced herself. A motion was made to approve the Minutes of the February 3rd meeting. The minutes were approved unanimously.

2. Board updates & discussion of work in progress

A letter was mailed to Mass Historic Commission to update them on the completion of the management plan and survey and to request they assign staff to identify any MHC requirements or guidance for the protection of historic resources on the Farm, as the Board proceeds.

The Board discussed the Conservation Restriction and Historic Preservation Restriction. DCR offered to circulate a template Conservation Restriction for board review. The Town's input on the document will be important, as they are identified in the legislation to be the co-holder. It was acknowledged that a recorded CR document would need to be negotiated with a proposed landowner, but work can be done to compose a draft document with terms that reflect the management plan and/or intent of legislation in the interim. The Board discussed incorporating a draft CR in the RFP as an Appendix.

The Board discussed Historic Preservation Restrictions and the role of MHC. The Board agreed to reach out to the Belchertown Historical Commission to evaluate if they are potentially interested in holding the HPR.

The board discussed the potential for a covenant or other forms of formal agreement among potential future landowners on the farm for use of roads, insurance requirements, or to ensure adequate public access. It was agreed that the Board would generate a list of the potential circumstances or considerations that need to be addressed, and discuss them at the next meeting to further evaluate how to approach such a mechanism.

The Board discussed the need to ensure DCAMM resolved authorization for the conveyance and discussed legislative pathways as well as the opportunity to reach out to the Governor for resolution.

3. Other items raised by the Board

The board discussed the appraisals required under the legislature and were in general agreement these would need to be conducted prior to soliciting proposals. DCAMM confirmed that appraisals are generally obtained within a year of their use to ensure they are current. The Board also inquired whether Chapter 7C sections 32-34 provides an opportunity for DCAMM to proceed with alternative legislation to authorize a conveyance pending an RFP process and Board recommendation. DCAMM identified that it would require further investigation.

4. Public Comments

There were no public comments.

5. Executive Session (pursuant to MGL Chapter 30A, Section 21(a)(6)): Review and discuss RFP revisions

A motion was proposed and voted for the Board to move to Executive Session authorized under MGL Chapter 30A, Section 21(a)(6) to review a confidential draft Request for Proposals.