

Lampson Brook Farm Board of Directors

Minutes: November 3, 2025

Board Attendance: David Haines, Jonathan Spiegel, Tammy Ryan, Gerard Kennedy, Jennifer Soper, Vanessa Farny

1. Introductions and approval of past meeting minutes.

The Board members as well as Rayna Rubin, Senior Project Manager with DCAMM introduced themselves. The Minutes from the September 16th meeting were approved unanimously.

2. Updates

The final Lampson Brook Farm survey plan prepared by Sherman & Frydryk was signed by the Belchertown Planning Board at their September meeting and has been recorded at the Hampshire Registry of Deeds.

DCAMM is finalizing the Care and Control Agreement to convey the Commercial Farm land to MDAR and will send to MDAR shortly for review. A board member asked if that will address lease revenue and inquired about the use of that revenue. The Care and Control agreement is anticipated to honor the terms of the existing agreement with NESFI. MDAR confirmed that lease revenues collected by the agency are sent to the general fund. The Board identified that, it may not be a significant concern at this time provided the negligible revenue, but underscores the need to resolve the fund authorization in the legislation.

3. Discussion with DCAMM of how to move the Board's mission forward

Rayna Rubin was in attendance on behalf of the Division to discuss opportunities to further the Board's work.

The Board expressed that they were encouraged by DCAMM's approval of the Management Plan and Survey Plan and would like to identify how to proceed with soliciting proposals for the future conveyances. The board inquired as to whether DCAMM had reviewed the draft RFR sent to DCAMM in 2023. Rayna shared she would follow-up to determine the status of that review. She suggested the Board might identify tasks to complete prior to issuing an RFR, such as following up with the Mass. Historic Commission (MHC) for guidance on the need for a Project Notification Form for future conveyance. The Board shared there had been correspondence with MHC several years ago.

The Board asked if DCAMM had determined a way to proceed with a conveyance under the current Chapter 355 of the Acts of 2020. Rayna identified there had been no change in DCAMM's position. The Board discussed the response from Senator Oliveira's office, which reflected Senate counsel's position that Amendments were unnecessary. The Board requested Rayna work with DCAMM's legal counsel to further articulate the need for amendments so the Board could better advocate for the opportunity for Division Counsel and Senate Counsel to resolve this issue together.

The Board discussed the suggestion by Sen. Oliveira's office that the Board follow-up with the Governor's office and concluded that, at this time, they would prefer to continue to work with DCAMM directly to see if they could make progress.

The Board inquired how DCAMM would pursue a conveyance in lieu of any legislation, and Rayna identified she would investigate that question. The Board confirmed it is not asking DCAMM to pursue an alternative path for conveyances at this time but is seeking to understand for informational purposes.

Given the conversation and time, the Board passed a motion to amend the agenda to remove the Discussion of Request for Proposals under Executive Session.

4. Other items raised by the Board

It was agreed the Board should identify a date to convene next. The Board agreed on Dec. 2nd for the next meeting.

The meeting was adjourned at 5:52 pm.