

Lampson Brook Farm (LBF) Board of Directors
Minutes: December 8, 2021

Board Attendance: David Haines, Jonathan Spiegel, Tammy Ryan, Gerard Kennedy, Bob O'Connor

Introductions: Each person introduced themselves.

The board got an update on the amended LBF legislation – it had not passed. A recent conversation between EEA and DCAMM brought up a couple of issues that DCAMM hoped to have resolved before the land is conveyed out of state ownership: the compost operation and any outstanding consent orders and the buckets behind the barn. Upon further discussion, board members did not know about a consent order but would check into this and the buckets behind the barn were from a biochar project. It was noted that DCAMM is happy with the progress the board is making so far. The monitoring wells at the old landfill were also discussed. It was related that the Nipmuc Tribe was interested in the land at both the LBF and the former Templeton Developmental Center. This information would be brought to DCAMM's attention at the next meeting that EEA has with them. Another issue raised for DCAMM's consideration was how the New England Small Farm Institute should proceed on their lease with the state which ends in July of 2023. It was hoped that the selection and conveyance of the state's interest would be completed before then. It was requested that a brief overview of NESFI and its recent LBF activities be put on the agenda for the next Board meeting.

Next there was a discussion of the management plan. Conservation Works staff noted that the management plan will help guide the Request for Proposals (RFP's) and would be useful to both the new owners and to DCAMM. The issue of farmer housing is still an important issue to be fine-tuned in the final management plan (what is the definition; what % of the land could be involved and where; will housing be a sub-division of the lots?). The issue of saving buildings rather than demolishing them was raised although it was noted that many of the buildings may not be able to be saved. It was recommended that the management plan be organized by the following sections: background; vision; operating guide and protocols for the RFP's. It was hoped that the management plan might be approved at the next meeting. It was noted there will be a public meeting for the management plan on January 12th at 6:30-8:30. It was also noted that the final draft of the survey plan be presented to the board at the next board meeting.

The issue of finalizing the board bylaws was discussed. Would the board be involved in an agreement with the new owners? It was noted that in addition to the conservation restrictions and a possible agreement, the new owners would be guided by the new zoning bylaw being worked on. Would there be a "right of first refusal" for the first owners so that the sale to new owners could be reviewed? Who would hold such a ROFR – MDAR or the Town? It was noted that the right to amend the management plan should be added to the draft bylaws. The role of the farm manager (the owner of the community farm in the law) was discussed. The role of the farm manager might be to inform owners of CR issues and update the board of farm issues. The

proposed zoning bylaw was discussed. How will farmer housing be addressed in the bylaw? The next meeting was scheduled for February 15, 2022 at 6:00. The board voted unanimously to adjourn at 5:50.