

Lampson Brook Farm Board of Directors
Minutes: July 27, 2021

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

Introductions: Each person introduced themselves. The Board voted unanimously to approve the minutes from the July 7th meeting. Pete Westover summarized the results of the July 20th farm and forest tour and public information meeting which everyone agreed both went well. Conservation Works (CW) staff have met with many LBF farmers as well as staff from the Pioneer Valley Planning Commission and Town staff. CW has also installed and been monitoring wildlife cameras on the farm and analyzing the forest trails and the structures of the two Community Farm barns. CW will present a summary vision for each of the five farm parcels next. CW is preparing a pre-Request for Information (RFI) for the Enterprise Zone parcel to assess the interest in this parcel and the ideas and concerns of possible future applicants to an official Request for Proposals as outlined in the LBF law. The results of the pre-RFI will help the Isenberg School who is a sub-contractor to CW better evaluate potential uses of the Enterprise Zone parcel. The Board was asked to provide help with outreach for this pre-RFI. The question of whether the pre-RFI would seek developers or NGO's was discussed. It was agreed that the Board should avoid discussing potential proposals for the Enterprise Zone with potential proponents.

There was a discussion on the need for an assessment of the cost of cleaning up the Enterprise Zone so that future applicants can take that into account. At the public meeting, there was general interest in using the Enterprise Zone for a regional food processing center such as the Franklin CDC operates in Greenfield. The UMass Isenberg School could review the feasibility and need for such a use.

There was a discussion of the role of the Board versus the Management Plan in providing guidance for future farm management. How much would the Board get involved in day-to-day management versus supporting the Farm Manager provided by the owner of the Community Farm parcel? The Conservation Restrictions (CR) over all the parcels (except the Enterprise Zone) are also important documents for monitoring activities on the Farm to ensure the Management Plan and Board's vision are adhered to. The specific prohibited and allowed activities in each CR will be very important to the future management of the Farm. The CR's may be the most appropriate documents to guide future management of the Farm as they are permanent and signed by both the parcel owner and the CR holder whereas the Farm Management Plan does not have the involvement of the future parcel owners because they have not been selected yet. The Management Plan's role in guiding CR language is an important connection. The future role of the Board seems to be to guide the Farm Manager and make decisions on the use of the Farm Fund to assure there is coordination among the five Farm parcels. Other systems of coordination of the future Farm owners were discussed including a condo or homeowner association for the future parcel owners. The key benefit of the CR's is that they pass along with the future chain of title. A Memorandum of Agreement

among the parcel owners on cooperative management would not be permanent but would get the Farm off to a good start and the future role of the Board could maintain that cooperation. One of the goals of the Law was to foster integration and cooperation among the 5 farm parcels. The Management Plan should outline the range of options and tools to foster this cooperation. MDAR could build in cooperation between the Commercial Agriculture parcel and the other Farm parcels in its procurement documents to secure farmers. The question of whether there could be a deed restriction in the Enterprise Zone parcel (since there is no CR) was discussed. The deed restriction would need to be conveyed by the current owner, DCAMM. It was noted that the above discussion needs to be considered when finalizing the Board Bylaws. It was also noted that the BelchertownTown Planner could be helpful in guiding the final layout of the Enterprise Zone parcel so Zoning can support the selected use.

The Board agreed to meet on September 8th at 4:30 p.m. There was a vote to adjourn at 6:30.