

Lampson Brook Farm (LBF) Board of Directors  
Minutes: March 22, 2022

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

The Board introduced themselves and approved the February 15, 2022 minutes.

Doug Albertson, the Director of Planning for Belchertown gave an update on the progress of the Agricultural Bylaw being considered by the Town for the Enterprise Zone section of the Lampson Brook Farm. The Bylaw got good input from the Planning Board at their public hearing on February 22<sup>nd</sup> and Doug made a few changes based on their comments but nothing substantial was changed. The Board discussed whether the bylaw should keep the clauses with regard to nuisance activities in the bylaw and it was agreed that these were best removed, if possible, as they may conflict with the Town's Right to Farm Bylaw. The Board discussed various non-farm activities which may be part of the activities occurring within the bylaw area (such as large weddings, concerts, athletic events, etc.). It was agreed these are best not mentioned in the bylaw and owners would need to get a special permit for these activities if required.

Craig Miner, Senior Project Manager for Weston and Sampson (W&S) for the Enterprise Zone buildings analysis project gave an update. There are three aspects to the project: 1) building analysis for viable buildings; 2) Phase I for the Ch 21E for possible hazardous materials; and 3) demolition/clean-up costs for non-viable buildings. W&S basically agree with the categories of viable and non-viable buildings in the LBF draft Management Plan. There may be a few buildings classified as non-viable that could be saved with extensive renovation (for example, the manure barn). The Phase I investigation has found nothing "earth shattering" and most will fit under the "Recognized Environmental Condition" such as use of herbicides or pesticides for agriculture or storage of vehicles at the repair barn (NESFI is working on removing these now). A few situations need further examination – a few oil drums and to check if the vehicle storage resulted in any conditions of concern. The demolition estimation is straight forward – there may need to be a few samples analyzed (e.g., the sealant on the silos may contain asbestos). The Board had questions about available historic grants to do some of the repair which W&S will look into. For buildings that could be demolished or repaired with extensive repairs, W&S will give estimates for both options. The Board asked if the silo shingles could be sold and re-used, and Craig noted that DEP's policy is that materials containing asbestos can only be managed in place and not reused elsewhere. Craig noted the report is 75% done. A draft report should be available in a week and finalized in 3-4 weeks.

Pete Westover from Conservation Works gave an update on the Management Plan. The Board noted an inconsistency in the housing policy in the plan and in the maps for the Enterprise Zone which was clarified. There was a discussion of how often the Management Plan needed to be updated and what the process would be. It was agreed to follow the "every 10 years" or as needed in the LBF law, and that public input would be required with each update. There was a discussion of whether the word "must" or "recommend" be used with regard to existing leases

be continued by the new owner. It was agreed that proposals for the parcels would include the proponents plan with regard to existing leasees and that preference would be given to proponents honoring completing existing leases and using a public process for new leases. There was a discussion of the "caretaker" role mentioned in the Management Plan regarding the Jepson Farmhouse and it was agreed this "may" be a role for the Farmhouse depending upon whether these is housing created on the Community Farm or Enterprise Zone where the Farm Manager may have a 24-hour presence and take over the "caretaker" role. There was a discussion of whether organic growing and the limited use of herbicides would be "required" or "encouraged" on the community farm. If organic growing is "encouraged" this could also be a criterion to review proposals with preference given to those committing to organic growing practices. MDAR related that this approach was used for leases in Lakeville recently which resulted in selecting an organic grower. There was a discussion on the recommendation of "Indigenous Cultural Practices" in the Conservation Restriction. This is consistent with the current EEA model Conservation Restriction.

There was an update provided for the Amendments to the LBF law. It has apparently passed the Senate and House and is now at the Senate Ways and Means for final approval of the slightly different House and Senate version before final passage. There was a discussion of whether the Town Conservation Commission would co-hold the Conservation Restriction over the Forest Parcel and which entity would do the required annual monitoring. It seems the Town would be interested and DCR would be interested in doing the monitoring. There was a public comment from Paul Gingras who represents a non-profit that utilizes farming to help veterans. The Board voted unanimously to adjourn at 7:30. The next meeting is scheduled for May 3, at 6:00-8:00.