

Lampson Brook Farm (LBF) Board of Directors
Minutes: May 3, 2022

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

The Board introduced themselves and approved the March 22, 2022 minutes.

Greg Gould from Sherman and Frydryk Survey presented an updated version of the Lampson Brook Farm land survey plan. Greg went over the places where boundary lines between the farm's parcels were simplified based on input from the last LBF Board meeting. Greg then asked which roads need easements or shared use agreements and these were outlined by the Board. Greg then outlined three parcels which do not have frontage (9-148L – a sub-parcel of the Community Farm; 9-51D – the compost site; and 9-51C – the former landfill). Doug Albertson from the Town noted that the Town Meeting will vote on the following Monday on the Agricultural Bylaw for the Farm and the Warrant Article is based on the February 12, 2022 version of the survey. This version could be updated to the new version at the Town Meeting, but the changes should not affect the zoning area. Pete Westover from Conservation Works noted the three roads where easements may be needed: access to the Community Farm parcel via the Enterprise Zone road; fields to the west of George Hannum Road and Fields 2 and 3 of the Commercial Farm that have access via the Community Farm. Greg mentioned that they still need a lease or other description for the boundaries of the old landfill site. Bob O'Connor said he would ask DCAMM for this information. Greg clarified a question from the Board about the 1,300 feet of boundary that is the Lampson Brook – will that need boundary markers? Greg noted that the brook is the boundary, and no markers will be needed there. Greg noted that the existing building setback between the machine repair building and the buildings of the Enterprise Zone may be helped by moving this boundary line. Doug said he would check into this issue with the wording of the Agricultural Zoning bylaw. Chief Holley asked if this building setback issue would be a concern if the same owner owned both parcels. Doug did not think that would be a concern. A motion was made and seconded to approve the survey plan presented at this meeting as a draft to send to DCAMM for their review. The motion passed unanimously.

Pete Westover and Elizabeth Wroblicka of Conservation Works presented the status of the Management Plan for the LBF. Pete noted that he had sent the latest version of the management plan to DCAMM for their review. This version has input from the January public meeting, comments from Board members and from EEA. Elizabeth gave a presentation summarizing the different restriction methods available in law (or required in the LBF law) that may be considered to maintain the farm's vision and resources into the future. The memo that summarizes this presentation will be sent to the Board and included as an appendix to the management plan. Elizabeth summarized conservation restrictions, historic preservation restrictions, the management plan, a memorandum of agreement, a zoning bylaw (as being voted by the Town), a deed restriction, a right of first refusal in a deed or conservation restriction, access easements, and covenant, condition and restriction (CC&R). Elizabeth noted

that these tools can work to assure future conditions on the farm, but their value needs to be weighed with the possible chilling effect that they may have on future potential bidders for the various farm parcels.

Board members noted they had tried to get an update on progress of the amendments to the LBF law needed to fully engage DCAMM and the Office of the Comptroller (for use of the Trust). It does not look like the amendments are close to passage yet. An additional boundary issue was raised. The Town DPW is interested in obtaining a small (approximately one tenth of an acre) sliver parcel of the second Enterprise Zone parcel along George Hannum Road in order to remedy an unsafe visibility situation near the intersection with Jackson Street. This would have a small impact on the 2.5-acre parcel. Pete and Board members agreed to have a site visit to see the situation on the ground. The LBF law will need to also be examined to see if this small parcel could be bid on separately from the rest of the Enterprise Zone. Another issue was raised by the Board about the tracking of building permits in the future to assure implementation of the plan and future farm management. Does the Town have a bylaw or other instrument to track building permits on agricultural restrictions? Doug reported the Town has 4 of these restrictions and would check if there is any formal system of tracking building permits on these types of restrictions.

The public was asked to comment. One member of the public noted that the inclusion of housing in the management plan was upsetting. The EDIC seems to have a lot of housing (current project has 100 housing units and 100 more planned). Is additional housing for farmers needed within the LBF? Another member of the public noted that the LBF was originally part of the Nipmuc Tribe's territory, and this should be considered in future actions of the Board. A Board member noted that there needs to be funds put into the LBF Fund – both to help with the stewardship of the Farm and to assure that funds can be put into the Fund.

The Board voted unanimously to adjourn at 7:35. The next meeting is scheduled for September 13, 2022 at 6:00-8:00. An additional meeting will be called, if necessary, before then.