

Lampson Brook Farm Board of Directors  
Minutes: October 6, 2021

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

Introductions: Each person introduced themselves.

Kristin Lacroix and Amy Noble from the Massachusetts Comptroller's Office joined the meeting to discuss the amendments to the Lampson Brook Farm law relating to the trust fund. They related three reasons for the amendment language: 1) the fund could not be properly set up with the existing language (it has to be either a non-budget fund or an expendable trust not both); 2) bond funds cannot be included as a funding source for a trust fund; 3) a process by which payments from the fund needed to be described. The amendments set up the fund so that EEA can issue grants to the Board as funds are received in the fund and the Board requests funds to implement projects under the Management Plan. This utilizes the Commonwealth's accounting system to support the work of the Board. Funds can be allocated up front for projects of the Board.

Pete Westover from Conservation Works (CW) updated the Board on the Management Plan's progress. The team is working on text for the plan and are hoping to have a full draft for the Board to review in November and then to be reviewed further at a public meeting. EEA and Conservation Works are amending the project to add additional tasks including drafting Conservation Restrictions, Request for Proposals and deed restrictions to implement the Lampson Brook Farm project. CW will also review frameworks for future owners to cooperate and work together. Possible funding for projects were also discussed including the Food Security Infrastructure grant program via EEA and possibly via COVID Recovery funding. CW continues to examine options for the Enterprise Zone and has discussed the possibility of a food processing center with the Franklin County CDC which runs a center in Greenfield.

Greg Gould from Frydryk and Sherman Land Surveyors gave the Board an update on the Boundary Survey project. The perimeter survey is complete, and he is ready to start discussing the needs for interior property lines dividing the 5 LBF parcels. Greg will locate buildings and roads on the plan. Once we've agreed to the plan, Greg will have his crew install 3-foot iron rods at key points. Jonathan and Pete agreed to meet with Doug in the field to resolve remaining questions with the internal boundary lines and Greg will present a draft plan to the board for review. The field work for the internal lines should be completed in about one month. The Board discussed the size of the Historic Preservation Restriction areas around buildings where the law calls for these. Greg noted that he can also locate utilities which may need to be on the plan.

The Board briefly discussed the final changes to the bylaws including the importance of conservation restrictions in guiding future use of the LBF. The Board would like to vote on the

bylaws and the zoning proposal for the Enterprise Zone at the next meeting. The Board agreed to meet on November 17<sup>th</sup> at 4:00 p.m. There was a vote to adjourn at 6:10.