

Lampson Brook Farm Board of Directors
Minutes: September 8, 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 27th meeting.

Pete Westover summarized a meeting he had with Greg from Frydryk and Sherman land surveyors. They have completed 80% of the exterior survey. The final boundary lines for the 5 LBF parcels were discussed. The forest parcel should follow the vegetation lines as has been mapped before. The enterprise zone parcel should include the area back to the wetland and steep slopes and the frontage should be adequate for the zoning needs of the parcel (for the Business Neighborhood Center Zone used at the EDIC 100 feet of frontage is needed). The sewer and power infrastructure should be surveyed for an easement to be included in the zone. The two roads leading to and from the enterprise zone should also be surveyed so they can be included as fee or easement parts of the enterprise zone. The road leading to the MDAR field adjacent to the EDIC should also be surveyed so MDAR can get access to its parcel. The forest parcel may need access across the community farm parcel as well.

The Board discussed the pending clean up assessment project for the enterprise zone. The RFR should include a list of which buildings need removal and which may be repaired (this is included in the draft Management Plan). A "21E Phase I" needs to be done for the site. It is possible that DCAMM might have done some testing like they did at the power plant. The Management Plan progress was discussed. There was a discussion of coordination among the 5 parcels and their future owners. A "covenants and restriction" approach might be used (like a condo association) or an MOA among the 5 parcel owners with the Board. The CR's cannot include restrictions beyond the boundary of the parcel the CR is over.

The Isenberg School is reaching out to 250 farmers in the region to see the need for a commercial kitchen to support their food processing needs. This could be a use for the enterprise zone parcel. They have also issued a "pre-RFI" for the enterprise zone parcel to see what type of interest there is in this parcel prior to completing the management plan and RFR's for the parcels.

Bob O'Connor shared a draft timeline of the activities the Board needs to complete and approve prior to DCAMM making its final actions to convey the parcels to new owners. He will update the timeline and distribute it to the Board.

The Board agreed to meet on October 6th at 3:00 p.m. There was a vote to adjourn at 6:20.