

## AGRICULTURAL LAND PRESERVATION COMMISSION

### MINUTES OF THE JANUARY 13, 2005 MEETING

**COMMISSION MEMBERS PRESENT:** Mike Sullivan, Judy Bailey, Jason Pezzullo, Dave Wallace, Bob Sutton, Everett Stuart, Kevin Nelson

**COMMISSION MEMBERS ABSENT:** Jim Opaluch

**STAFF PRESENT:** Lis Peterman, DEM/Agriculture  
Vicky Drew, USDA

**GUESTS:** Fredericka Bettinger, South County Conservancy  
Monique and John Jevne, Deerpath Farm, N. Smithfield

The meeting began at 5:05 pm at USDA, 60 Quaker Lane, Warwick.

New member Dave Wallace, Governor's appointee, was introduced to the Commission.

Bob Sutton made a motion, seconded by Judy Bailey, to accept the 2005 meeting schedule. The motion passed unanimously.

Bob Sutton made a motion, seconded by Judy Bailey, to hold election of officers at the February meeting. The motion passed unanimously.

The Commission reviewed and discussed a proposed budget submitted by staff. Bob Sutton, made a motion seconded by Judy Bailey, to accept the proposed budget as the working budget for 2005. The motion passed unanimously.

Fredericka Bettinger spoke regarding the Fenner/Ritchie Project. Everett Stuart, DEM and USDA staff recently visited the site and revised the soils report based on a site evaluation. The Ritchie's have also submitted a formal application to sell development rights. Kevin Nelson made a motion, seconded by Judy Bailey, to score the Fenner and Ritchie applications as one project. The motion passed unanimously. Judy Bailey made a motion, seconded by Jason Pezzullo, to have Bob Sutton look into all possible funding sources for the project, and report back to the Commission at the February meeting. The motion passed unanimously.

The Commission scored applicants for development rights:

Tuckahoe Turf, Richmond was scored and achieved a primary score of 26.14 and secondary score of 7.7, for a total of 33.84.

Hibbad, Tiverton was scored and achieved a primary score of 20.57 and secondary score of 7.08, for a total of 27.7

L. Peckham, Tiverton was scored and achieved a primary score of 19.29 and secondary score of 7.44, for a total of 26.70.

Jaswell, Smithfield was scored and achieved a primary score of 24.70 and secondary score of 6.47 for a total of 31.20.

Dave Wallace made a motion, seconded by Kevin Nelson to accept the Tuckahoe, Hibbad, Peckham, and Jaswell farms as scored into the PDR program (based on 24.0 points as a cutoff). The motion passed unanimously.

The Commission discussed farms in negotiation:

Green, N. Smithfield – Purchase and sale agreement signed. Funding to be \$300,000 from the Commission and \$200,000 from the Champlin foundation. Staff will look into the possibility of transferring \$200,000 in FRPP funds originally designated for Kaiser, Warren. Bob Sutton made a motion, seconded by Kevin Nelson to have the Chair sign the purchase and sale agreement, not to exceed \$300,000 in state funds and seeking transfer of \$200,000 in federal funds from the Kaiser project. The motion passed unanimously.

Lebreaux, Tiverton – Undergoing appraisal by the Nature Conservancy, which has also received \$300,000 from USDA toward the project. The Commission will allocate \$250,000.

Richmond, L. Compton – Letter reviewed by Commission concerning draft conservation plan which divides property into 3 parcels to be owned by respective sisters. Commission agreed to continue negotiations under proposed plan. DEM and TNC to continue to meet and work out details of plan. Commission to allocate \$250,000, and \$250,000 in FRPP funds received from USDA toward project.

Manfredi, Westerly – Father recently passed away and no further discussions with family concerning development rights. The Weekapaug Foundation for Conservation will take the lead on discussions with family. Commission to allocate \$250,000.

Escobar, Portsmouth - Appraisal recently received, reviewed and approved by DEM. Bob Sutton made a motion, seconded by Judy Bailey to accept the appraisal and formally approve the allocation of \$500,000 toward Escobar. The motion passed unanimously.

Salisbury, Scituate – Bob Sutton recently met with Wayne Salisbury to initiate negotiations. Salisbury wants to add an additional 21 acres of woodland, therefore application and appraisal to be revised.

Knight, Scituate - Appraisal recently received which places value of development rights at 2.2 million. Negotiations to be initiated.

There was discussion of the Commission's application to USDA for Federal Farmland Protection Funds (FRPP), due by April 5, 2005. There is concern over potential federal

requirements concerning the applicability of sod and nursery farms in relation to soil losses. The Commission reviewed and discussed proposed farms submitted by staff.

Bob Sutton made a motion, seconded by Everett Stuart, to order an appraisal for the Jaswell Farm, N. Smithfield. The motion passed unanimously.

Kevin Nelson made a motion, seconded by Judy Bailey, to accept the minutes of the December 9, 2004 meeting. The motion passed unanimously.

Bob Sutton made a motion, seconded by Jason Pezzullo to schedule a public hearing on the proposed amendments to Commission Rules and Regulation on the 2<sup>nd</sup> Thursday in February. The motion passed unanimously.

Judy Bailey made a motion, seconded by Dave Wallace, to adjourn the meeting at 8:05 pm. The motion passed unanimously.

Respectfully Submitted,

Kenneth D. Ayars, Chief  
Division of Agriculture, RIDEM