

AGRICULTURAL LAND PRESERVATION COMMISSION

MINUTES OF THE AUGUST 10, 2006 MEETING

COMMISSION MEMBERS PRESENT: Everett Stuart, Kevin Nelson, Dave Wallace, George Mason, Ken Ayars (for Bob Sutton)

COMMISSION MEMBERS ABSENT: Jason Pezzullo, Jim Opaluch

GUESTS: Katherine Brown, Southside Community Land Trust
Maren Lucin, Southside Community Land Trust
Richard Schartner, Schartner Farm
Kris Stuart

The meeting began at 4:05 pm at the Little Compton Town Hall, 60 Commons, Little Compton.

George Mason made a motion, seconded by Kevin Nelson, to approve the minutes of the July 13, 2006 Meeting. The motion passed unanimously.

Katherine Brown discussed a proposal to demolish two unused houses at Urban Edge Farm (formally Ringrose), Cranston. The Commission purchased the development rights to the farm, and DEM the fee in 2002. DEM leases the farm to the Southside Community Land Trust for incubator farm programs. The two houses are abandoned and unused and the Land Trust does not consider them able to be repaired or renovated. Kevin Nelson made a motion, seconded by George Mason that the Commission has no objection to demolition of the two houses, pending DEM legal review, as the houses have no agricultural value. The motion passed unanimously.

Richard Schartner updated the Commission regarding the former Bald Hill Nursery property purchased by Schartner in 2006. Schartner is renovating the property from an agricultural standpoint and has had recent appraisals and updates, which he submitted to the Commission. The Commission has committed state bonds toward the purchase of development rights and was also approved by USDA for an FRPP grant in the amount of \$1.2 million.

Ken Ayars discussed the Clorite property, North Kingstown for which DEM is in consideration of approving an agricultural wetlands permit conditioned upon a development rights easement on the property. George Mason made a motion, seconded by Dave Wallace, to accept the development rights to the Clorite Property, and authorized the Chair to sign the Deed. The motion passed unanimously.

Ken Ayars and Everett Stuart discussed the development rights appraisal methodology of the Commission, in which agricultural value is determined by a set economic value attributed to each soil type, verse the use of comparables as are now more commonly applied. There is concern the Commission's methodology is out dated and not generally accepted. Kevin Nelson made a motion, seconded by Dave Wallace to authorize the Chair to form a subcommittee to study the Commission's appraisal methodology. The motion passed unanimously.

The Commission discussed farms in negotiation and the budget.

The Commission discussed the use of Executive Session for certain circumstances and issues, and agreed it should be applied when appropriate.

The Commission discussed the status of the proposed rules and regulations, and tentative dates for the proposed public hearing.

The meeting adjourned at 5:10 pm. Following the meeting the Commission toured two farms in Little Compton under negotiation, Sakonnet Vineyards, and Treaty Rock Farm.

Respectfully submitted,

Kenneth D. Ayars, Chief
Division of Agriculture, RIDEM