

AGRICULTURAL LAND PRESERVATION COMMISSION

MINUTES OF THE DECEMBER 14, 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: Deb Catoia
Mike Catoia
Richard Schartner
Jeb Schartner

STAFF: Lis Peterman, DEM
Mike Combs, USDA

The meeting began at 3:20 pm at USDA, 60 Quaker Lane, Warwick, RI.

Meeting minutes from the previous meeting were not ready for review.

Shirley Tucker, Mike and Deb Catoia discussed an issue in relation to the Tucker Farm (Shed Farm), Richmond for which the Commission purchased the development rights in 2001. Two excluded areas were left for the family to build one house (on one of the two areas). In developing plans to do so it has been determined that the excluded areas are of insufficient size dimension to allow construction of a home when wetland, well and septic setbacks are factored in. The family also discussed a proposal to build a barn within the easement area. Ken Ayars will meet further with the family to attempt a solution to the issue regarding the house and excluded areas.

Richard Schartner spoke to the Commission regarding the status of negotiations for the purchase of development rights to the Bald Hill property, and values of the property in relation to negotiations and estate issues within the Schartner family.

The Commission discussed the Schartner project in relation to the potential for increasing its financial commitment. Kevin Nelson made a motion, seconded by George Mason, to re-affirm the commitment of \$500,000 for the project at this time, which does not

preclude re-examining the commitment should circumstances warrant. The motion passed by 4 to 1 with Dave Wallace opposing.

Ken Ayars and George Mason reported on the status of negotiations with Bernie Smith, who will likely accept an offer of the appraised value for the property. Kevin Nelson made a motion, seconded by Dave Wallace to authorize an offer and funds for the appraised value of the Smith Property. The motion passed unanimously Dave Wallace made a motion, seconded by Kevin Nelson to re-allocate the funds designated to the Carpenter Farm, South Kingstown, to the Smith Farm. The motion passed unanimously.

The Commission did not have time to review and score pending applications. Ken Ayars requested a special meeting in this regard as there is an increasing backlog, which the Commission set for January 2, 2007.

George Mason reported on the recent meeting of the Farmland Appraisal Methodology Subcommittee.

Everett Stuart and George Mason reported on pending discussions with members of the General Assembly on proposed amendments to the 2006 Separation of Powers legislation in relation to the Commission.

The meeting adjourned at 6:15 pm.

Respectfully submitted,

Kenneth D. Ayars, Chief
Division of Agriculture, RIDEM