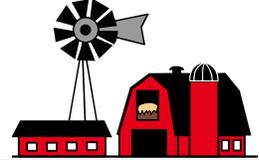




STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Agricultural Lands Preservation Commission
c/o Department of Environmental Management
235 Promenade Street
Providence, RI 02908



AGRICULTURAL LANDS PRESERVATION COMMISSION
MINUTES OF THE NOVEMBER 29, 2007 MEETING

COMMISSION MEMBERS PRESENT: Everett Stuart, Kevin Nelson, Dave Wallace, George Mason, William Wright, Mike Sullivan

COMMISSION MEMBERS ABSENT: Jim Opaluch, Jason Pezzullo

STAFF: Lis Peterman, DEM
Ken Ayars, DEM
Mike Moorman, USDA

GUESTS: Jon Reiner, Town of No. Kingstown
Ken Finlay, Town of Exeter
Bill Harsch, Esq.

The meeting was called to order at 5:05 pm at USDA, 60 Quaker Lane, Warwick.

Minutes from previous meetings were not yet prepared for review.

The meeting was called specifically to discuss the Town of North Kingstown proposed transfer of development rights ordinance and negotiations with Schartner for the Bald Hill Nursery property in Exeter, No. Kingstown. Most other normal business therefore was suspended.

Jon Reiner gave a presentation to the Commission regarding a proposed transfer of development rights ordinance by the Town of North Kingstown. Transfer of Development rights is a concept where building density is transferred from one area to another within a specified location such as town or state. The area from which the density is transferred from is put under a permanent easement restricting future development, the area to which the density transferred to is therefore allowed to be higher than normal. The density units are purchased either by a town or private entity and the process is controlled by ordinance or regulation. North Kingstown is considering such an ordinance which comes into play in negotiations with Schartner for Bald Hill Nursery.

The remainder of the meeting was largely devoted to discussion regarding the Schartner Bald Hill Nursery project and response to Schartner's recent revised offer letter.

The Commission also discussed Sakonnet Vineyards, Little Compton and reviewed a request by Earl Samson, owner to incorporate language prospectively into the purchase and sale agreement and covenant allowing construction of a future building for the winery. Dave Wallace made a motion, seconded by Kevin Nelson to approve language that allows a future building that has the primary use of marketing products produced on the farm or value added under the normal review process for all buildings to be constructed within the easement provided by the covenant. The motion passed unanimously.

Ken Ayars gave a brief update on farms in negotiation.

The meeting adjourned at 7:20 pm.

Respectfully Submitted,

Kenneth D. Ayars, Chief
Division of Agriculture, DEM