

AGRICULTURAL LAND PRESERVATION COMMISSION

MINUTES OF THE APRIL 12, 2007 MEETING

COMMISSION MEMBERS PRESENT: Everett Stuart, Dave Wallace, George Mason, Ken Ayars

COMMISSION MEMBERS ABSENT: Kevin Nelson, Jason Pezzullo, Jim Opaluch

GUESTS: Shirley Tucker, Tucker Farm
Deb Katoia, Tucker Farm
Jack Partyka, Partyka Farm
Stephen Ostiguy, Church Community Housing

STAFF: Lis Peterman, DEM
Mike Moorman, USDA/NRCS

The meeting began at 5:10 pm, at USDA, 60 Quaker Lane, Warwick, RI.

George Mason made a motion, seconded by Dave Wallace, to approve the minutes of the March 8, 2007 meeting. The motion passed unanimously.

The Commission discussed with Shirley Tucker and Deb Katoia two building envelopes negotiated with the Tuckers when the Commission purchased the development rights in 2003. Deb Katoia (Shirley Tucker's Daughter) desires to proceed with construction of a house on one of the envelopes (construction on only one of two is allowed), it is however not of sufficient size or dimension to allow this to occur due to wetlands setback requirements. The Commission discussed various proposals for re-configuring the envelope and moving it away from wetlands while keeping the same square footage, and reached agreement in this regard. Dave Wallace made a motion, seconded by George Mason, to adjust the building envelope to the revision drawn and proposed at the meeting by Deb Katoia, and subject to formal approval by the Commission and USDA. The motion passed unanimously.

Stephen Ostiguy discussed the revised application for Sandy Woods Farm (Joe Bossum) submitted on behalf of Church Community Housing. The application and project has been the subject of discussion at several previous meetings, and was resubmitted for

review and scoring. Additional soils information is requested by the Commission, which Everett Stuart and George Mason will try and obtain via a site visit prior to the next meeting.

Ken Ayars provided an update on the Schartner Farm/Bald Hill Nursery project. Discussions continue with Richard Schartner, and the property is to be re-appraised in the near future.

Ken Ayars provided an update on the Tuckahoe Turf project. An agreement is reached on the purchase of development rights and a public wellhead easement on the property, which includes a contribution from the RI Water Resources Board of 2.2 million and \$800,000 from the Commission, in addition to \$610,000 from The Nature Conservancy and \$800,000 from DEM. Dave Wallace made a motion, seconded by George Mason to approve the contribution of \$800,000 from the Commission. The motion passed unanimously.

Ken Ayars provided updates, and the Commission discussed the status of other farms in negotiation. George Mason made a motion, seconded by Ken Ayars to approve appraising the Duncan Farm, Richmond. The motion passed unanimously.

The Commission discussed the 2007 USDA Federal Farmland Protection Program Grant Round, and decided to forego applying this year. The Commission desires to concentrate on expending funds awarded in previous years, many of which have pending deadlines.

The meeting adjourned at approximately 6:10 pm.

Respectfully submitted,

Kenneth D. Ayars, Chief
Division of Agriculture, RIDEM