

AGRICULTURAL LANDS PRESERVATION COMMISSION (ALPC)

MINUTES OF THE JULY 18, 2013 MEETING

DRAFT

COMMISSION MEMBERS PRESENT: Kevin Nelson, George Mason, Martha Neale, Everett Stuart, Dave Wallace, and Ken Ayars.

COMMISSION MEMBERS ABSENT: Will Wright.

GUESTS: None

STAFF: Michelle Sheehan DEM, and Mike Kenyon USDA/NRCS

The meeting was called to order at 5:10 pm at USDA, 60 Quaker Lane, Warwick, RI by George Mason, Chair.

Martha Neale made a motion, seconded by Ev Stuart, to accept the minutes of the May 16, 2013 meeting with minor amendments. The motion passed unanimously.

Michelle Sheehan gave an update on the ALPC budget. The current balance is 1.823 million including the 2013 bond apportionment (1.5 million) and project and overhead commitments Current project commitments are \$300,000 to Payne, Block Island, and \$150,000 to

Rippin, No. Kingstown, and current overhead commitments (appraisals and survey) total \$95,000.

Michelle Sheehan gave an update on farms in negotiations:

Payne, Block Island – the deed is under review by DEM Legal.

Rippin, No. Kingstown – due to a former superfund site at the farm (considered cleaned by DEM), it is the advice of DEM Legal Counsel that the ALPC not be on the deed but to accept an agreement and assignment once the development rights are purchased. The negotiation over this issue with the Town of No. Kingstown has slowed recent progress, and the ALPC does not necessarily object to DEM's position on the matter but asks for further explanation.

Bailey, East Greenwich – the appraisal was received and accepted and negotiations continue with the family, whom express the desire to split the acquisition into two parts – the land on the east side of Route 2 first and land on west side of Route 2 second. After discussion, Kevin Nelson made a motion, seconded by Ev Stuart to commit an amount not to exceed \$550,000 to Bailey for the entire project in total, not any half or portion. The motion passed unanimously.

Lial, Warren – Dave Wallace made a motion, seconded by Kevin Nelson to approve a funding commitment of \$192,500, with a 3.75

excluded area around the existing house and barn, and a one acre moveable building lot excluded along Serpentine Road. The motion passed unanimously.

Bettencourt, Tiverton – Dave Wallace made a motion, seconded by Martha Neale to approve a commitment of \$247,500 with a 2 acre excluded house lot. The motion passed unanimously.

Fletcher Road, No. Kingstown – The Town of No. Kingstown negotiated a total price for development rights of \$740,000, with 50% coming from the NRCS and the rest divided between the ALPC and Town. Dave Wallace made a motion, seconded by Martha Neale, to approve a commitment of \$185,000. The motion passed unanimously.

Polseno (Sunset Orchard), Scituate – Ev Stuart made a motion, seconded by Martha Neale to commit \$180,000. The motion passed unanimously.

The Whaley Farm, South Kingstown was scored by the Commission and achieved an average score of 40.5.

The Guilmette Farm, Johnston was scored by the Commission and achieved an average score of 22.7.

As the minimum score for acceptance into the program is 35, Ken

Ayars made a motion seconded by Dave Wallace to accept the Whaley Farm, South Kingston. The motion passed unanimously.

Michelle Sheehan discussed the status of negotiations with the Whaley Farm, which have been lead by the South Kingstown Land Trust and who have negotiated a price of \$980,000 for development rights, with 50% coming from NRCS, \$290,000 from the Town of So. Kingstown and \$200,000 requested from the ALPC. Ken Ayars made a motion, seconded by Ev Stuart, to approve a commitment of \$200,000 toward the Whaley Farm. The motion passed unanimously.

Mike Kenyon gave an update on Federal Farm and Ranchland Protection Program (FRPP), and is currently working on obtaining eligibility documents from land owners prior to obligating funds for the cooperative agreements. It is anticipated all cooperative agreements will be signed by July/August.

Mike Kenyon also informs USDA has answered his request for a determination as to whether land in sod or ball and burlap nursery is eligible for USDA FRPP funding, and the answer is no.

The status of membership to the ALPC was discussed, and Ken Ayars informed that Jim Pagliarini had resigned. George Mason will approach the Governor's Office about filling vacancies to the Commission.

Dave Wallace made a motion, seconded by Martha Neale, to adjourn the meeting at 6:45 pm. The motion passed unanimously.

Respectfully Submitted,

Ken Ayars, Chief

Division of Agriculture, RIDEM