

Present – Neal Maker, Lou Cherry, Richard Maizell, Larry Bush, Julie Hand, Stephanie Kaplan, Drew Lamb (recorder), John Ramsey

1. **Meeting began at 7:05pm.**
2. **Revisions** - Agenda was revised to allow Armstrong discussion to occur first in preparation for Jon Ramsay from VLT coming at 7:30.
3. **Armstrong Farm Discussion** - The CC discussed their concerns around the draft easement and the executory interest provision. All members agreed that the executory interest provision doesn't address the town's desire to be involved with future changes at the farm that require VLT's approval. We need clarification about what authority the executory interest provision provides the town and explanation for why the town cannot be consulted when changes are proposed by the farmer that require approval by the VLT and VHCB. our involvement in farm activity that is communicated with VLT excludes the town.
4. **Minutes** - Approved May and June minutes unanimously. Waiting on further edits and review for July minutes.
5. **Jon Ramsay** -
 - a. Jon agreed to provide a list of farm applicants to some member representatives of the CC and SB, but their there probably wouldn't be anything in writing promising this action, other than possibly through emails, although h-e would consider writing something out.
 - b. Jon-VLT is looking for uniformity for his-the farmers and staff so that expectations are similar from farm to farm with respect to approval processes for changes that are managed by their stewardship group.
 - c. Richard and Larry spoke about their desire for notification in instances when changes in property use require approval from VLT and VHCB. Jon described that in managing over 2000 easements it is important for VLT to maintain typical protocols around farm changes with their easements. Jon said that big, big changes, such as a sale of the farm, would trigger some type of communication, but smaller changes would not.
 - d. Executory Interest – Gives the town legal authority to ensure that VLT is enforcing keep VLT "honest" regarding the terms of the easement. The town would also be directly involved in the event of any consequential amendments. Significant A amendments to the easement would need to be approved by the town. Richard asked how the town would know if VLT was failing to meet the terms of the easement. Jon said mostly through legal notices. Julie asked whether the town would be legally liable to enforce the easement in the event that VLT was not or if VLT no longer existed. Jon answered, no, that the town would have to give clear notification that the town *wanted* to claim co-holder status of the easement. Denise asked whether there

was any type of annual report produced that could be given to the town. Jon said that annual reports are created but usually only provided to VHCBC, not towns. But the executory interest document calls for reporting at a minimum of every 2 years [and that the report would be made available to the holder of the executory interest upon request.](#)

- e. Additional costs for the sale are budgeted to provide for the stewardship team at VLT [depending upon the complexity of the easement.](#) For example, stream buffers automatically add a fixed sum in the neighborhood of \$2500 so that future work for that portion of the easement is funded.
- f. Stephanie asked for clarification around where the stream buffers are located. Jon confirmed that there ~~was~~ [will be](#) a 50 ft. buffer along the George Rd tributary as well as along the tributary on the north side of Pekin Bk near the Weston property boundary.
- g. ~~The town~~ [Anyone](#) always has the right to contact VLT's Regional Stewardship Manager to seek information on anything going on at the farm.

6. **Executive Session** - Stephanie moved to go into executive session at 8:52 to discuss a real estate matter that may have bearing on the \$ amount recommended for the Armstrong project. All members approved. Came out of executive session at 9:05. No action taken.

7. **Funding for Armstrong Farm from Conservation Fund** - CCC discussion about Armstrong Farm and possible contribution from the conservation fund. Drew proposed contributing \$30,000 to maintain more than 50% in the conservation fund. Neal, Richard, Stephanie, and Larry all voiced support for this amount. Stephanie reminded us that we are making a contribution for a conservation easement that we don't control and for property that we don't own. [While Jon has tried to address our concerns within the limitations of the Land Trust's policies, ~~We~~](#) we did not get a lot of our changes included in the easement. We all feel like the project is very worthwhile and [are pleased with the provisions of the easement, and](#) that \$30k is a substantial contribution. Neal moved to recommend a contribution of \$30,000 to the select board for conserving the Armstrong Farm through a conservation easement to be held by VLT. The contribution [would be](#) contingent upon a review of the executory interest and specified changes to the easement (as clarified through email [communication with Jon](#) by Stephanie). Julie seconded. Richard recommended drafting a "memorandum of understanding" to include in the easement. We expect that VLT will not include the memorandum but hope they will provide a written explanation of why they will not. Further discussion... We went through the "Conservation Fund Guidelines" and determined that the use of the fund for conserving the Armstrong farm ~~covers~~ [satisfies](#) many of the criteria. The "written application" for use of the conservation fund as described in the guidelines was more than covered by many meetings and discussions with Jon Ramsay

of VLT. [Stephanie will write up the required letter to the Selectboard with our recommendation and the reasons for it.](#)

8. **Landowner permission for NRI** – Spent 20 minutes clarifying with Larry which landowners still need to be contacted [and who will do it.](#)
9. **Bliss Forest Hike** – CC hike at Bliss forest on 9/10/16 at 9am.
10. **Shoreline Zoning** – Representative from the state spoke at a [joint](#) planning commission/[selectboard](#) meeting. ~~State representative~~[She](#) believes that our current zoning is better than the state regulations. Stephanie commented that the planning commission's goal ~~is~~ [seems to be](#) about making the application process easier for applicants where the CC is more interested in water quality.
11. **Potluck** - Larry mentioned potluck event at Maple Corner Community Center this Sat to honor trails committee and landowners for the work they've done. Starts at 6:30pm.
12. **Meeting Adjourned at 9:45.** [Next meeting will be September 7.](#)