

TOWN OF EAST WINDSOR
AGRICULTURAL COMMISSION

Minutes
April 24, 2014

I. CALL TO ORDER

The Meeting was called to order in the Town Hall Meeting Room, 11 Rye Street, Broad Brook, CT at 6:30 p.m. by Chairman Albert Grant

II. ESTABLISHMENT OF QUORUM

A quorum was established, members present; Albert Grant, Kirk Montstream, Jim Stremper and Pete Larese

Also present Dick Pippen, Glenn Reichle and Christine Dahl, Peg Hoffman

III. ADDED AGENDA ITEMS

IV. APPROVAL OF MINUTES

March 24, 2014 minutes were reviewed and approved. A motion was made by Kirk, seconded by Jim. Motion passed unanimously

V. REGULAR BUSINESS

1. LEASES- Commission members reviewed existing town lease agreements. After some constructive conversation and discussion on the topic. The commission put together some highlights that we would like the Planning Office to consider when drafting a template for all town owned property.

- Pricing- \$30 per acre for hayland, \$60 per acre for cropland, only tillable acres to be counted for billing, this could be an option or simply charge for the entire piece or total acres by property card
- Season- November 1 to October 31, this should be discussed further
- Insurance- any applicant should have proof of insurance on the parcel of land at the time of the lease signing or show proof that insurance will be attainable upon the signing date
- Maintenance- both parties should inspect the site and agree in writing about the existing conditions of any property and what will be expected at the end of each crop year or at the end of a lease agreement
- Cover crops- an acceptable cover crop should be in writing in the terms of any lease agreement
- East Windsor resident farmers should get first option on all town properties
- Leases Agreements could be year to year or 3 year or 5 year options. This would be outlined in writing, annual inspection may be required. Town to hold the rights to break any lease with a reasonable amount of notice in writing.

Some of these highlights may be already be in the current lease agreements. Further discussions and workshops with the Planning Office will be needed.

2. COMMUNITY GARDEN- This commission received and reviewed a memo from Peg in the Planning office. Thanks Peg. We can't thank the Planning Office enough with all thier assistance with the garden. The Commission had a discussion with Peg present, to add some ideas to the flyer the Peg made, we all loved the flyer and hope that it can be ready to pass out soon. Kirk is to send Peg some photos for the flyer. Al is to set up or update a plot plan for this years garden, so to help the planning office keep tract of how many rented plots are rented and to help the gardeners plan out thier individual garden plots. A motion was made by Jim, seconded by Pete, to approve the recommendations to have the Planning Office handle all the administrative duties for the Community Garden, as written in the memo from the Planning Office to the Agriculture Commission, dated 4/24/2014. Motion passed unanimously

3. FARMERS MARKET- No new business

VI. OLD BUSINESS

1) Plan of Conservation and Development, This commission will continue to assist the planning office in any way we can for the completion and submission of the 2014 POCD

VII. MISCELLANEOUS

VII. REPORTS OF STAFF

IX. PUBLIC PARTICIPATION

1) Dick Phippen, added to the topic of town owned land with lease agreements. As this commission assists the Planning Department with making updates and/or creating a standardized lease for all town owned land. He strongly felt that affordability would be a major factor to keep in mind when pricing properties. Numbers that where discussed for "per acre prices" for tillible land where ; \$30 per acre for hay land and \$60 per acre for cropland. We all agreed that these would be fair prices and we would recommend them to the Planning Office for further discussion. Also added the importance of annual or scheduled inspection and proper maintenance of the properties, and even use the reviewing process to help determine if the existing tenant would receive a renewal and/or an extension of any property.

2) Christine Dahl, Added to the discussion on the Community Garden. She has some contact information on gardeners from her Garden Master Program. They would like to get involved with some of the educational aspects that the garden will offer the community, public awareness, helping out fellow

gardeners, create an area to be used for a compost pile, an advertising/ information board. She hoped to put together a press release for the Memorial Day Opening Weekend. Thanks Christine for all your help.

3) Glenn Reichle, Added to our discussion about lease agreements on town properties. Thanks Glenn for introducing yourself to the members of the commission that didn't already know you. Glenn shared with us, many of the details of his lease that he currently has with the town. Specifically the Kogut Farm Lease Agreement. He was glad to see the town taking a pro active approach for all town owned properties. He stressed the importance of getting youth and young farmers involved with farming. He also agreed on fair affordable pricing, making town properties available to all farmers.

I would like to take this time and say " Thank you" to Glenn Reichle for joining us tonight and sharing with us the details of the lease agreement he and the town have with the Kogut Farm and also his support of the East Windsor Dog Park, Skate Park and Community Garden.

X. ADJOURNMENT

Jim made a motion to adjourn this meeting, seconded by Pete
Meeting was adjourned at 7:55 p.m.

Respectfully submitted,
Kirk Montstream, Secretary, East Windsor Agriculture Commission