



Town of Sherman
Board of Selectman
Special Meeting
August 29th, 2014
11:00 a.m.
Mallory Town Hall

FINAL

Members Present: First Selectman, C. Cope, Selectman B. Ostrosky and Selectman A. O'Connor

First Selectman C. Cope Called the Meeting to Order at 11:02 a.m.

Purpose: To review proposals for a Happy Acres Farm tenant farmer

First Selectman C. Cope announced to the Board that there was an additional RFP Application received yesterday, with the postmark to prove (8/28/2014, 9:22 a.m.) but was put in the Town's post office box after the mail was picked up for the day. The BoS agreed the sixth proposal meets the criteria set forth in the request and it will be considered with the five others, bringing the total number of applications to six.

The sixth RFP was sent from Sven Pihl, of CT Edible Ecosystems, of 130 Flat Meadow Road, Guilford, CT 06437

A follow up Meeting was set for: Tuesday September 2, 7:00 pm

The First Application for review is:

Full Circle Farming, LLC

John Motsinger, 23 Cove Road, Brookfield, CT 06804

Adam Mantzaris, 34 Academy Street, Wallingford, CT 06492

The application was read into record, highlights include:

Proposed Type of Agriculture: primarily grass fed cattle and farm stand

New Enterprises: adding diversity over time to include: pigs, ducks, eggs, chickens, goats, rabbits, turkeys and vegetable gardens.

Community Engagement: Farm volunteers, school visits, children's programming, community days, silo dinners, workshops

Non-Farming Ventures: yoga classes, artist space, bed and breakfast, farm to table dining, weddings

Financial Proposal: Rent the farm and house for \$ 15,040.00 annually

Occupancy of Farm House: yes, the two partners, plus their families intend to occupy the house and possibly sub-let the apartment.

Lease/ Use of Equipment: yes, will rent as well as rent the heard

The Second Application for review is:

Lescynski Farms, LLC

Jeffrey A. & Peter J. Lescynski, 3 Anderson Road West, Sherman, CT, 06784

The application was read into record, highlights include:

Proposed Type of Agriculture: Intends to increase the heard of beef cattle,

New Enterprises: Sweet corn Farm Stand, vegetables, does not intend to grow corn for feed, will grow hay and grasses.

Community Engagement: two open farm days annually, children's programs and land management programs. Would be open to use of specified land for Community Gardens, however asks that the Town carry a liability insurance rider for that portion.

Non-Farming Ventures: No

Financial Proposal: proposing to purchase the heard outright for \$ 56,000.00. Will pay for electric in barns, requesting the Town pay the amount of \$2,200.00 per month for the employee wages and maintenance of the property.

Occupancy of Farm House: no, would agree to the Town renting out to third party.

Lease/ Use of Equipment: yes, lease and will pay for up to \$1,500.00 for repairs each piece when needed.

The third Application for review is:

Rosies Dairy, LLC

Desiree Ball, 22 A Segar Mountain Road, Kent, CT 06757

The application was read into record, highlights include:

Proposed Type of Agriculture: 20 - 30 Gurnsey Milking cows, livestock farming, by 2018 certified organic.

New Enterprises: raw milk, yoghurt, butter, vegetables, fruits, pigs, goats, chickens, grass stock beef cattle, honeybees.

Community Engagement: yes, CSA, 4h educational programming, bird walks, horseback trails, adult education classes.

Non-Farming Ventures: (listed above)

Financial Proposal: Lease for 5 years for 10% net earnings with a profit cap of \$20,000.00 per year.

Occupancy of Farm House: yes, self as well as lease of apt to farm partner.

Use of Equipment: yes, use of what is needed, auction off remaining

The Fourth Application for review is:

Greystone Farm,

Curtis Ek

484 River Road

Gaylordsville, CT 06755

The application was read into record, highlights include:

Proposed Type of Agriculture: Cattle, pigs, sheep, grain

New Enterprises: would like to see the farm stay the same, with a grass fed beef farm stand. Aggressive pasture restoration.

Community Engagement: Yes, children's activities, dinners, adult classes etc

Non-Farming Ventures: n/a

Financial Proposal: \$ 1.00 per year

Occupancy of Farm House: Not sure

Use of Equipment: not sure

The Fifth Application for review is:

Mid-Island Aggregates Distribution, LLC

Brian Heidel

5 Highview Lane

Sherman, CT 06784

The application was read into record, highlights include:

Proposed Type of Agriculture: Recycling earth products, beef products, vegetables

New Enterprises: Bring in large quantities of top soil, terrace and maintain heard.

Community Engagement: n/a

Non-Farming Ventures

Financial Proposal: \$ 1.00 per animal or acre

Occupancy of Farm House

Use of Equipment: No

The Sixth Application for review is:

Connecticut Edible Systems; Urban & Rural Resiliency

Sven Pihl

130 Flat Meadow Road

Guilford, CT 06437

The application was read into record, highlights include:

Proposed Type of Agriculture: Cattle, hoop house vegetables, education for sustainable lifestyles, renewable energy,

New Enterprises: Non- Profit,

Community Engagement: yes, children's and adult classes, organic farming, bee keeping, animal habitat programs, community outreach programs, etc.

Non-Farming Ventures: educational,

Financial Proposal: none proposed

Occupancy of Farm House: yes, educational/ living quarters/ office

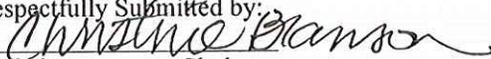
Use of Equipment: n/a

The Board discussed requesting input from the Land Use Officer, Conservation Commission, Naromi, Inland/ Wetlands. The next meeting date was set for, Tuesday September 2nd at 7:00 pm.

Adjournment:

Selectman B. Ostrosky Adjourned the Meeting at 12:15 p.m.

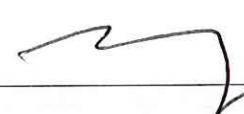
Respectfully Submitted by:


Christine Branson, Clerk
September 5, 2014

*Approved as written at the Regular Monthly Meeting of October 23, 2014



First Selectman C. Cope



Selectman B. Ostrosky



Selectman A. O'Connor