



201409296055M

Town of Sherman
Board of Selectman
Special Meeting
September 29, 2014
7:00 p.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 7:02 p.m.

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

Full Circle Farm, LLC

J. Motzinger and A Manzares were invited to clarify details within their proposal. The BoS received a three financial year projection. Full Circle Farming provided a visual presentation with map overlays showing which areas of the property they intended to use for specific animals. The number of cattle proposed is between 40 and 60 head. This number will diminish during the winter months down to 40-45 to maintain the proper temperature in the barn. Full Circle Farm explained in greater detail the practices of "rotational grazing". Chickens, referred to as "broilers" will follow the cattle from sections of the pastures to clean the ground, approximately one broiler per cow. The BoS asked how they intend to protect the cattle from predators. Full Circle Farms stated sometimes the cattle deters any predators from entering the pastures, however the chickens will be housed in a movable coop at night. There are many examples of movable coops, some are more attractive than others. Full Circle would like to add other animals to the farm by year two and expanding thereafter. Feeder pigs and turkeys will free range in the wooded areas in small numbers. Five to ten goats for raw milk, cheese will be added. The BoS asked how they intend to process the meats for sale. Full Circle replied they are still exploring the best option, but it will definitely be off site. The BoS asked Full Circle to clarify their retail projections. The price of grass fed beef varies depending if it is auctioned, or butchered and sold as individual cuts. There is also a variety of prices depending if it is sold via CSA or to restaurants. Full Circle anticipates utilizing what is now used as corn fields to grow hay. The BoS asked how they plan on dealing with waste and odor. Full Circle replied the rotational grazing technique greatly reduces the need to maintain the removal of manure by man hours. The chickens spread the manure while removing insects which sanitizes the pastures. The pasture will be allowed to rest, meaning no cattle will return to that section for 30 days. In the winter the barn will be covered with a combination of straw, woodchips and deep bedding which will self mulch with the manure to be cleaned out at the end of winter and spread in the fall. The equipment which already exists on the farm should be more than sufficient, said Full Circle. They are willing to maintain the equipment both labor and parts, this has been factored into their anticipated costs. If there is additional equipment they will need they intend on fully funding the equipment. Full Circle has also factored in the cost of electrical fencing and a watering system. Full Circle intends to open a farm stand on the property as well, all upgrades will be the expense of Full Circle. The BoS discussed the non-agricultural enterprises proposed on the property. Full Circle is proposing a Bed and Breakfast, farm-stays, memberships to classes such as yoga, cooking, and various workshops. Also proposed are summer youth camps, weddings, and a CSA farm stand. The BoS clarified the trademark "Happy Acres Farm" belongs to the Town. Full Circle agreed and will be operating under their name. The BoS discussed other non agricultural activities such as hunting. Both parties agreed permission would only be granted by the Town.

Selectman B. Ostrosky Moved to recess the meeting at 8:00 p.m.

Selectman B. Ostrosky Moved to resume the meeting at 8:10p.m.

First Selectman C. Cope read into record correspondence received from David Blynn in favor of Full Circle's proposal. Also read into record, correspondence received from the P&Z Commission Chair, J. Burruano and ZEO Ron Cooper, which cautioned the BoS of Zoning Regulations which may affect the applicant's proposed activities. This information was shared with Mr. Motzinger and Mr. Manzares.

Lescynski Farms, LLC

The BoS discussed the information provided by Jeff Lescynski in reference to the price offered for cattle. The projected price was based on auction prices. Lescynski Farming is requesting a monthly maintenance stipend of \$2,700.00 per month. This funding is intended to cover the cost of maintaining and mowing the fence line. Lescynski proposes to maintain each piece of equipment up to \$ 1,500.00 per piece, costs above that would be assumed by the responsibility of the Town. Lescynski intends to cycle out corn growing and move to hay only.

The BoS discussed the findings of this meeting and agreed they felt the proposal from Full Circle seemed to fit best with the Town's expectations. First Selectman C. Cope will contact Town Atty. Jeff Sienkiewicz to work out the lease agreement details and to address the lease objections within the proposal from Full Circle. The BoS is hoping to meet with Full Circle Farms, LLC at the office the Town Atty. on October 2nd, 2014 to work out the lease agreement.

Adjournment:

Selectman B. Ostrosky Adjourned the Meeting at 8:30 pm.

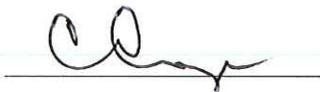
Respectfully Submitted by



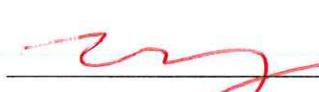
Christine Branson, Clerk

October 8, 2014

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



First Selectman C. Cope



Selectman B. Ostrosky



Selectman A. O'Connor