



Lachat Town Farm Commission Special Meeting Agenda

Meeting Held Remotely via Zoom:

<https://zoom.us/j/92912725198?pwd=QXU1YTBPbnR4aFdJUkRwbXpvTUFqdz09>

Phone: 1-929-436-2866 **Meeting ID:** 929 1272 5198 **Passcode:** 654190

Date: 5/13/21

Time: 7:30pm

1. Call to Order
2. Meeting Objectives and Structure
3. Proposed *Guidelines for Use of Lachat Town Farm Property*
 - a. Overview
 - b. Public Hearing: 3 Minutes or less per person
4. Approval of Minutes from 5/4/21
5. Motion to Adjourn



Guidelines for Use of Lachat Town Farm Property -DRAFT

Date: 5/6/21

As a means of maintaining safety and limiting negative impact on the immediate neighbors while continuing to provide the townspeople with appropriate recreation and educational opportunities at Lachat Town Farm, the Commission is proposing the following policies and guidelines. The policies set forth are designed to address and mitigate the main concerns expressed by the neighborhood which relate to traffic, parking, noise, trash, and the number of events expected to take place on site. A procedure to allow for grievances is also provided so there is accountability for operations on the property.

General Use:

Allowable: Events which align with the farm's mission, conservation restrictions and lease agreement. Events held in the interest of local non-profits (i.e. Kiwanis, Backyard BeeKeepers Association, Wildlife in Crisis, etc.) which are formed with charitable, educational or public service purposes or events held which support the educational mission of Weston Public School while also aligning with the mission and conservation restrictions of the farm.

Prohibited: Motorized amusements, Drive in Movies (beyond the three school events scheduled in the 2021 calendar), Conventions, private rental events not open to the public

Traffic:

-There will be a cap of 200 cars on site inclusive of both the lower and upper parking lots.

-For events expecting more than 80 cars, when it is feasible given the structure of the specific program or event, we will implement a ticketing system for reserved parking in the lower lot for the first 80 cars who register and all others will be notified to park in Upper Field.

-For events expecting more than 80 cars, four adult paid or volunteer attendants will be located in the lower lot plus two in the upper lot for management of traffic flow.

-The dirt road between the lower and upper lots will be maintained so that visitors can walk between lots to avoid pedestrians walking along the main roadways.

-A new attractive and permanent sign will be erected at the corner of Godfrey West and New

Town Turnpike. This will help reduce confusion as to the location of the farm so that fewer cars are rerouted and turn around in the driveways of neighbors.

-Erect temporary signage at the base of Ladder Hill South for events expecting more than 80 cars.

-Erect permanent signage at the entrance of the Ladder Hill South entrance to our upper lot.

-Clear 'Enter' and 'Exit' signs will be painted at the access points of the lower lot to improve the flow of traffic.

-Lachat will ask the town to erect a "SLOW CHILDREN AT PLAY," "FARM CROSSING" or other traffic control measures for Godfrey Road

-Parkers will direct cars to pull into the farm parking lots before checking tickets to reduce the bottle-neck at the entrance and improve the flow of traffic on the main roads.

Parking:

-No Parking signs will be posted along Godfrey Road prior to the start of an event or program expecting more than 80 cars.

-No Parking signs will be taken down by 9am the morning following an evening event.

-One adult volunteer will be stationed by the entrance of Old Field Road and Walden Woods for the duration of an event when 80 or more cars are anticipated to prevent visitors from parking along and turning around on roads.

-The lower parking lot will not be paved.

-The lower parking lot will not include any overhead flood lighting.

Noise:

-During the month of April 2021, an Acoustical Engineer performed an Environmental Noise Study intended to measure the impact of amplified sound coming from several locations on the Lachat site. The sound test took a couple of hours and the date and time were communicated to neighbors within 750 feet of our property. The outcome and resulting guidelines from the sound study will be discussed and added to this document during the May public hearing.

-Sound crews and bands will be informed and held accountable as to the maximum permissible decibel levels based upon standards established as a consequence of the noise study.

-Allowable sound limits will be communicated to the visiting band during the contracting process but controlled by Lachat sound technicians during the events.

-During an amplified music event, decibel readings will be taken at least every 30 minutes to maintain control and minimize impact on the surrounding neighborhood.

-Amplified music and audio will end by 10pm for all events and programs. Bands will be informed of the 10pm curfew and be provided with a reminder prior to 10pm before power to the stage is cut to ensure that it is a hard curfew.

Number of Events:

-At the beginning of each calendar year, the Large Events (defined as those expecting more than 100 people in attendance excluding paid or volunteer staff) will be publicly posted on our website and shared with the Board of Selectmen.

-Large Outdoor Evening Events as defined above will be limited in number to 11. Examples of Large Outdoor Evening Events include Music in the Meadow, Farmers Market, Hoe Down and Spring Fundraiser.

-Large Outdoor or Indoor Day Events will be limited in number to 11. Examples of Large Outdoor Day Events include Earth Day Celebration, Spring Egg Hunt, Opening Day, Autumn Celebration, Candy Cane Hunts and a Holiday Market. Examples of a Large Indoor Day Event is the Noon Year's Eve Celebration.

-Large Indoors Evening Events will be limited in number to eight. Examples of Large Indoor Evening Events include Fireside Concerts, Holiday Sing-A-Long.

-There will be no limit of outdoor or indoor programming and classes smaller in size than 100 attendees.

Offutt Center:

-There will be no limit to indoor programming and classes in the proposed education center with less than 100 ticketed attendees.

-The proposed education center will require paved spaces to accommodate handicap parking.

Trash:

-By 9am after all events exceeding 100 attendees, No Parking signs and any resulting trash will be removed from Godfrey Road.

-The Farm Managers will walk the front of the property to assess for debris at least once per week.

Plan for Enforcement:

-There will be a protocol for reporting concerns should the neighborhood or a community

member be concerned about the adherence to the guidelines outlined above. Concerns should be brought to the Commission either in the form of an email to the Commission Chair or in the forum of a monthly Commission meeting, the schedule for which is posted publicly. The neighborhood may also appoint a spokesperson to meet with the Commission to express concerns either at regular intervals to facilitate open communication or as needed should concerns arise.

Modification of Guidelines:

If voted into place by the Lachat Town Farm Commission, the “Guidelines for Use of Lachat Town Farm Property” shall apply to all future uses of the Lachat Property. The Commission further resolves that the “Guidelines for Use of the Lachat Town Farm Property” shall be attached to the minutes of the meeting; shall be posted on the town website, and shall not be changed in the future absent good cause after notice to all neighbors within 750 feet of the Lachat Property.