



Lachat Town Farm Commission Meeting Agenda

Meeting Held Remotely via Zoom:

<https://zoom.us/j/92058167427?pwd=NVFFRGVjVEExkVVU4Ni9jRUVLUUU10QT09>

Phone: 1 301-715-8592 **Meeting ID:** 920 5816 7427 **Passcode:** 320261

Date: 6/1/21

Time: 7:30pm

1. Call to Order
2. Approval of Special Meeting Minutes from 5/13/21
3. Discussion:
 - a. Commission Support- Review of upcoming events
 - b. Master Plan Draft- Feedback
 - c. Sound Study Update
 - d. Updated Covid Policy
4. Audience of Citizens: 3 Minutes or less per person
5. Motion to Adjourn

LACHAT FARM AT THE JULIANA LACHAT PRESERVE									
MASTER PLANNING DRAFT									
VERSION 5.27.21									
Mission Statement: The mission of Lachat Town Farm is to offer									
PHASE 1 (Completed from 2012 - 2020)									
LOCATION	FUNCTION/RATIONALE	WORK COMPLETED	WORK NEEDED	WHO WILL DO IT	MATERIALS	TIMEFRAME	DETAILS	COST	FUNDING SOURCE
Restoration of Lachat Farmhouse	homestead	apartment for farmer, museum, art studio, small group workshops,	Main restoration, replacement of walls, siding, roof, electric, chimnies repaired and repointed, two new kitchens, HVAC, floors restored, basement cement floor added, restored windows, built storm windows, added handicap bathroom and ramp, emergency lighting, porch repaired with new posts and flooring	historic shoe displayed in wall, refinish floor in gallery space,	contractor and volunteers	construction supplies, appliances, etc	Completed		Friends of Lachat fundraising / grants / donations / Town of Weston Lachat Maintenance Fund /volunteer hours
Restore Dairy Barn		Seasonal gathering space for programs, events, classes, CSA pick up, storage	main	Restore tool room on eastern side of barn, create organizational shelving and system	contractor		Completed	\$80k+	Maintenance Fund
Restore Carriage Barn		Storage for tools and machinery, and tractor	New roof, door, replacement of trim, some siding and windows	Organization system	contractor		Completed	\$30k	Matching grant from 1772 fund
Restore Machine Shop		Storage for tools and machinery	New siding, windows, roof and garage door	Organization system	contractor		Completed		Maintenance Fund
Goat House and grazing paddock	Next to machine shop and farm house	Home for goats and possibly chickens, storage	House constructed, fencing installed,	Goat playground	contractor, volunteer		Completed	10k	Donations, volunteer labor
Greenhouse	Near children's garden behind existing apartment	for early seedlings and extending growing season in to winter	Foundation, entire structure installed, solar power, venting	increase production with seedling sale	volunteers from community	frames, plastic covering, etc.	Completed	educational classes on growing,	Funding from the Dept of Agriculture and outfitting from New England Grassroots Environmental Fund
Farm Manager	Farmhouse second floor	Managing Farming component, cannot be run solely by volunteers, Oversee and maintain property, support and prepare for events and programming, provide security and oversight, animal husbandry, repair and mechanical work	Manager found and on site since 2019	Maintain continuity in position	FOL to act as employer		Completed	In lieu of or in addition to small stipend, farmer would be offered housing and an opportunity to earn income from the farm	No cost for barter but for hourly stipend it is through donations and event profits
Community Gardens	southwestern field	Education, community building and food production, people learn gardening techniques from one another, build community, facilitate classes	Rules and Regulations, Application, Build Raised Beds		Volunteers, Weston residents, interns, scouts, Kiwanis, GVI, Building Beyond Borders, Farmer Friends		Completed	50 beds	Initial costs donated and ongoing costs covered by rental fees
Irrigation for Community Gardens	southwestern field	water for plants and gardens	Two spigots from one well		well / pump contractor	cisterns, rain barrels too	Completed		GVI
Children's Garden	inside fenced SW field	community outreach and involvement, great place for young kids who want to dig, plant or pick veggies so they won't dig up community plots, summer program curriculum	fenced, made raised beds, planted, maintained, harvested	planting and maintaining	kids, volunteers, farm manager	seeds and organic fertilizer	Completed	separate area so doesn't intrude on community garden, raised up a bit, smaller beds, stools, peas, carrots, lettuce, beans, radish, basil	Donation
Workshops on Organic Gardening and Farming, Food Preparation and Preservation, and Traditional Crafts	house / dairy barn / fields / gardens	education and income, opportunity for local farmers, nature experts to teach, community building	Established a calendar, website sign ups, routines, payment system, database of teachers,	Establish an indoor education space for year round programming to control climate and prevent cancelations for acclimate weather.	local Experts will teach		Ongoing		Should be self sustaining, grants to cover
Location for CSA dropoff / pickup	dairy barn	brings people to the farm, access to local food sourcing, supporting a local farmer	Paired with local farmer Veronica's Garden		CSA farmer		Completed	Weekly pick up during growing season, leftovers are donated to social services	n/a
Farm Road	along brook to upper field	easier access to upper field		leveling for steps to make path, vegetation and stonework alongside for beautification	Kiwanis, interns, volunteers	natural-from surroundings, bring in wildflowers	Completed with improvements ongoing	landscaped with native plants and native stones	Donations, volunteer labor
Open air concert space/ Music in the Meadow	northeastern field	Community building; enjoy landscape; fundraising, bring back the longstanding history of a Music Meadow!	Music in the Meadow series established, routines, ticketing, online sales, sponsorships, event management	Purchase stage to reduce costs associated with each event	Events manager	Power, Generator, Stage Rental	Ongoing	Insurance, promotion, event manager, porta-potties	Sponsorship and ticket sales
Art classes	house and plain air	community building, spiritual refreshment, educational mission	Established a calendar, website sign ups, routines, payment system, database of teachers,	Establish an indoor education space for year round programming to control climate and prevent cancelations for acclimate weather.	Local artists	Varying	Ongoing	Possible Gallery / Art Class space in House, collaborate with Weston Arts	Should be self sustaining, grants to cover
Parking Area	bordering street near field	convenient and safe car park access to farming area and for programming, and community gardeners	Drainage improvements/mitigation, gravel entrance and exit, skirt added		driveway contractor	stone dust, some gravel	Completed	vegetation planted for beautification	Town road expense split with FOL
Composting	Near community gardens	to provide organic matter for the gardens, recycle organic materials from on-farm	Composting site chosen, preliminary composting in place	building various models of compost bins and systems, streamline and educate community gardeners	farmer, volunteers	wood and other materials	Ongoing		Donations, volunteer labor, Community garden rental fees
Farmers Market	Main meadow	Support local farmers and artisans, increase access to local produce and goods, bring community together, health, wellbeing and spiritual refreshment	Market established 4-5 months of the year plus a holiday market		Volunteers, paid events manager		Ongoing		Sponsorships, booth rentals
Internships and volunteer program	all around the property	outdoor education, community service	Commission members overseeing, systems in place for scheduling, expectations	landscape rehabilitation, barn cleanout, light construction, farming and gardening, organizing, outreach, fundraising and promotion	high school students from Weston and Westport	Varying	Ongoing		Volunteer labor
Berries, wild edibles	giving garden	donated produce for social services	Donation found, purchased and planted	Continue to grow collection of berry bushes	volunteers	tools, fertilizer, plants	Completed	native perennials - currents, blueberries, blackberries, raspberries, elderberries, some inside, some outside fencing	Donation
Flower gardens	in and outside fencing	beauty, income, community, pick your own program, bulb and perennial exchange		planting, organizing	volunteers, farmer, garden club, pollinator pathway and monarch butterfly weigh station	seeds	Completed		Donations and grants
Signage	entrances, buildings, exits, map, mark gardens	traffic flow, directions, safety and organization	Sign for main property	Sign for Godfrey and Newtown intersection, sign for upper parking lot, enter and exit signs painted for lower parking lot	sign maker and volunteer for enter/exit painting	wood, paint, varnish	Summer 2021	"Lachat Farm at the Juliana Lachat Preserve"	Sourcing cost as of May 2021

LACHAT FARM AT THE JULIANA LACHAT	MASTER PLANNING DRAFT		VERSION 5.27.21	Mission Statement: The mission of Lachat Town Farm is to offer						
PHASE 1 (Completed from 2012 - 2020)	LOCATION	FUNCTION/RATIONALE	WORK COMPLETED	WORK NEEDED	WHO WILL DO IT	MATERIALS	TIMEFRAME	DETAILS	COST	FUNDING SOURCE
Giving Garden	southwestern field inside fencing	intensive farming model, education, income generating, provide fresh produce for schools, farmstand, CSA, food bank and senior, preserve heirloom varieties		Tillage, soil prep, sowing, weeding, irrigation	Town farmer, volunteers	Seeds, organic soil amendments, tools, row cover	Completed	grow brooder greens, leafy greens and specialty vegetables for markets	\$1,200	Hickories Farm will plow, GVI other
Summer day programs	all around farm	outdoor education, fresh air, exercise, Great way to involve kids and instill life-long environmental awareness	Summer programs established including policies, routines, curriculum, health dept approval, online systems for sign up, pricing and cost analysis,	Meet demand for two sessions weekly	Hired teacher	TBD	Ongoing	Kids will learn gardening, farming, arts and crafts in a non-competitive outdoor environment	Materials and teacher cost covered by program fee	Self sustaining and profit generating
Recycling Education	all around property	education and sustainability	education, family friendly, land clearing, grazing and mowing, rare breed genetic diversity	recycling stations in place, signage, education, reusable flatware	volunteers		Completed			Donations, grant
Small Animal Husbandry	goat house, fields		Goats, bunnies and bees on site	Add chickens	Volunteers and Farm Manager		Completed	Could introduce sheep and pigs		Program fees to cover plus Donations and grant
Sledding	"ski hill" and meadows	holiday celebration and winter use; children, bring families together and to the farm in the winter	Word has spread that Lachat is a gathering place for families to sled	Continued maintenance of the upper meadows, gathering space for warming indoors, kitchen and adequate refrigeration to make hot cocoa for sale	Volunteers	None	Ongoing			self-sustaining, possible fundraising
Health and Wellbeing Programs	farm house, barn, education center	education, spiritual refreshment, health, community building	Many programs established already (tai chi, yoga, meditation, dietician, essential oil)	Continue to source local experts and teachers	Teachers		Ongoing			Self sustaining and profit generating
Beehives	near orchard and gardens	Pollination, education, preservation, bees are vanishing, they are essential for growing crops and other plants, possible income	Beehives established	building additional and maintaining hives, creating a sponsor your own hive program, increasing classes, collaborating with backyard beekeepers organization for educational opportunities	Volunteers, Backyard beekeepers,	wood, screen, etc	Ongoing	hives would not be near children's areas		Donations and self sustaining/profit generating
Seasonal Celebrations	all around the property	celebration, community building, family fun, awareness raising for farm	Egg hunt, holiday market established	organizing of additional opportunities that meet the needs of all community members, autumn celebration to be added in 2021	volunteers, FOL	TBD	Ongoing	Easter egg hunt, Wreathmaking, sleigh rides	TBD	Donations, programs self sustaining and profit generating
Annual Hoedown	dairy barn	Community building, traditional farm/barn celebration	Established a routine, policies, community support and demand		Volunteers		Ongoing	Local musician, local caterer		Self sustaining and profit generating
PHASE 2 (2021-2025)										
Education Center with teaching Kitchen	cow barn	Year round program space. Educational Workshops; Cooking and Canning, Dehydration, Juicing, Produce Washing and Processing Facility, Potential Income	Research completed, plans drawn, initial round of funding secured, introduced to community and neighbors in public forum	Complete local requirements with conservation and p&z and BOS, build, landscape, outfit	architect, local builders, local experts and farmer	lumber, appliances, furnishings	1 year (with approval)	Hold "Barn Raising" community event		Grants, Benefactors, Donation of Materials and Appliances
Generator	TBD	Back-up energy source to preserve investment in new education center, Insures buildings, crops, irrigation is uninterrupted	Research completed and incorporated into plans for education center		Contractor, local Electrician		1 year coinciding with build of Education Center			donations, grants
Roof top Solar Panels	Education Center roof	We want Lachat to model clean energy options, reduce carbon footprint, Energy Savings and Environmental Sustainability in new education center	Research commenced	Complete research and installation	sustainability committee will advise, electrician, contractor	Solar Contractor	1 year coinciding with build of Education Center	Solar Panels can now generate a significant portion of electricity for the site		donations, grants
Chicken coop	Goat/chicken house	very popular hobby that people want to learn, fun for kids, education, eggs for giving and possibly selling	Goat house is completed and can be a shared residence	Research and purchase coop, find volunteer to oversee	Volunteers, farm manager	wood, wheels, etc	Summer 2021	Chickens can be housed in existing goat house		sale of eggs, grant from fairfield county community fund (2500 for year)
Annual Spring Farm to Table Dinner	Weather dependent- outdoor or in community room of Education Center	Community building, support local farmers and chef, generate income to maintain property and programming		Establish routines, vendors, sponsorship, ticketing and event details	Event manager and volunteers		First dinner to be held in spring of 2022			Self sustaining and profit generating
Mini Museum of Godfrey history	homestead	local historical preservation, case/installation to store historical documents	None as of May 2021 although artifacts are saved and ready	research, documentation and organization	volunteer historian	artifacts and display technology	2021	Exhibition of historical info, oral histories and artifacts pertaining to the Lachat Farm and Godfrey legacy	TBD	Historical Society?
After school farm clubs	all around the property	outdoor, agriculture education, some kids would like a non-competitive program that provides fresh air and active engagement outside	None as of May 2021	Organize, promote, find teacher, work with school to see if drop off could be at the farm	farmer or educator, could be administered by Parks and Rec		Fall 2021	spring and fall	self-sustaining	Participants, program fees keep it self sustaining and profit generating
Expand repertoire of classes	Farmhouse, barn and education center	Increase variety of classes provided to reach all demographics, education, community building		Newcomer programs, toddler programs, senior programs, theatre opportunities	Teachers, volunteers		2021			Self sustaining and profit generating
Rabbit Program	Children's Garden	education, childrens fun	We have two donated rabbits, Eagle Scout build an outdoor hutch,	permanent winter location needed	volunteers for daily care, farm manager	Permanent indoor structure	Summer 2021			Fairfield County Community Fund
Farmer's Workshop	existing workshop building	To store farmer's tools in a safe and secure space	None as of May 2021	Re-purpose existing space	Farmer and Community Group		Summer 2021	Could be in the barn or machine shop.		Local vendor donations possibly.
Wetlands Foot bridge Improvement	across brook / wetlands in lower field	safety from water, ability to traverse wetlands with wagons or tractor or on foot, wetlands preservation	Temporary wooden bridge in place	building bridge and footings	Builders w/o borders, Kiwanis?, volunteers, farmer	lumber, nails, bolts, etc. request lumber donations from Home Depot, building supply companies in area	2022			get bids, grants or donations

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	LOCATION	FUNCTION/RATIONALE	WORK COMPLETED	WORK NEEDED	WHO WILL DO IT	MATERIALS	TIMEFRAME	DETAILS	COST	FUNDING SOURCE	
Wetlands walkway	western border	sustainable walking so as not to disturb the ground, safety for children	None as of May 2021	building of walkway	Kiwanis, Builders w/o boarders? Volunteers	building materials	2022			grants, donations and volunteer labor	
Historic Herb Garden	Next to greenhouse and sideyard of farmhouse	landscaping, deer repellent and culinary. This could be part of a historic garden with colonial Williamsburg as a model	Eagle scout identified for instillation of tiered herb garden outside of greenhouse	siting plot and design near farmhouse, demonstration kitchen for processing and classes, refrigeration for storage	garden club, Eagle Scout, Master Gardener trainee, Volunteers	seeds, raised beds,	Summer 2021	This could be designed around the maple stump in the side yard	Donation	garden club, Eagle Scout fundraising, FOL	
Tow Rope for downhill skiing	Upper field at original location	Increase community, outdoor recreation, honor legacy of Leon Lachat	Rope pull sourced as donation	Systems in place to manage, tools on site, machinery maintained	Possibly in conjunction with Parks and Rec, volunteers, paid position?		Winter 2021			Donations and grants	
Seed bank	New Education Center	preserve heirloom varieties, share and exchange seeds well adapted to this region and /or rare	None as of May 2021	organizing, collecting, space for storage that is temperature controlled	Weston Garden Club, farmer or volunteer	envelopes	Spring 2022		in kind	Participants	
Hay rides and sleigh rides	Meadows and trail from lower to upper field	Traditional farm activity, community building	Trail to upper field has been cleared	Obtain a hay wagon, ensure tractor has capacity to pull it, for sleigh rides work with local farm to source work horses and sleigh	Volunteers, paid owner of workhorse and sleigh	hay wagon	Spring 2022		Cost of hay wagon approximately 5k	Donations for hay wagon. Program will then be self sustaining and profit generating	
Cross country ski / snowshoe trails	fields / woods	Winter use of property, community building and health promoting, a tribute to Leon the skier	None as of May 2021	Some brush clearing, Rental equipment possibly donated by outdoor sports store or manufacturer; warming hut	Volunteer group or Nature Conservancy?	possible rental equipment, signs for trails	TBD			Donations, in-kind	
Squash / pumpkin garden	northwestern slope	income, family fun, farming ed, good use of sloping area with minimal cost or impact on land		surface tilling, fertilizing, planting	volunteers, farmer friends	plow, organic fertilizer, seeds, mulch, possible electric fencing	2022	pick your own pumpkin patch, and winter squash, seeds, electric fence, solar panel		Self sustaining and profit generating	
Mushroom production	greenhouse, gardens	Food, nutrition and education	None as of May 2021	cultivation and maintenance, demonstration kitchen for classes and storage	farmer or volunteer	roots and spores	2022		\$300	Donations, classes to make it self sustaining and profit generating	
Invasive Removal	Throughout Property	invasive species compete with native species, degrading wildlife habitat, threatening the agricultural land	Ongoing removal	Increased and ongoing mechanical removal through cutting, mowing, digging	Collaborate with the Nature Conservancy volunteers	Mower,	Ongoing			Volunteer labor	
Birding program	yards between house and barn	wildlife preservation, songbirds are endangered in Weston and need safe habitat		build feeders and hang or mount them to poles	scouts, farm club, summer program kids	wood, nails, tools, paint	2022	We could build houses and feeders for specific endangered species	\$100	community groups	
PHASE 3 (2026-2030)											
Orchard / vineyard / nut trees	southeastern field	constructive use of hilly terrain; sales income, education, Pick your own; jam making; cider making, soil retention, permaculture, crop diversity	None as of May 2021	selection of heirloom varieties; purchase & planting; deer deterrent needed, maintenance, demonstration kitchen for processing (canning, drying, cooking) and large refrigeration for storage	Farmer and volunteers	fruit trees or grape vines; access to watering? Trellising for grapes	Spring or Fall planting; long term	Trees and vines take many years to become productive - 5 years from planting to production	\$500/tree or less depending on maturity; less for vines	Sponsor-a-tree potential; Town Beautification funds possibly	
Maple Sugaring	Maple Stand - woodlands near trailhead to the Den	educational; sales; community effort/event	None as of May 2021	sugar house, tapping of maples; collecting and boiling	farmer and volunteers- young people, permission of nature conservancy using their trees	Tapping supplies; bottling supplies	Taps and buckets set up; Spring sap flow	60 taps = 20 gallons; 2-3 taps per tree.	\$3-4000 for full equipment but can be done less high tech; syrup sales	Donor; interested group	
Sugarhouse (to double as Ski Warming Hut)	upper field	maple sugaring, education and income from sale of maple syrup	None as of May 2021	construction of shed-like structure	Kiwanis, volunteers, interns	building materials, tubing, buckets, etc.	1-2 months of building	maple sugaring was and is an historic part of the N.E. history of farming. This could be the same structure as warming hut		Get bids, grants or donations	
Ski Warming Hut (Doubled as a sugarhouse)	Upper field near ski tow	education and exercise for the community, Community activity and Leon was a skier. Winter outdoor exercise. Cross country skiing and snow shoeing are excellent ways to get in the woods and be outdoors at the same time. The need for a place to put skis on and also get warm after skiing is important and a community builder.	None as of May 2021	Could be the same as the sugarhouse if designed properly. Warm up hut for cross country skiing wouldn't be needed at time of maple sugaring	Kiwanis, ? Builders w/o borders?, volunteers	same as sugarhouse	same as sugarhouse	Educational winter programs can be arranged with REI or EMS, etc. Good for renting out for parties, etc.	\$4000 - \$10,000	Get bids, grants or donations	
Cheese Making	Barn milk parlor	education	None as of May 2021	demonstration kitchen built	expert in the field, volunteers	kitchen equipment, large kitchen space for processing and demonstration	TBD			Could be self sustaining with programs, demonstration kitchen classes and sales	