



Lachat Town Farm Commission Special Meeting Agenda

Meeting Held Remotely via Zoom:

<https://us06web.zoom.us/j/85049968836?pwd=cEVsak1lQ3FSd3FnNGM2TU9xT1ZrUT09>

Phone: 1-301-715-8592 **Meeting ID:** 850 4996 8836 **Passcode:** 481510

Date: 11/17/21

Time: 7:30pm

1. Call to Order
2. Approval of Minutes from 11/3/21
3. Discussion and Decision:
 - a. Guidelines from Agreement Approved by Town Vote on 11/6/21
4. Audience of Citizens: 3 Minutes or less per person
5. Motion to Adjourn

EXHIBIT B
(Guidelines)

Guidelines for Use of Lachat Town Farm Property

Date: 10/11/21¹

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 has approved 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.

I. General Use:

- A. Permitted Uses: 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 (and are primarily educational in nature) while also aligning with the mission and conservation restrictions of the farm.
- B. Prohibited Uses: Motorized amusements, Drive in Movies and "drive-through" events, Conventions, private events².

II. Traffic:

- A. There will be a cap of 200 cars on site inclusive of both the lower and upper parking lots.
- B. 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.
- C. For events expecting more than 80 cars, four age 18 and older paid attendants will be located in the lower lot plus two in the upper lot for management of traffic flow.
- D. 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.
- E. A new attractive and permanent sign will be erected at the corner of Godfrey West and Newtown 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.

¹ The use of the Farm as set forth in the Guidelines is subject to the additional limitations and requirements set forth in the "Settlement Agreement" dated_____. Notwithstanding anything to the contrary in the Guidelines, the Parties agree to abide by all acceptable uses of the Farm as set forth in the Settlement Agreement.

² A "Private Event" for purposes of these Guidelines shall have the same definition as set forth in paragraph 6 of the Settlement Agreement. As set forth therein, a "Private Event" is defined as an event that results from a private rental of the Farm or any portion of the Farm for any event that is by invitation only and that is not open to the general public (subject only to the attendance restrictions set forth in the Guidelines), or that requires or suggests a payment to any person or entity other than the Farm. For the avoidance of doubt, weddings, bar or bat mitzvahs, private birthday parties, the Weston High School football banquet, and a charity ball or banquet held by a local non-profit other than Friends would constitute a Private Event.

- F. Erect temporary signage at the base of Ladder Hill South for events expecting more than 80 cars.
- G. Erect permanent signage at the entrance of the Ladder Hill South entrance to our upper lot.
- H. Clear 'Enter' and 'Exit' signs will be painted at the access points of the lower lot to improve the flow of traffic.
- I. Lachat will ask the town to erect a "SLOW CHILDREN AT PLAY," "FARM CROSSING" or other traffic control measures for Godfrey Road.
- J. 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.

III. Parking:

- A. "No Parking" signs will be posted along Godfrey Road prior to the start of an event or program expecting more than 80 cars.
- B. "No Parking" signs will be taken down by 9am the morning following an evening event.
- C. One age 18 or older paid volunteer will be stationed either by the entrance to Old Field Lane or Walden Woods Road for the duration of an event for which 80 or more cars are anticipated to prevent visitors from parking along and/or turning around on these roads.
- D. Neither the lower parking lot nor upper meadow will be paved.
- E. Neither the lower parking lot nor the upper meadow will include any overhead flood lighting.

IV. Noise:

- A. Amplified music will be limited to a level that is demonstrated to diminish to 55dBA or lower at all of the neighboring residential property lines closest to the Farm (i.e. those properties abutting the Farm on Walden Woods Road, on Ladder Hill Road, and on Godfrey Road) when measured with a calibrated ANSI Type 2 sound level meter or better, based on reasonable industry standards for monitoring dBA, and in the absence of any other influencing factor on the noise level – including, but not limited to: traffic, wind/rain, landscaping equipment, dogs barking, etc. SH Acoustics will repeat sound studies during a live Music in the Meadow and Farmer's Market event to replicate the actual concert conditions. Friends will work with the sound consultant to determine the best way to achieve a level of 55dBA or lower at all of the neighboring residential property lines closest to the Farm as set forth herein, and will institute those measures and monitor them periodically for compliance.
- B. Sound crews and bands will be informed as to the maximum permissible decibel levels based upon standards established as a consequence of the noise study and Friends and/or the Town will be required to work with sounds crews and bands to implement the measures recommended by SH Acoustics to ensure that sound levels diminish to 55dBA or lower at the neighboring residential property lines closest to the Farm as set forth herein.
- C. Allowable sound limits will be communicated to the visiting band during the contracting process but controlled by Friends sound technicians during the events.

- D. 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.
- E. Amplified music and audio will end by 9pm for all events and programs. Bands will be informed of the 9pm curfew and be provided with a reminder prior to 9pm before power to the stage is cut to ensure that it is a hard curfew. Start and end times of all Farm events will be posted accurately on the Farm's website.

V. Number of Events:

- A. 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 the Lachat Farm website and shared with the Board of Selectmen.
- B. 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.
- C. Large Events will be limited in number to 30 (inclusive of the 11 Large Outdoor Evening Events referenced above). Examples of Large Outdoor Day Events include Earth Day Celebration, Spring Egg Hunt, Opening Day, Autumn Celebration, Candy Cane Hunts and a Holiday Market. Example of a Large Indoor Day Event is the Noon Year's Eve Celebration.
- D. Examples of Large Indoor Evening Events include Fireside Concerts, Holiday Sing-A-Long.
- E. There will be no limit of outdoor or indoor programming and classes smaller in size than 100 attendees.
- F. With respect to the 19 Large Events that are not Large Outdoor Evening Events (e.g., Music in the Meadow, Farmers Markets, and Spring and Fall Fundraiser) and that comprise Indoor Day; Indoor Night, and Outdoor Day events:
 - i. A Large Event is defined as more than 100 people on the Farm at one time.
 - ii. A Day event would be no longer than 6 hours and would be held between the hours of 9 am and 5 pm.
 - iii. An Evening event would be no longer than 5 hours and would be held between the hours of 4pm and 10pm, provided any music or performances will cease at 9pm.
 - iv. These events will be ticketed events and no more than 200 tickets will be sold, except:
 - a. there could be up to 2 events per year with up to 300 tickets sold; and
 - b. the holiday market is excluded from this restriction.
 - v. These events shall not involve amplified music similar to Music in the Meadow. Some, however, involve high school students or solo/trio/quartet musicians who use small, non-commercial speakers.
 - vi. There shall be no more than three Large Events of any type per month and not more than 30 Large Events of any type in a calendar year.
 - vii. There shall be no more than 11 Large Events from June through September.

VI. Offutt Center:

- A. There will be no limit to indoor programming and classes in the proposed education center with less than 100 ticketed attendees.
- B. The proposed education center will require paved spaces to accommodate handicap parking.

VII. Trash:

- A. By 9am after all events exceeding 100 attendees, No Parking signs and any resulting trash will be removed from Godfrey Road.
- B. The Farm Managers will walk the front of the property to assess for debris at least once per week.

VIII. Plan for Enforcement:

The Guidelines shall be enforced pursuant to paragraphs 9 and 11 of the Settlement Agreement.

IX. Modification of Guidelines:

Lachat Town Farm Commission resolved that the "Guidelines for Use of Lachat Town Farm Property" are approved and 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 posted on the town website. The Guidelines shall not be modified without the express written consent of the Parties (as defined in the Settlement Agreement), not to be unreasonably withheld, conditioned, or delayed. Any modification of the Guidelines shall be in compliance with the requirements of agreements governing the Farm and applicable law. Friends and the Town will communicate and notify the neighbors within 1000 feet concerning any items most impactful to the immediate neighborhood. The Parties shall review the Guidelines and each and every one of the additional limitations and requirements set forth in the Settlement Agreement no later than twenty-five (25) years from the Effective Date of the Settlement Agreement. Such review shall consider whether modifications, if any, should be made in view of changed conditions or needs of all the Parties, along with due consideration for the goals and spirit of the Settlement Agreement. The Parties shall engage in such review in good faith and agree that such changes in conditions may allow for reasonable changes. Subsequent similar reviews shall occur at five (5) year intervals thereafter

Unapproved minutes-Lachat Town Farm Commission
November 3, 2021

Attendance: Elizabeth Zeppernick, Terry Cho, Carol Baldwin, Ellen McCormick, Christina Koether, Erica Reiner, Nick Bell, Katherine McConnaughey

Special Guest & Special Lachat Town Farm advisor: Harry Falber
Special Guest: Laura Leeds

Meeting was called to order at 19:30- held via zoom

Motion made to approve October 5, 2021 minutes with correction to the date Novembers meeting would be held.

Christina: held a discussion about the new signage for the farm. The Commission agreed to hold off so we can see the total signs we may need, due to the construction of the new education center, animal habitats and to have a cohesive design.

Harry: a presentation for new security cameras was made. It was a two fold presentation. One for the goat house surveillance and one for the main campus security.

Laura Leeds: discussed the need for the cameras inside of the goat house.

Motion made - Ellen first/ Christina seconded- a formal motion was made for the proposed demolition of the garage apartment building, contingent on the approval of the agreement with the neighbors being voted on this upcoming Saturday, October 6, 2021.

Commision voted and approved the motion.

Motion made to adjourn- Christina first/ Carol seconded- 20:56