

ATTACHMENT C



Lexington Community Farm Operational/Site Plan

Lexington Community Farm Coalition, Inc. (LexFarm), will operate Lexington Community Farm according to the plan described herein, which will be reviewed annually by the Community Farming Committee. In accordance with Article V, Section 5.2(n) of the Lease, LexFarm will submit a proposed revised Operational and Site Plan to the Community Farming Committee no later than January 15th of each calendar year for review and/or modification and approval by the Committee by February 15th of the following year unless the parties agree otherwise.

I. Hours of Operation

Field Operation

The fields will be operational year round during daylight hours.

Farm Stand

Hours: The farm stand will be open up to seven days a week, from April through November no earlier than 9 am and no later than 7 pm. The fields and farm stand may be open for educational programming until 9 pm; LexFarm will limit the number of attendees and noise level of the programming.

For one-time events, the fields and farm stand may be open until 9 pm, pursuant to 7-day notice to the Town Manager,

For one-time events, the fields and farm stand may be open after 9 pm pursuant to 20-day notice to the Town Manager.

LexFarm will host the Lexington Farmers' Market, two Saturdays per month, January through March in the farm stand. The farm stand will be open 10 am – 2 pm on those Saturdays with set up starting at 8:30 am.

For permanent changes to hours of operation, LexFarm will provide 20 days notice to the Town Manager for review by the Community Farming Committee.

Deliveries and Pickup

Any deliveries or pickups will be scheduled for between 7 am and 6 pm.

U-Pick

U-Pick will be during normal operational hours.

II. Products for Sale

Farm related Products

The farm stand may be used to enable customers who are not CSA members to purchase produce grown on the community farm, provide a “store front” for pick-your-own vegetables, and possibly stock Dennis Busa’s popular corn, grown at the Waltham St. Fields conservation property in Lexington. We will offer additional local agricultural products such as: locally produced vegetable seedlings and bedding plants, vegetables, flowers, fruits, honey, maple and apple syrups, meat, and dairy products for sale at the farm stand during special events and CSA pick-up hours. We also plan to continue the Cape Ann Fresh Catch seafood share that currently uses the site as a pickup location, and we are exploring local meat and egg suppliers for shares or retail in the farm stand.

Lexington Community Farm will adhere to the Food Protection Program Policies, Procedures and Guidelines issued by the Massachusetts Department of Public Health for Farmers Markets for all farm-related products. This includes obtaining a Retail Food Permit for the sale of processed foods.

Non-farm related Products

We will offer organic garden supplies and tools, and educational materials to assist and encourage sustainable food production among home gardeners and residents with community garden plots. In the future, we may sell mason jars and other preserving equipment. We also plan to use a small portion of the farm stand as a storefront for LexFarm-branded products such as t-shirts, hats, tote bags and other non-food items to support our nonprofit 501(c)(3) organization.

III. Farming Practices

LexFarm employs a farm manager to oversee the operation at Lexington Community Farm using organic practices.

The Organic Materials Review Institute (OMRI) provides lists of products that are approved for use on organic farms. The following list by name of pesticides indicates which are either 100% organic or approved for use in organic operations, and which are specifically not permitted for use as a pesticide in the United States. Any pesticides used on Lexington Community Farm will be from this list and either 100% organic or approved for use in organic production in the United States.

http://www.omri.org/sites/default/files/opl_pdf/crops_category.pdf

Anticipated crops to be cultivated

Community Farms Outreach provided an assessment of the soil at Lexington Community Farm based on their experience in 2014. The assessment conveys that there is a prevalence of poor soil structure and soil-borne plant diseases and a need for measures, such as cover

Lexington Community Farm Coalition, Inc.

P.O. Box 554 – Lexington, MA 02420 – www.lexfarm.org

9/8/16

cropping, to rest the soil and boost soil health. Based on this assessment, LexFarm's farm manager carefully managed production on about half the arable land at Lexington Community Farm in 2015. In 2016, the farm manager will bring additional land into production and continue to actively manage the remaining acreage using cover cropping and soil amendments.

Lexington Community Farm plans to grow only organic vegetables, vegetable starts, flowers, flower starts, and bedding plants. We may also produce small quantities of berries and small fruits for U-Pick or educational purposes. Small quantities of livestock of an appropriate scale for the site and the town, including chickens and goats, may also be integrated into the production plan in later years. There are currently two hives on the farm managed by outside beekeepers.

If and when LexFarm plans to incorporate any livestock into its operations, including chickens, 30-day notification will be provided to the Town Manager.

Composting Plan

We plan to create agricultural compost areas at the farm to conserve nutrients produced on the farm, lower the risk of nitrogen pollution of ground and surface water by stabilizing it in an organic form, and reduce input costs for the farm operation by generating compost as a soil conditioner for the farm.

Most crop residues will be composted in the field by flail chopping and incorporation. However, harvested crops that are not appropriate for donation to food pantries, along with other organic waste products and possibly food, leaves, or organic landscape materials diverted from waste will be made into aerobic compost on the farm site.

The site for compost production will be at least 250 feet from the farm's well, 100 feet from the Reservoir, and 250 feet from the nearest residence with adequate visual buffers to minimize the impact on the viewshed as stipulated by Mass DEP. Composted materials will be used on the Farm and not for sale to the public.

In addition to the main composting site, which will be protected from view, LexFarm installed a compost display in its educational garden area. The compost display consists of three small compost bins made of transparent material to demonstrate the different stages of compost.

High-quality composting methods will reduce the risk of nuisance complaints about odor and pests. The amount of compost that will be made at the farm will be determined by the amount of appropriate space available for composting, since adequate room for both material and vehicle operation must be provided in order to ensure the optimum performance of the compost pile.

Practices to minimize or eliminate the use of any synthetic pesticides, herbicides, and fertilizers

We plan to continue the practices that allow for organic production at Lexington Community Farm, with the use of a conservation plan focusing on transitioning to certified organic production (see below).

These practices include the use of cover crops and compost to build soil organic matter and soil health; the use of targeted amounts of organic fertilizers to add specific nutrients as necessary based on crop nutrition budgets and annual soil tests; the use of organically approved mulches to reduce tillage, limit weed growth and minimize soil erosion and nutrient runoff; wise and safe integration of appropriately-scaled livestock to add nutrients and reduce pests; crop rotation; using physical cultivation techniques, flame weeding, mulching, and hand weeding and hoeing to reduce weed populations over time; scouting for pests and using available technological resources to predict pest hatch and flight and adjusting planting dates accordingly; protecting and enhancing natural controls for pests; and utilizing appropriate biological, cultural and physical controls before applying organic pesticides according to their label as a last resort when economic thresholds for crop damage have been reached.

Practices to prevent soil erosion, promote the soil health and the accumulation of organic matter

We are working with the USDA NRCS EQIP (United States Department of Agriculture Natural Resource Conservation Service Environmental Quality Incentives Program) program to create a conservation plan for the Lexington Community Farm property that includes a plan for transition to organic production, establishing boundaries and buffer zones to protect water quality, improving soil quality and organic matter while minimizing erosion, improving pest management, developing a grazing plan and improving grazing resources for any livestock on the farm, improving waste utilization and composting, improving irrigation efficiency, enhancing cropping systems and nutrient management, and addressing air quality and on-farm energy production as possible.

The EQIP program offers financial assistance for agricultural producers to implement Best Management Practices for environmental quality enhancement, and we are particularly excited to create such a plan because of Lexington Community Farm's proximity to both residential property and the Arlington Reservoir. While the conservation plan is in process, we plan to continue our basic organic management practices, including promoting soil health and organic matter increase through cover cropping, the addition of compost, and reducing tillage appropriately over time through the use of mulches and long-term weed management. A winter cover crop will be put in place on all land not in active cropping.

Storage plan for fertilizers, pesticides and herbicides

Lexington Community Farm will use only organic practices. LexFarm will use only OMRI listed products. Controversial, ecologically harmful products and products linked to public health concerns such as Glyphosphate (Round-Up), neonicotinoids, methyl bromide, and methyl iodide are not OMRI listed products and will not be used on the farm.

Any organic pesticides will be stored in a locked water-tight, environmentally secured cabinet clearly labeled as pesticide storage. Appropriate Worker Protection Standards (WPS) signage, training and personal protective equipment will be available for workers. The storage cabinet will also contain pesticide application records. Granular organic fertilizers will be stored on wooden pallets inside a building or greenhouse area that is clearly labeled, easily accessed, and off-limits to the public. Liquid organic fertilizers will be stored in their

original containers within a catchment container that can hold 125% of their original capacity. Fire extinguishers will be available in the fertilizer storage room at all times, and the storage area will not have a drain or other access to a water supply. An inventory of all on-hand organic fertilizers will be kept and updated as fertilizers are used.

LexFarm is committed to organic production methods for environmental reasons as well as for the safety of our farmers, employees, neighbors, and customers. LexFarm will adhere to the Northeast Organic Farmers Association (NOFA-NY) Farmer's Pledge as the backbone of its production. See below.

IV. Building Improvements

Building Improvements

Lexington Community Farm plans to continue the current use of the existing farm stand structure, pump house, greenhouse, hoop house, and parking area. LexFarm has created a property committee that reviews the structural integrity, visual appeal, functionality, and energy usage of existing structures and parking facilities, as well as makes recommendations for new amenities and non-permanent structures. Changes beyond those that are described in the following sections will be pursuant to 30-day notification to the Town Manager.

New Structures

Educational programs and associated public gatherings will require some protection from the elements. A place to gather and sit in the shade or out of the rain will be essential. For this reason, we expect to build a roofed structure in an area easily accessible to the public.

Any improvements or new structures will be pursuant to 20-day notification to the Town Manager. All such improvements or alterations are defined as work requiring a building permit.

Emergency repairs may be submitted to the Town Manager for approval without 20-day notification.

Utilities

Public water and sewer were brought to the property in late 2015. There is a well that is sufficient for irrigation and for washing produce.

LexFarm has engaged an architect to scope the installment of a restroom in the corner of the wash house. Public and staff will likely access the restroom from the outside. In advance of a restroom, we will lease a portable sanitary facility for use by farm workers. In conjunction with the bathroom installation, LexFarm will install 2 water meters, one for water and sewer and one for only water, which can be used as a backup for plant irrigation.

LexFarm replaced the oil tanks and lines in 2016, fulfilling our lease requirements. The oil tanks and supply lines will be maintained in accordance with the existing lease.

LexFarm shall notify the Town of any proposed locations of any sanitary facility, portable or permanent.

V. Locations of Parking, Drives and Walkways

Parking

The public will park exclusively in the existing parking area. Farm staff will park either in the lot or in designated areas adjacent to the farm stand and greenhouse. LexFarm may plan to build a covered area to park farm vehicles at the back of the wash house, working with the Town Building Commissioner. Motorized farm vehicles will be stored in appropriate designated areas near the existing structures. Non-farm vehicles will not be parked in the parking lot overnight. The parking area was striped in 2016, in accordance with Town by-laws.

Farm Access

LexFarm has permission from the 48 Lowell Street abutter to retain the current vehicle access to the farm via a shared driveway. In the future, to address the encroachment we plan to provide access instead on the north side of the farm stand.

At the time when addressing this issue becomes a requirement, LexFarm will submit a plan to the Town for approval.

LexFarm will plow the parking lot and driveway of the 48 Lowell Street abutter to the farm's trailer for access during the winter. LexFarm will also plow the rotunda at the back of the farm on an occasional basis as needed by the greenhouse operation and the Winter Farmer's Market.

Walking Paths

With the exception of the Farm Access described above, the existing pathways on the farm property will be preserved to allow movement of farm vehicles and safe pedestrian passage through the farm. We plan to design improvements to walking paths, taking into consideration planned educational and gathering spaces for the public. There are currently no paths on the farm property that connect to neighboring conservation land or the surrounding neighborhood. We plan to add such a connection in the form of a walking path in collaboration with the Greenways Corridor Committee to connect the new ACROSS Lexington trail system to the farm's pathways. This will integrate the farm into the Town's efforts to promote foot and bicycle transportation. Additional recreational elements and assistive accommodations may be added over time.

No dogs, even those on leash, will be allowed on any farm property, including the non-growable areas. In the future, this policy will be reevaluated when walking paths have been established. Appropriate signage will be posted.

Note: Trail improvements will not include introducing any new material such as gravel or crushed stone on the path so as to protect the farmland and nearby conservation land.

Lexington Community Farm's pathways will be open to the neighborhood and the general public during regular farming hours. However, we also recognize that the entry points to the farm and the pathways are directly adjacent to private homes. The farm itself is in the middle of a suburban neighborhood. We plan to work with the Community Farming Committee to establish appropriate signage and instructions to the public at entry points to the farm and pathways to protect the production fields as well as the abutting neighbors' sense of security.

VI. Safety and Security

Securing Property

The farm buildings will be locked during non-business hours. Hazardous materials (e.g., fuel oil), farm implements, and office equipment will be kept inside or in locked cabinets. Mechanized equipment will be immobilized and keys stored in a secure location.

Access to the property for public safety vehicles will be provided by sharing code for lock box, located on left side door, with town emergency department.

Lighting

Lexington Community Farm will rely on existing lighting for the interior of the farm stand and other structures. Outdoor lighting will be the minimal required for parking and public safety in the parking area during non-daylight hours of operation.

Any change to lighting will be pursuant to 20-day prior notification to the Town.

Entrance and Parking

The current parking area is directly adjacent to the busy Lowell Street and is without any barriers or other means of slowing traffic turning into the area. Further, there is no buffer area between the area where cars are parked and the entrance to the farm stand for pedestrians. To address these safety issues, we are currently evaluating and may implement one or more of the following solutions:

- (1) A low fence to enclose the perimeter of the parking area that will prevent cars from entering pedestrian-only areas, including the area directly in front of the farm stand.

All plans for fencing will be pursuant to 20-day prior notification to the Town.

- (2) Creating entry/exits significantly reduced from the current open area of approximately 75 linear feet along Lowell St. This will result in a slowing of traffic in order to enter the site.

All plans for entry/exits will be pursuant to 20-day prior notification to the Town.

- (3) Replacing the asphalt/pavement of the current parking area with $\frac{3}{4}$ " pebbles/stone. This will slow all vehicles entering and parking in the area. It will also promote good drainage.

All plans for replacing materials of the current parking area will be pursuant to 20-day prior notification to the Town

- (4) Signage to help control speed and access in and out of the parking area, e.g., 3 mph, "Go Slow: Children", etc.

VII. Abutter and Neighbor Concerns

Motorized farm equipment

We plan to use a variety of appropriately-sized motorized farm equipment on the site, including but not limited to tractors, tillage equipment, trucks, cultivation equipment, irrigation pumps, tractor-operated sprayers, mowers, greenhouse fans and blowers, and weed whackers.

Hours of operation of mechanical equipment

Hours of mechanical equipment operation will be limited to between 6:30 AM and 7 PM, with the exception of greenhouse fans and blowers and irrigation needed for frost control or crop protection during droughts. We recognize that the farm is in the middle of a residential neighborhood and will make every effort to ensure that noise does not reach a level that could be considered excessive or unwarranted as described in the Town's Noise Control by-law, Exemption §80-5 (farming) notwithstanding.

Visual barriers

Lexington Community Farm will maintain visual barriers for all trash cans and compost piles. We will ensure that all compost piles are well-managed so that they do not smell or attract flies or other vermin. We will generally ensure that the farm is maintained in a neat, orderly and aesthetically pleasing manner.

Communication

We will make clear to the neighbors that we have an open-door policy for conversations about any farming practices. Any complaints directed to the Town Manager's office will first be directed to the Community Farming Committee (CFC). The CFC may then contact LexFarm, if necessary.