

# Woodstock Agricultural Commission

Regular Meeting, Town Hall, Room A, 1 pm, Monday, June 18, 2018

**Members Present:** Stewart Morse, Richard Norman, Rebecca Hyde, Paul Miller, Lynn Weaver, Jon Hermonot, Linda Auger.

**Public Present:** Grace Jacobsen, Angela Young

**Call to order:** Meeting called to order at 1 pm.

**Seat alternates** Stewart Morse moved to seat Linda Auger as a full member, Richard Norman seconded, **All in favor.**

**Review of May minutes:** Richard Norman motioned to approve the March minutes as presented, Lynn Weaver seconded, **all in favor.**

## Public participation

Angela Young reported on progress with the Woodstock Creamery Creamery is built. Pasteurization equipment, a vat pasteurizer, is coming. It will pasteurize at a lower temp than most commercial milk, but this won't be raw milk. Leaves more of the good bacteria while destroying the bad. Appropriate to a micro dairy scale. Whole milk and some flavored milks, and yogurts. Will promote dairy as a healthy product and very beneficial part of the diet. People have asked about other products but they want to start small, test the market, and expand from there. Vat pasteurization involves a stainless steel container which heats the milk to the right temperature and then bottles the milk all in the same piece of equipment. The capacity can be 15 gallons to 600 gallons, they settled on a 60 gallon vat. Left room for a 2nd vat. 140 to 145 temp, not UV. Holds it at about 145 for 30 minutes. They'll be bottling in plastic containers, gallon and half gallons, maybe some jugs. Working out sizes and products for the yogurt. Hoping for August 1st opening. They also have Angus beef cattle, which go to pasture in South Woodstock in the summer months, they have some lamb, they'll be selling meat too. Very small scale. Energy will be coming from electric. There's also a large chiller, big enough for expansion. The heat in the vat comes from hot water in a sleeve. Hours will be determined. Probably Tues-Sat. They have good quality milk, in the top few percentage of Cabot suppliers, low bacterial count which makes for the best yogurt. About 4.6 fat. The vat is flexible for batch processing. Will start moving the milk in jugs from the milking parlor but will put a pipeline in to move the milk. This milk never leaves the farm, will be handled gently. The assumption has been that this will come in under farm tax exemption.

## Old business

- a. **WOLSLAFP report.** No report.
- b. **P&Z subcommittee report.** Meeting was cancelled.
- c. **Other.** None.

## **6. New business**

**a. 2018 Program Agro-tourism in the 21st Century** No change or new activity. Will be in touch with Joan. Jeff Gordon, head of P&Z, met with Stewart this morning. P&Z has agricultural concerns on their radar. Won't be addressing that until subdivision modifications are done. This could take years. He's happy about this upcoming program, which could also be a brainstorming session of sorts to flush out ideas on the subject.

**c. Woodstock Land Map Grid Review.** Grid map 5134. Another smaller section, between Paine District Rd and the Thompson border, running south from where Hibbard Rd comes in. Ends at Bull Hill Rd, with one parcel at the corner of Senexet and Roseland. Most of the Roseland frontage is in section 5132. Mostly flat. Largest parcel is 50 Bull Hill Rd owned by Jerold Cohen, 94 acres, and includes Johnstone Pond. Other owners over 10 acres: Roy and Earl Norman (15A and 17), Richard and Anne-Marie Jette (15D and D1), Robert Peckham (13), Donald and Susan Hibbard (10A), Jon Trudeau (10), Town of Woodstock (dump), Wilbur Neumann, Brian and Larissa Betty (01A). 20 other parcels under 10 acres. Not many wetlands, only a little prime farmland, mostly rather hilly wood lots. Mostly wooded. Includes transfer station, solar field, cemetery at corner of Senexet. 90% is in 490 for tax purposes, dropping the taxable land value from \$1,865,000 to \$529,890, according to March 2017 open space data.

**7. Announcements / Other** None. The Selectmen would like to come and address us on the matter of value-added agricultural activities and taxation. They will let us know when. There's some question about how to get the research and writing done on this subject. We could work on this but would need technical support.

A suggestion came in that maybe a blind taste test of milks at Celebrate Ag would be interesting.

**8. Adjourn.** Meeting adjourned at 2:15 pm.

Respectfully submitted,

Rebecca Hyde, Secretary

(These minutes are subject to approval at the next meeting of the full Commission.)