

MINUTES: Agricultural Lands Preservation Committee Meeting Wednesday January 24, 2024

10:00 AM to 12:30 PM

MEMBERS PRESENT:

Commissioner Ashley Randle, Department of Agricultural Resources
Rita Thibodeau, Natural Resources Conservation Service, Non-Voting Member
Kathy Orlando, Sheffield Land Trust
Karen Schwalbe
Laura Abrams
Fred Dabney
Clem Clay
Becca George EOHLC
Skip Vadnais
Bob Wilbur EEA

ALSO PRESENT:

Gerard Kennedy, Department of Agricultural Resources
David Viale, Department of Agricultural Resources
Michele Padula, Department of Agricultural Resources
Delia Delongchamp, Department of Agricultural Resources
Chris Chisholm, Department of Agricultural Resources
Julie Weiss, Department of Agricultural Resources
Jill Ward, Department of Agricultural Resources
Jay Rosa, Department of Agricultural Resources
Tyler Maikath, Department of Agricultural Resources
Alisha Bouchard, Department of Agricultural Resources
Ron Hall, Department of Agricultural Resources
Cory Fox, Department of Agricultural Resources
Dorothy Du, Department of Agricultural Resources

Public

Chairperson of the Agricultural Lands Preservation Committee (“ALPC”) and Commissioner of the Massachusetts Department of Agricultural Resources, Ashley Randle, called the meeting to order. The Commissioner asked participants on the call to voluntarily identify themselves if they were a member of the public though noted that participants were not required to identify themselves. She provided instructions on how she will manage the virtual Teams meeting. She noted that the meeting was being recorded and that pursuant to the Governor’s Emergency Order, all votes need to be roll-call votes.

I. Department Updates

Commissioner Ashley Randle spoke of the listening session packets that the ALPC members received. She also spoke on the work that was done by ASG to organize the listening sessions and summaries the information obtained at the sessions. In addition, ASG has helped the Department with developing a new logo, as well as with the development of a new language to convey the focus and mission of the APR program.

The Commissioner also announced that the Farmland Action Plan has recently been released. at the end of last year. This plan will help to set goals towards access, land protection and a focus on environmental justice and affordability. The plan is the first of its kind in the Country, which MDAR was able to collaborate on with the UMass Donahue Institute, American Farmland Trust, and the Mass Food System Collaborative. MDAR is proud of the Plan document and excited to begin work on implementing some of the goals and priorities in the Plan by bringing on An Action Plan Coordinator. Interviews for the position are occurring and MDAR hopes to have a person on-boarded by next month.

Jill Banach was introduced as a new Stewardship person for the APR program's northeast and north-central regions. Commissioner Randle welcomed her aboard.

II. APR Updates

Since June 2023, the APR program has acquired six (6) APR projects and in December accepted one gift APR. These 7 projects have protected roughly 343 acres.

MDAR's most recent APR closing was on a gifted 6.8-acre farm parcel in Holden. Denise Dourdeville and Holley Carnwright own a large property on the Holden and Princeton line. For many years, Denise has worked with DCR to protect large woodland holdings, and in 2016 she gifted an APR on a 7-acre hay parcel of land. The recently closed 6.8-acre parcel was added on to the existing APR property. All the Dourdeville property has been used by Andrew Hubbard, who owns a livestock/ hay operation in Princeton.

To date the APR program has acquired 959 farm properties, while protecting approximately 75,771 acres. Commissioner Randle provided a brief APR summary. Currently there are 13 pending Vote of Interest projects, with roughly 737 acres to be protected. The APR program has 10 pending Final Voted projects on approximately 477 acres with an APR value of \$4,763,650, MDAR's cost is \$4,249,861, and there are an estimated \$620,033 in local contributions and landowner Bargain Sales of roughly \$209,656.

The APR program currently has 23 active voted projects by the ALPC. Also, there are currently five (5) Unresolved Projects on 5 Votes of Interest projects where the landowners did not accept MDAR's offers, and 1 Final Voted project for which the landowner needs to complete an environment site assessment before re-applying.

During FY23 MDAR received 24 applications, and so far in 2024 we have received 8 applications, of which 6 of these projects are being presented today.

Regarding Massachusetts NRCS fiscal year 2024 Agricultural Conservation Easement Program (ACEP), Inflation Reduction Act (IRA), and Agriculture Land Easement (ALE) Programs, the Commissioner indicated that application reviews were underway. MDAR submitted one project for IRA or ALE funding and three project applications for ALE funding. The four applications total 174.86 acres with an APR value of approximately \$2,315,000 and a potential federal share of \$1,157,500, which enrollment is dependent on project eligibility, ranking and available funding.

II. VOTE:

The minutes from the October 18, 2023 meeting, were sent to the ALPC members and the Commissioner asked if there were any comments or questions. A motion to approve made by Kathy Orlando, seconded by Karen Schwalbe. Motion approved unanimously.

III. DISCUSSION

1. Assignment Guidelines of ROFR/OPAV

Taylor Arsenault brought us up to date about several changes to the Guidelines in CMR 220 22.10(8). The Guidelines lay out the procedure for MDAR to assign their Right of First Refusal or their Option to Purchase at Agricultural Value to another qualified Buyer of an APR, in the event that MDAR exercises it's ROFR or OPAV.

Taylor was seeking additional comments from the ALPC regarding the updates to these documents, as the previous versions of these Guidelines were established in 2016. The 2016 Guidelines were reflective of the terms and criteria outlined in the previous version of the CMR 220 22.10(8), prompting the Department to implement updates. Kathy Orlando had requested "red-lined" versions of the new Guidelines to see which exact changes were made. Taylor acknowledged he would e-mail them to her. No further comments from the ALPC were provided.

2. APR Over the Cap Memo

Commissioner Ashley Randle, and David Viale led a discussion about the Over the Cap Policy and reviewed the memorandum shared with the members. The ALPC needs to clarify the application of the "APR Purchase Price Limitations" ("APR Cap Policy") policy with funds that originate from sources external to the Commonwealth, and whether external funds from federal, other state sources, or local funds are intended to be included in the term "*Department's purchase price contribution*" and therefore subjecting the use of those external funds to the APR Cap Policy.

To this end, the recommendation to the ALPC members is to amend the ALPC Cap Policy to clarify that the per acre limitation ("cap") only applies to Departmental APR funds and does not apply to federal, local, or other funding sources that are not APR program funds (such as Landscape Partnership Grant funds, and ARPA funds). The APR program recommends amending the ALPC Cap Policy by defining the term "Department's purchase price

contribution” to include only Departmental APR funds and as a result only those Department APR funds will be applied to the cap.

It was mentioned during open discussion that Sheffield Land Trust and other land trusts have offered and provided their help to bridge any gap remaining from the cap policy so landowners can capture the full value of their APR.

A motion was made for the recommendation and seconded. General discussion by the ALPC was in support of clarification with differentiating Departmental APR funds from external fund sources. The motion was unanimously approved.

IV. VOTE: Final Vote:

1. Whittier Farms Inc. – Sutton: The presentation and recommendation given by Michele Padula and is attached to these meeting minutes. Motion made and seconded, with unanimous approval.

V. VOTES: Vote of Interest (See attached project descriptions)

1. Bartlett North – Salisbury: The presentation and recommendation given by Chris Chisholm is attached to these meeting minutes. Motion made and seconded. Roll call was taken and there was unanimous approval.
2. Bartlett South - Amesbury and Salisbury: The presentation and recommendation given by Chris Chisholm is attached to these meeting minutes. Motion made and seconded. Roll call was taken and there was unanimous approval.
3. Bemben/Zuzgo – Hadley: The presentation and recommendation given by Chris Chisholm is attached to these meeting minutes. Motion made and seconded. Roll call was taken and there was unanimous approval.
4. Pine Island Partnership – Sheffield: The presentation and recommendation given by Jay Rosa is attached to these meeting minutes. Motion made and seconded. Roll call was taken and motion was approved (Kathy Orlando abstained).
5. LaFlamme’s Garden Center – Granby: The presentation and recommendation given by Chris Chisholm is attached to these meeting minutes. Motion made and seconded. Roll call was taken and there was unanimous approval.
6. Margaret Riley – Hadley: The presentation and recommendation given by Chris Chisholm is attached to these meeting minutes. Motion made and seconded. Roll call was taken and there was unanimous approval.

Motion made and seconded to adjourn. Approval was unanimous.

Meeting adjourned at 11:57 AM.

Minutes submitted by Jill Ward and Ronald Hall
Approved at ALPC meeting 5/30/2024

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Narrative for Final Vote 1/24/2024

Whittier Farms, Inc. – Sutton - Worcester County

Whittier Farms, Inc. is a 5th generation dairy with a headquarters located in Sutton. They are currently milking 75, with 55 beef animals as well. The corporation owns a total of 500+/- acres with nearly all of the land in the APR Program. The majority of the open acreage (300 + acres) is used to raise hay to support the dairy operation, but they also raise 15 acres of sweet corn, 34 acres of mixed vegetables and an acre of blueberries. The milk is sold through Agrimark and the beef and produce are sold through a retail stand in Sutton.

This application is for a 79-acre parcel located on Putnam Hill Road in Sutton which is the only remaining parcel owned by the Whittier family that is not in the APR Program. The Putnam Hill Road field consists of 34 acres of hay, 3 acres of oats and 6 acres of corn. The remainder is unmanaged woodland. Fifty four percent of the land is prime/state important soils. It is very important support land for the farm and preservation of this parcel will help insure the long-term viability of the farm headquarters.

Appraised values of the parcel established by Jay Closser are as follows:

Market Value Before Restriction - \$1,590,000 (\$20,127/acre)

Market Value After Restriction (agricultural value) - \$200,000 (\$2,532/acre)

APR value - \$1,390,000 (\$17,594/acre)

The owners have accepted a Commonwealth offer of \$1,320,500 (\$16,715/acre). The Town of Sutton is very supportive of the APR Program, and it is likely that they will be contributing the remaining \$69,500. If they do not, the landowners have agreed to take the difference as a bargain sale.

Staff Recommendation:

Staff recommends final voting this property for \$1,320,500 from the Commonwealth with the remaining value (\$69,500) in the form of a local contribution from the Town of Sutton or as a landowner bargain sale.

The Final Vote is conditioned on:

- 1.) Available funding
- 2.) The town and/or parties must provide the aforementioned match at or before closing
- 3.) All parcels to be excluded (if any) must conform to the layout as appraised, must be surveyed out and must be approved as required by the municipal zoning body.
- 4.) The Department will complete a recordable survey of the APR property, the cost of which will be shared according to an agreement with the owner, in formats suitable for the purposes of the Department prior to closing
- 5.) Any lowered value as a result of the final survey will result in the difference being deducted from the state share of the APR, and any higher number may result only in an increase in the local match.
- 6.) The owner(s) must execute the current approved and unamended APR contract in effect at the time of closing with the Department.

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Final Vote Summary Sheet

APPLICANT: Whittier Farms, Inc.

ACRES: 79+/-

PROPERTY LOCATION: Putnam Hill Road, Sutton

COUNTY: Worcester

ALPC DATE: January 24, 2024

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$1,590,000 (20,127/acre)

MARKET VALUE AFTER APR: \$200,000 (\$2,532/acre)

APR VALUE: \$1,390,000 (\$17,594/acre)

APPRAISER: Jay Closser (LandVest)

LOCAL CONTRIBUTION \$69,500 likely

BARGAIN SALE: unlikely, but owners are willing to accept if no local contribution

COMMONWEALTH'S SHARE: \$1,320,500 (\$16,715/acre)

COMMENTS: Great add-on field for a successful dairy headquarters with multiple generations on the farm.

Project Name: Whittier Wayne - 2.5 mile Block Map



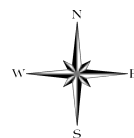
Farmland on APRs	Acres
Cultivated	94.1
Grassland	23.8
Pasture/Hay	162.6

Farmland in Buffer	Acres
Cultivated	139.7
Grassland	312.7
Pasture/Hay	934.6

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay
- Grassland
- FY24 APR Applicant
- 2.5 Mile Buffer

There are 5 APRs within 2.5 miles of this project.



Miles
0 0.5 1
Center: 71.775176°W 42.114476°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDR, & NCRS

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Project Name: Whittier Wayne, Sutton, MA - Land Cover



Land Cover Name	Acreage	% Landcover
Cultivated	9.35	11.8%
Grassland	0	0%
Pasture/Hay	30.11	38%

ACEP-ALE Parcel(s) = 79.33 acres

0 135 270 540 Feet

Center: 71.775182°W 42.114475°N

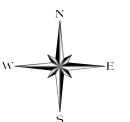
Data Provided by MassGIS, MDAR, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

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- Cultivated
- Pasture/Hay
- Grassland
- FY24 APR Applicant



**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Narrative for Vote of Interest

ALPC Meeting January 24, 2024

Bartlett North – Salisbury - Essex County

The 273+/- acre Bartlett property is located on Locus Street and Congress Street in Salisbury. The property had been in the ownership of the Bartlett family for 11 generations. The 12th generation is currently enrolled in an agricultural program at the University of Maine and will be taking over the family farm once he graduates. All the structures will be excluded since the zoning setbacks would make them difficult to include. A total of 273 acres will be considered for APR including 30 acres of vegetables, 150 acres of hay and 93 acres of woodland. The vegetables are sold from the family farmstand, and the hay is cut and used by a nearby farmer. Soils consist of 42.13 acres of prime, 112.5 acres of state important and 5.2 acres of locally important soils for a total of 69% P/S/LI.

The Bartlett property is in a small block of APR land but abuts two APRs which are currently owned by the Bartletts. The Northland Investment Corp. APR is the first APR closed in the Commonwealth. The Essex County Greenbelt Association has been helping with this project. The Town of Salisbury is supportive of the APR Program. Staff is currently exploring the option of using ARPA funding for the project considering it is a large acquisition encompassing the whole farm.

Parcel Score: 290

Staff Recommendation: Nominate for appraisal.

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Preliminary Evaluation Sheet

ALPC MEETING DATE: January 24, 2024

DATE APPLIED: November 5, 2023

APPLICANT: Elm Knoll Trust and Cold Spring Trust
Estate of Robert Bartlett

COUNTY: Essex

PROPERTY LOCATION: Locus and Congress Street, Salisbury

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: Hay and row crops

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	180	Prime Farmland	42.13	18.2
Non-tillable Cropland		State Soils	112.5	48.6
Nursery/Orchard		Local Soils	5.2	2.2
Pasture				
Managed Woodland				
Unmanaged Woodland	93			
Ponds/Wetlands				
Other				
TOTAL ACRES	273			
TOTAL ACRES FOR RESTRICTION	273			

CONSERVATION PLAN: ☐ YES ☒ NO CHAPTER 61A: ☒ YES ☐ NO

EXCLUSION PARCEL(S): ☒ YES ☐ NO

EXCLUSION ACCESS:

ACRES EXCLUDED: All houses and structures.

OWNERS COMMENT: Property has been owned by the same family for 11 generations. Owners currently own two adjacent APR properties one of which was the first APR in the Commonwealth.

STAFF COMMENT & RECOMMENDATION: Great acquisition

APPRAISE: **X** HOLD: NO INTEREST:

APR Parcel Scoresheet for Applications

Date: 11.27.23

Prepared by: Chisholm

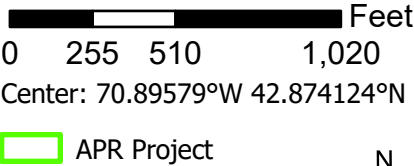
Landowner's Name: Estate of Robert Bartlett		Total Acres: 272.9
Property Address: 103 Main Street, Salisbury		Eligible Acres: 272.9
Application Eligibility and Land Determination Requirements		
Thresholds - State		Yes
Parcel fulfills at least one EEA Land Conservation Priority		<input checked="" type="checkbox"/>
Products raised on parcel are sold in the normal course of business (i.e. commercial operation)		<input checked="" type="checkbox"/>
Parcel in active agricultural production for at least previous two years		<input checked="" type="checkbox"/>
Parcel contains at least 5 acres of active agricultural land		<input checked="" type="checkbox"/>
Thresholds - Federal		
Parcel consists of a single contiguous land parcel		<input checked="" type="checkbox"/>
Parcel contains ≥ 33% open farmland and ≤ 66% woodland		<input checked="" type="checkbox"/>
Parcel contains ≥ 50% of a combination of prime/state important soils		<input checked="" type="checkbox"/>
If sod/nursery operation, parcel meets NRCS tolerance for soil loss		<input type="checkbox"/>
Parcel Attributes		
% in open ag use: 35.9%	Points	% prime/state soils: 20.4%
33-50%	25	51-65%
51-75%	50	66-80%
76-100%	75	81-100%
Total	\$25	Total
Land Use		
Land Use Majority (circle one)		Points
Vegetable/Small Fruit/Tobacco		75
Hay/Forage/RowCrops/Orchard/Vineyard		50
Pasture		25
Christmas Trees/Sugarbush		10
Total		\$50
Location		
Active commercial APR land within 2.5 mile radius: 79_ac		Points
None		0
1-250 acres		10
251-500 acres		25
over 500 acres		50
Abutting (including across street)		+10
Total		20
Size		
Acres of land in open ag use: 83.24_acres		Points
5-25		10
26-75		25
76 +		50
Total		50
Ownership/Succession		
Attribute		Points
Land owner is also farm operator		50
Farm operator makes majority of income farming		25
Farm operator has long term (5+ yr) written lease w/owner		15
Farm owner/operator owns other APR land		10
Written succession plan prepared by professional		10
Total		85
Intensity/Productivity		
Percent of open land intensively farmed: 60_%		Points
0-25%		0
26-75%		25
76-100%		50
Total		25
Agricultural Priorities		
Priority		Points
Right to Farm Bylaw		10
Total		10
Single fam building permits - 5 yr average: __permits		Points
between 1 and 5		5
6-15		15
More than 15		25
Total		25
Subtotal		290
Additional Information		
Parcel contains at least 75% prime soils (20 points)		Points
Staff Comments (1-40 points):		
Additional Comments/Considerations:		
Total Points		290

Project Name: North Bartlett - Land Cover Salisbury, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	83.24	35.9%

231.67 acres total



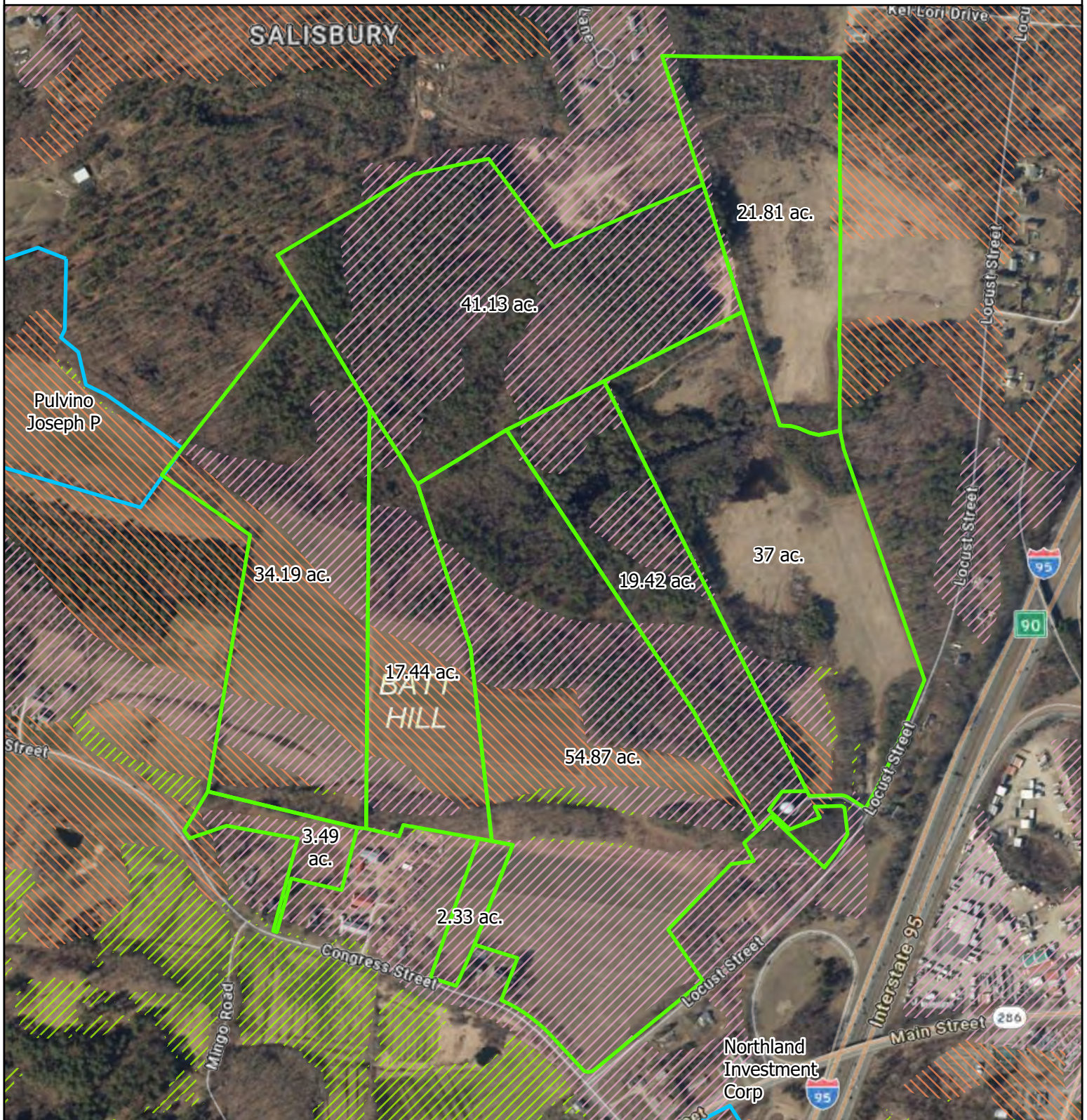
Data Provided by MassGIS, MDAR, and LCLU (2016)

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Project Name: North Bartlett - Soils Salisbury, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	42.13	18.2%
Farmland of Local Importance	5.21	2.2%
Farmland of statewide importance	112.5	48.6%

APR Applicant = 231.67 acres

- Existing APR
- All areas are prime farmland
- Farmland of statewide importance
- Farmland of Local Importance
- APR Project

0 240 480 960 1,440 Feet

Center: 70.89579°W 42.874124°N

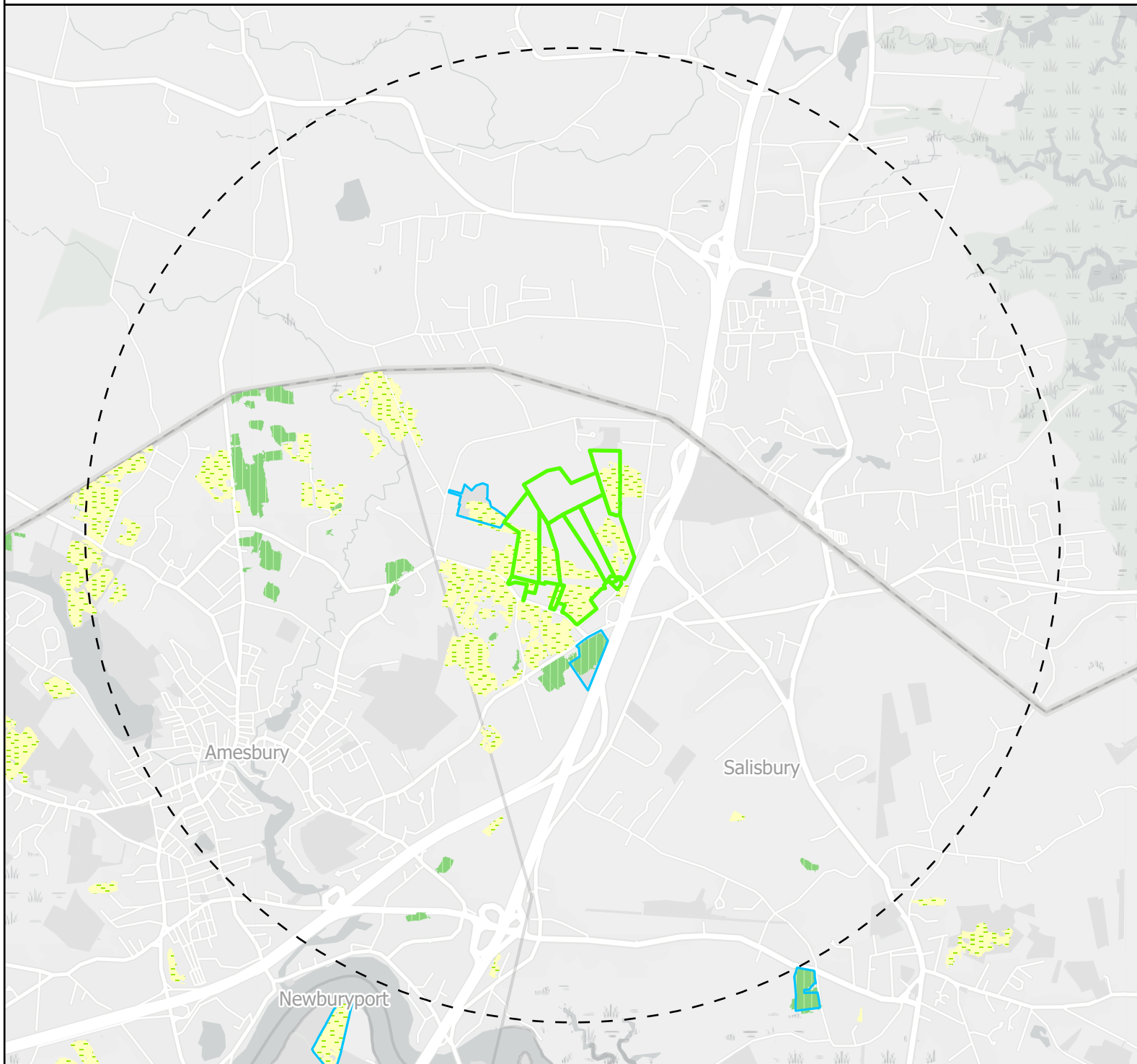


Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

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Project Name: North Bartlett - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

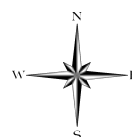
Land Cover in Buffer	Acres
Cultivated	110.1
Pasture/Hay	411.4

Land Cover on APRs	Acres
Cultivated	13.7
Pasture/Hay	10.1

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- 2.5 mile buffer
- Existing APR
- Cultivated
- Pasture/Hay
- Town Boundary
- Protected and Recreational OpenSpace
- APR Applicant

There are 3 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 70.895454°W 42.87429°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDAR, & NCRS

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**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Narrative for Vote of Interest

ALPC Meeting January 24, 2024

Bartlett South – Salisbury & Amesbury - Essex County

The 209+/- acre Bartlett property is located on Congress Street, Main Street and Mingo Road in Salisbury and Amesbury. The property had been in the ownership of the Bartlett family for 11 generations. The 12th generation is currently enrolled in an agricultural program at the University of Maine and will be taking over the family farm once he graduates. All the structures will be excluded since the zoning setbacks would make them difficult to include. A total of 200 acres will be considered for APR including approximately 28 acres of vegetables, 55 acres of hay, 77 acres of pasture and 39 acres of woodland. The vegetables are sold from the family farmstand, and the hay is cut and used by a nearby farmer. Soils consist of 32.27 acres of prime, 34.88 acres of state important and 68.38 acres of locally important soils for a total of 64.6% P/S/LI.

The Bartlett property is in a small block of APR land but abuts two APRs which are currently owned by the Bartletts. The Northland Investment Corp. APR is the first APR closed in the Commonwealth. The Essex County Greenbelt Association has been helping with this project. The Town of Salisbury is supportive of the APR Program. Staff is currently exploring the option of using ARPA funding for the project considering it is a large acquisition encompassing the whole farm.

Parcel Score: 305

Staff Recommendation: Nominate for appraisal.

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Preliminary Evaluation Sheet

ALPC MEETING DATE: January 24, 2024

DATE APPLIED: November 5, 2023

APPLICANT: Elm Knoll Trust and Cold Spring Trust
Estate of Robert Bartlett

COUNTY: Essex

PROPERTY LOCATION: Congress Street, Main Street and
And Mingo Road, Salisbury and Amesbury

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: Hay and row crops

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	83	Prime Farmland	32.27	15.4
Non-tillable Cropland		State Soils	34.88	16.6
Nursery/Orchard		Local Soils	68.38	32.6
Pasture	77			
Managed Woodland				
Unmanaged Woodland	40			
Ponds/Wetlands				
Other				
TOTAL ACRES	200			
TOTAL ACRES FOR RESTRICTION	200			

CONSERVATION PLAN: ☐ YES ☒ NO CHAPTER 61A: ☒ YES ☐ NO

EXCLUSION PARCEL(S): ☒ YES ☐ NO

EXCLUSION ACCESS:

ACRES EXCLUDED: All houses and structures.

OWNERS COMMENT: Property has been owned by the same family for 11 generations. Owners currently own two adjacent APR properties one of which was the first APR in the Commonwealth.

STAFF COMMENT & RECOMMENDATION: Great acquisition

APPRAISE: ☒ HOLD: ☐ NO INTEREST: ☐

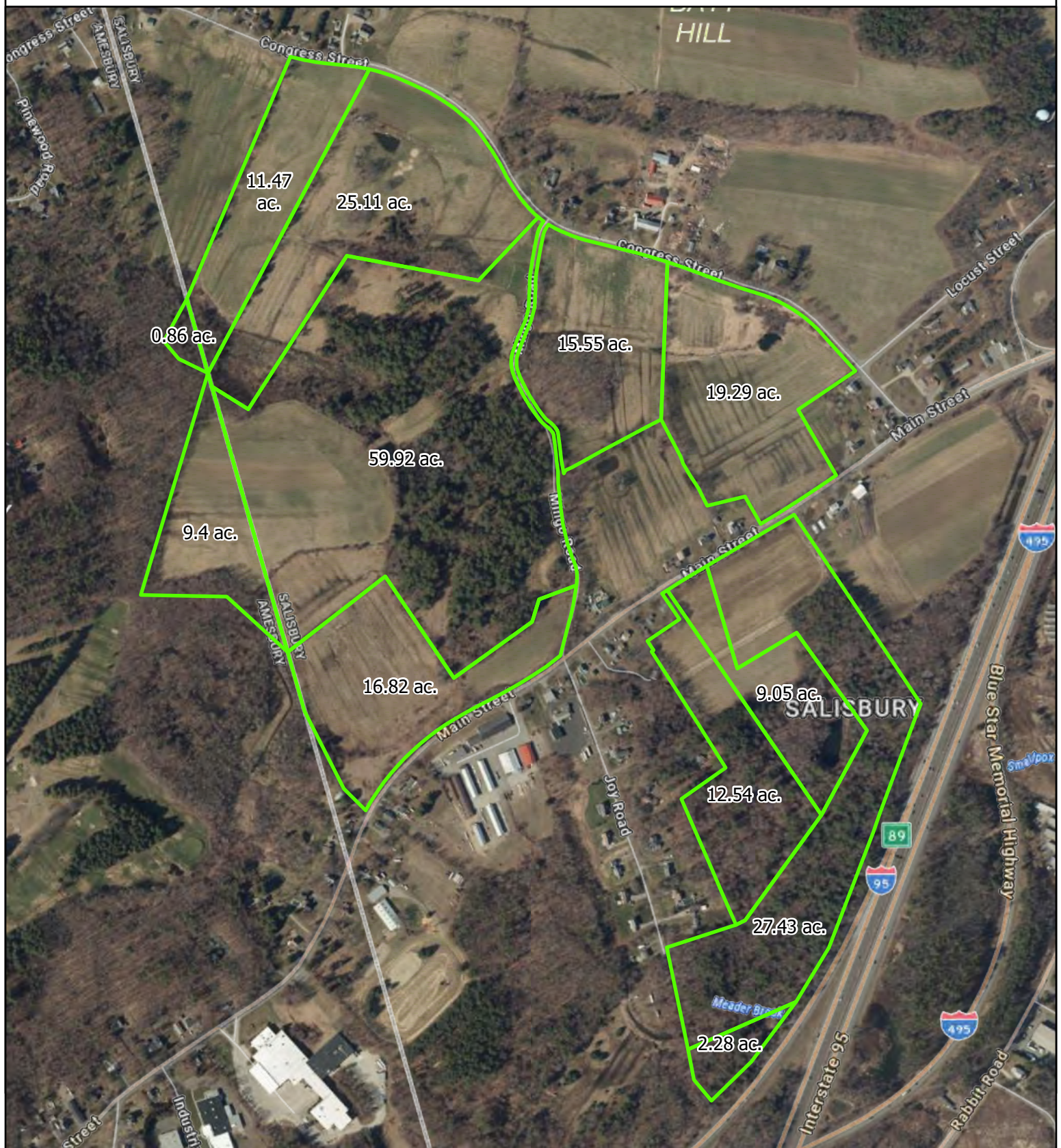
APR Parcel Scoresheet for Applications received

Date: 11.30.23

Prepared by: Chisholm

Landowner's Name: Estate of Robert Bartlett		Elm Knoll Trust and Cold Spring Trust		Total Acres: 200	
Property Address: Congress Street, Main Street and Mingo Road, Salisbury and Amesbury				Eligible Acres: 200	
Application Eligibility and Land Determination Requirements					
Thresholds - State					Yes
Parcel fulfills at least one EEA Land Conservation Priority					<input checked="" type="checkbox"/>
Products raised on parcel are sold in the normal course of business (i.e. commercial operation)					<input checked="" type="checkbox"/>
Parcel in active agricultural production for at least previous two years					<input checked="" type="checkbox"/>
Parcel contains at least 5 acres of active agricultural land					<input checked="" type="checkbox"/>
Thresholds - Federal					
Parcel consists of a single contiguous land parcel					<input checked="" type="checkbox"/>
Parcel contains ≥ 33% open farmland and ≤ 66% woodland					<input checked="" type="checkbox"/>
Parcel contains ≥ 50% of a combination of prime/state important soils					<input type="checkbox"/>
If sod/nursery operation, parcel meets NRCS tolerance for soil loss					<input type="checkbox"/>
Parcel Attributes					
% in open ag use: 51.5%	Points	% prime/state soils: 32%	Points		
33-50%	25	51-65%	25		
51-75%	50	66-80%	50		
76-100%	75	81-100%	75		
Total		\$50		Total	
Land Use					
Land Use Majority (circle one)					Points
Vegetable/Small Fruit/Tobacco					75
Hay/Forage/RowCrops/Orchard/Vineyard					50
Pasture					25
Christmas Trees/Sugarbush					10
Total					\$50
Location					
Active commercial APR land within 2.5 mile radius: 58 ac					Points
None					0
1-250 acres					10
251-500 acres					25
over 500 acres					50
Abutting (including across street)					+10
Total					10
Size					
Acres of land in open ag use: 108 acres					Points
5-25					10
26-75					25
76 +					50
Total					50
Intensity/Productivity					
Percent of open land intensively farmed: ____%					Points
0-25%					0
26-75%					25
76-100%					50
Total					25
Ownership/Succession					
Attribute					Points
Land owner is also farm operator					50
Farm operator makes majority of income farming					25
Farm operator has long term (5+ yr) written lease w/owner					15
Farm owner/operator owns other APR land					10
Written succession plan prepared by professional					10
Total					85
Agricultural Priorities					
Priority					Points
Right to Farm Bylaw					10
Total					10
Single fam building permits - 5 yr average: ____permits					Points
between 1 and 5					5
6-15					15
More than 15					25
Total					25
Subtotal					305
Additional Information					
Parcel contains at least 75% prime soils (20 points)					
Staff Comments (1-40 points):					
Additional Comments/Considerations:					
Total Points					305

Project Name: South Bartlett - Land Cover Amesbury Salisbury, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	108.09	51.5%

209.71 acres total

0 290 580 1,160 Feet
Center: 70.901349°W 42.864592°N

APR Project



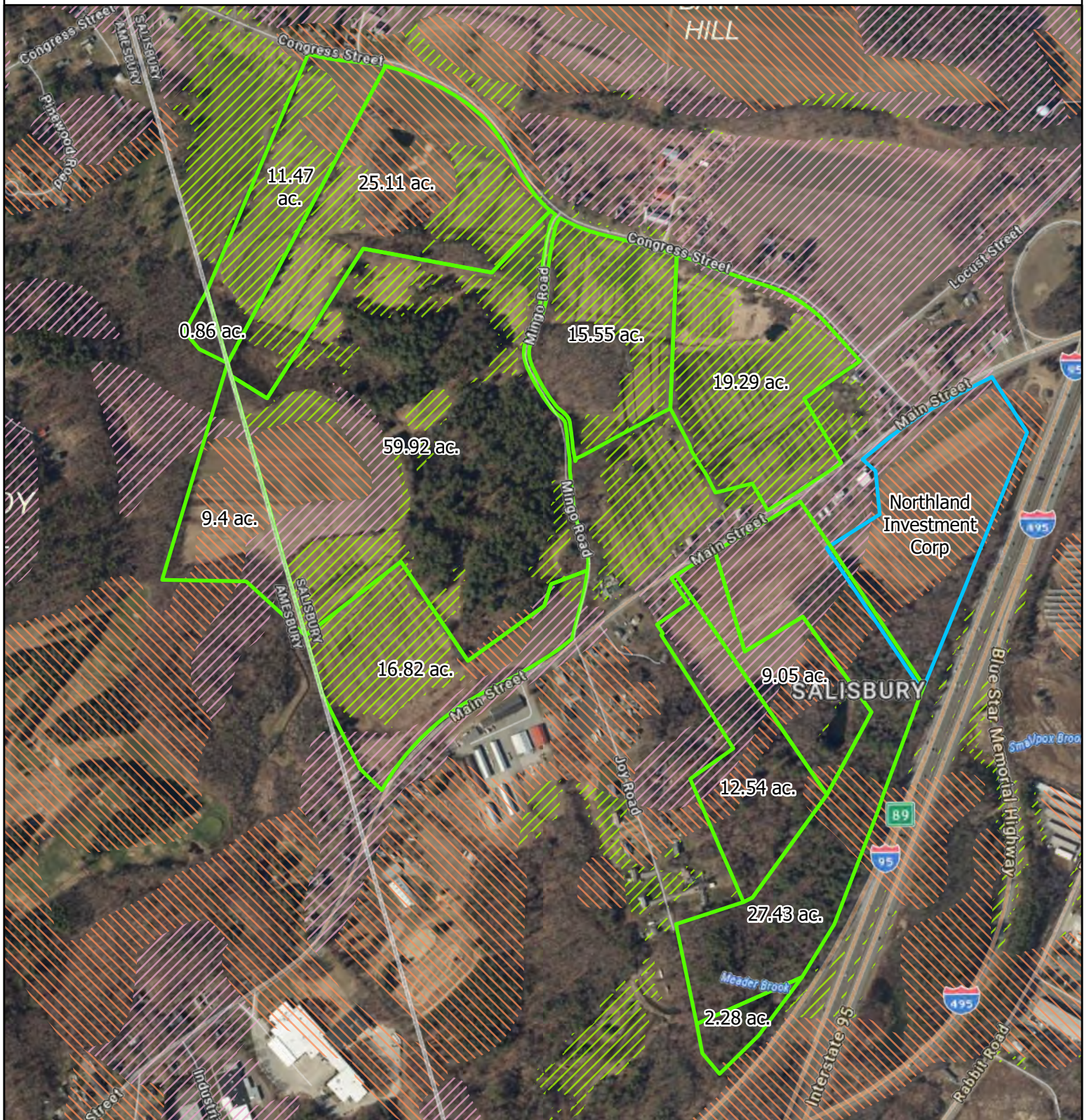
Data Provided by MassGIS, MDAR, and LCLU (2016)

Created by Massachusetts Department of Agricultural Resources

Created: 11/17/2023 1:32 PM



Project Name: South Bartlett - Soils Amesbury & Salisbury, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	32.27	15.4%
Farmland of Local Importance	68.38	32.6%
Farmland of statewide importance	34.88	16.6%

APR Applicant = 209.71 acres

- ▬ Existing APR
- ▬ All areas are prime farmland
- ▬ Farmland of statewide importance
- ▬ Farmland of Local Importance
- ▬ APR Project

0 270 540 1,080 1,620 Feet

Center: 70.901349°W 42.864592°N



Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

Created: 11/9/2023 3:23 PM

Project Name: South Bartlett - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

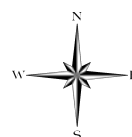
Land Cover in Buffer	Acres
Cultivated	134.3
Pasture/Hay	476.6

Land Cover on APRs	Acres
Cultivated	26.3
Pasture/Hay	31.5

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay
- Town Boundary
- Protected and Recreational OpenSpace
- APR Applicant
- 2.5 mile buffer

There are 4
APRs within
2.5 miles of
this project.



0 0.5 1 Miles

Center: 70.901526°W 42.865699°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDR, & NCRS

Created by Massachusetts Department of Agricultural Resources

Created: 11/27/2023 3:51 PM



**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Narrative for Vote of Interest

ALPC Meeting January 24, 2024

Bemben/Zuzgo – Hadley - Hampshire County

The 13.7+/- acre Bemben/Zuzgo property is located off Lawrence Plain Road and Bay Road in Hadley. The property had been in the ownership of the family for several years. There are no structures on the property in question. A total of 13.7 acres will be considered for APR all of which is used by Gorden Cook for hay and corn to support his dairy herd. Soils consist of 8.17 acres of prime and 5.52 acres of state important soils for a total of 99% P/S.

This property is in a large block of APR land where farmland is in high demand. The Town of Hadley is supportive of the APR Program and has contributed on many APRs in the area.

Parcel Score: 365

Staff Recommendation: Nominate for appraisal.

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Preliminary Evaluation Sheet

ALPC MEETING DATE: January 24, 2024

DATE APPLIED: November 9, 2023

APPLICANT: Peter M. Bemben & Jacqueline M. Zuzgo

PROPERTY LOCATION: 0 Lawrence Plain Road, Hadley

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: Hay and row crops

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	11.92	Prime Farmland	8.17	59.6
Non-tillable Cropland		State Soils	5.52	40.3
Nursery/Orchard		Local Soils		
Pasture				
Managed Woodland				
Unmanaged Woodland	1.8			
Ponds/Wetlands				
Other				
TOTAL ACRES	13.7			
TOTAL ACRES FOR RESTRICTION	13.7			

CONSERVATION PLAN: ☐ YES ☒ NO CHAPTER 61A: ☒ YES ☐ NO

EXCLUSION PARCEL(S): ☒ YES ☐ NO

EXCLUSION ACCESS:

ACRES EXCLUDED: House and structures.

OWNERS COMMENT:

STAFF COMMENT & RECOMMENDATION: Great resource

APPRAISE: ☒ HOLD: ☐ NO INTEREST: ☐

APR Parcel Scoresheet for Applications

Date: 12/7/23

Prepared by: Chisholm

Prepared by:

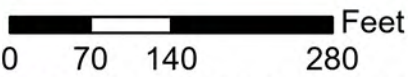
Landowner's Name: Peter M. Bemben & Jacqueline M. Zuzgo		Total Acres: 13.7
Property Address: 0 Lawrence Plain Road, Haldey		Eligible Acres: 13.7
Application Eligibility and Land Determination Requirements		
Thresholds - State		Yes
Parcel fulfills at least one EEA Land Conservation Priority		<input checked="" type="checkbox"/>
Products raised on parcel are sold in the normal course of business (i.e. commercial operation)		<input checked="" type="checkbox"/>
Parcel in active agricultural production for at least previous two years		<input checked="" type="checkbox"/>
Parcel contains at least 5 acres of active agricultural land		<input checked="" type="checkbox"/>
Thresholds - Federal		
Parcel consists of a single contiguous land parcel		<input checked="" type="checkbox"/>
Parcel contains ≥ 33% open farmland and ≤ 66% woodland		<input checked="" type="checkbox"/>
Parcel contains ≥ 50% of a combination of prime/state important soils		<input checked="" type="checkbox"/>
If sod/nursery operation, parcel meets NRCS tolerance for soil loss		<input type="checkbox"/>
Parcel Attributes		
% in open ag use: 87%	Points	% prime/state soils: 99%
33-50%	25	51-65%
51-75%	50	66-80%
76-100%	75	81-100%
Total	75	Total
Land Use		
Land Use Majority (circle one)		Points
Vegetable/Small Fruit/Tobacco		75
Hay/Forage/RowCrops/Orchard/Vineyard		50
Pasture		25
Christmas Trees/Sugarbush		10
Total		50
Location		
Active commercial APR land within 2.5 mile radius: ac		Points
None		0
1-250 acres		10
251-500 acres		25
over 500 acres		50
Abutting (including across street)		+10
Total		50
Ownership/Succession		
Attribute	Points	
Land owner is also farm operator	50	
Farm operator makes majority of income farming	25	
Farm operator has long term (5+ yr) written lease w/owner	15	
Farm owner/operator owns other APR land	10	
Written succession plan prepared by professional	10	
Total	25	
Size		
Acres of land in open ag use: 11.9 acres		Points
5-25		10
26-75		25
76 +		50
Total		10
Intensity/Productivity		
Percent of open land intensively farmed: %		Points
0-25%		0
26-75%		25
76-100%		50
Total		25
Agricultural Priorities		
Priority		Points
Right to Farm Bylaw		10
Total		10
Single fam building permits - 5 yr average: permits		Points
between 1 and 5		5
6-15		15
More than 15		25
Total		25
Subtotal		345
Additional Information		
Parcel contains at least 75% prime soils (20 points)		➔ 20
Staff Comments (1-40 points):		
Additional Comments/Considerations:		
Total Points		365

Project Name: Bemben_Zuzgo - Land Cover
Hadley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	11.927202	87.021502

13.71 acres total



Center: 72.571138°W 42.327061°N

APR Applicant



Data Provided by MassGIS, MDAR, and LCLU (2016)

Created by Massachusetts Department of Agricultural Resources

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Project Name: Bemben_Zuzgo - Soils Hadley, MA



FRMLNDCLS	SoilAcres	% Soil Type
All areas are prime farmland	8.17	59.6%
Farmland of statewide importance	5.52	40.3%

APR Applicant = 13.71 acres

-  Existing APR
-  All areas are prime farmland
-  Farmland of statewide importance
-  APR Applicant

0 65 130 260 390 Feet

Center: 72.571138°W 42.327061°N

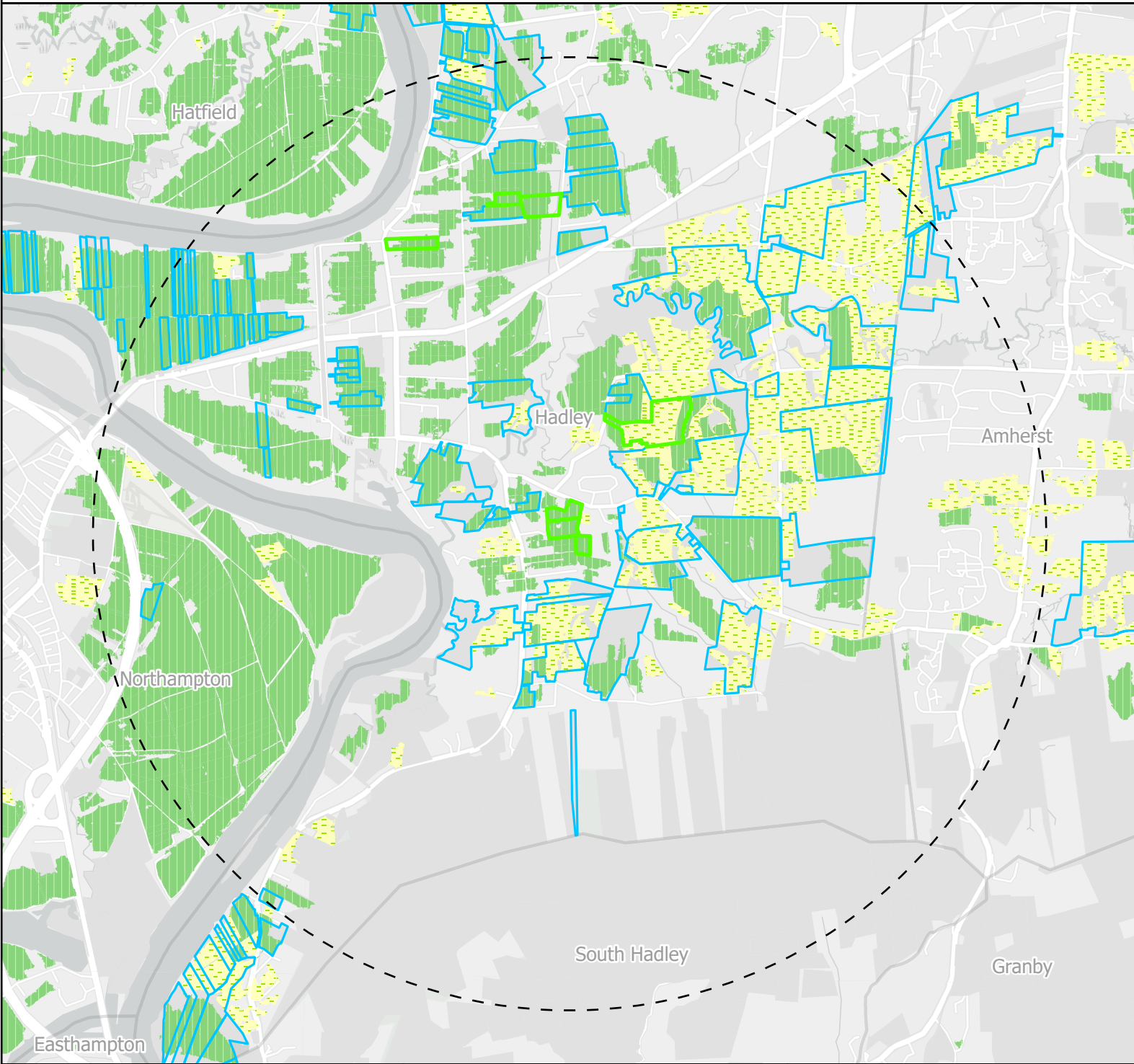


Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

Created: 12/13/2023 5:15 PM

Project Name: Bemben - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

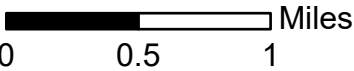
Land Cover Name	Acres
Cultivated	2796.4
Pasture/Hay	1313.5

Land Cover Name	Acres
Cultivated	637.3
Pasture/Hay	665.7

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay
- Town Boundary
- Protected and Recreational OpenSpace
- APR Applicant

There are 51 APRs within 2.5 miles of this project.



Center: 72.571048°W 42.32727°N

Data Provided by Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDA, USFWSMDAR, & NCRS

Created by Massachusetts Department of Agricultural Resources

Created: 1/10/2024 10:37 AM



MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

**Applicant: Pine Island Farm Partnership – Sheffield – Berkshire
f/k/a Cooper Hill Farm**

This ± 468 acres property consists of six contiguous parcels bisected by Silver Street and Cooper Hill Road in the far south of Sheffield. The property is located in a highly active commercial agricultural area. In total, 11 existing APRs are located within a 2.5 mile radius of the property, totaling more than 560 acres protected by Agricultural Preservation Restriction. Existing LeGeyt and Lasso APRs directly abut the property. Significant acreage conserved by the Nature Conservancy and the Trustees of Reservations is also located in proximity.

Existing acreage to be excluded include three residential structures, a dairy barn, and storage structures with well and septic service. These exclusions result in a total APR proposal of ± 444.35 acres. Soils for this proposed APR area consist of 68.59 acres of prime farmland (15.4%), 105.3 acres of farmland of statewide importance (23.7%), and 99.38 acres of farmland of local importance (22.1%). In total, approximately 230 acres (51.8%) is currently utilized for open agricultural land with the ability to expand through field edge improvements and minimal brush clearing.

The entirety of the property, including exclusions is currently owned by Cooper Hill Farm Nominee Trust with the agricultural land utilized by Pine Island Farm for over 20 years to produce feed for their dairy herd. Pine Island Farm Partnership is under purchase and sale agreement with the current owner to purchase the land aside from residential structures. If the APR proposal is supported, Pine Island Farm Partnership intends to utilize revenue to offset the total cost of purchasing the land. The parties intend to transfer ownership in early 2024.

The Pine Island Farm headquarters is located approximately 2.5 miles to the east of the Cooper Hill property. Pine Island Farm is one of the largest dairy farms in Massachusetts with over 1,500 cows producing nearly 20 million pounds of milk annually as a member of the Dairy Farmers of America (DFA) cooperative. The Cooper Hill property is critical to the success of the overall dairy operation based on significant corn/forage production. The land generally allows for 3-4 cuttings of hay per year averaging 4-5 tons harvested per acre. Corn production typically yields 18.7 tons per acre. These fields have been well managed for years with regular the application of liquid effluent digestate and lime, crop rotation, no till practices, winter rye cover crop, and planned drainage investments (tile drains).

The Town of Sheffield is a right to farm community and maintains the highest concentration of APR properties in Berkshire County. This proposal already includes funding and staff time support by the Sheffield Land Trust and the American Farmland Trust.

APR Parcel Scoresheet Rating: 390 Points

Staff Recommendation: Staff recommendation is to nominate for a vote of interest.



Photo #	Waypoint #	Description	Direction
1		Recently cut hay field	W



Photo #	Waypoint #	Description	Direction
2		Corn Field West of Silver Street	NE



Photo #	Waypoint #	Description	Direction
3		Corn Field East of Silver Street	SE



Photo #	Waypoint #	Description	Direction
4		Hay Field at Far West of Property	E

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Preliminary Evaluation Sheet

ALPC MEETING DATE: January 24, 2024

APPLICANT: Pine Island Farm Partnership f/k/a Cooper Hill Farm

DATE APPLIED: 11/13/2023

PROPERTY LOCATION: Silver Street & Cooper Hill Road, Sheffield

COUNTY: Berkshire

CURRENT AG. USE: Hay, Corn, Silage for Dairy Operations (Pine Island)

HIGHEST POTENTIAL AG. USE: Hay & Corn with potential for row crops

ASKING PRICE:

PRICE PER ACRE:

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	230.1	Prime Farmland	68.59
Non-tillable Cropland		State Important Soils	98.38
Nursery/Orchard		Local Soils	105.3
Pasture		Unique Farmland	---
Managed Woodland		TOTAL Prime, SI, LI	227.2 (61.2%)
Unmanaged Woodland	± 216		
Ponds/Wetlands	± 90		
Other			
TOTAL ACRES			
TOTAL ACRES FOR RESTRICTION	444.5		

CONSERVATION PLAN: No

CHAPTER 61A: Yes

ACRES TO BE EXCLUDED: 3 existing residential structure including septic and well, dairy barn, covered storage structure – totaling approximately 19.83 acres.

OWNERS COMMENT: Applicant has utilized proposed APR farmland in support of their dairy headquarters in Sheffield for 20+ years and now has executed purchase and sale agreement with current own to acquire. APR funds, if awarded, would be utilized to offset mortgage borrowing for acquisition. Short-term planned improvements included drainage infrastructure and field edge cleaning, as well as expanded no till practices.

MUNICIPAL COMMENT: Supportive of application including right to farm bylaw and 11 existing APRs within 2.5-mile radius. Sheffield has the highest concentration of APR properties in the Berkshires.

STAFF COMMENT & RECOMMENDATION: **Vote to approve for appraisal.**

Pine Island Farm is a well-established multi-generational dairy farm with its headquarters located approximately 2.5 miles from the Cooper Hill property proposed for APR. The land has been well managed by the applicant for nearly 20 years with significant feed production that is critical to the dairy farm operation. Sheffield is a highly active area for commercial agriculture with multiple funding partners interested in supporting this proposed APR (Sheffield Land Trust, American Farmland Trust, Trustees of Reservations).

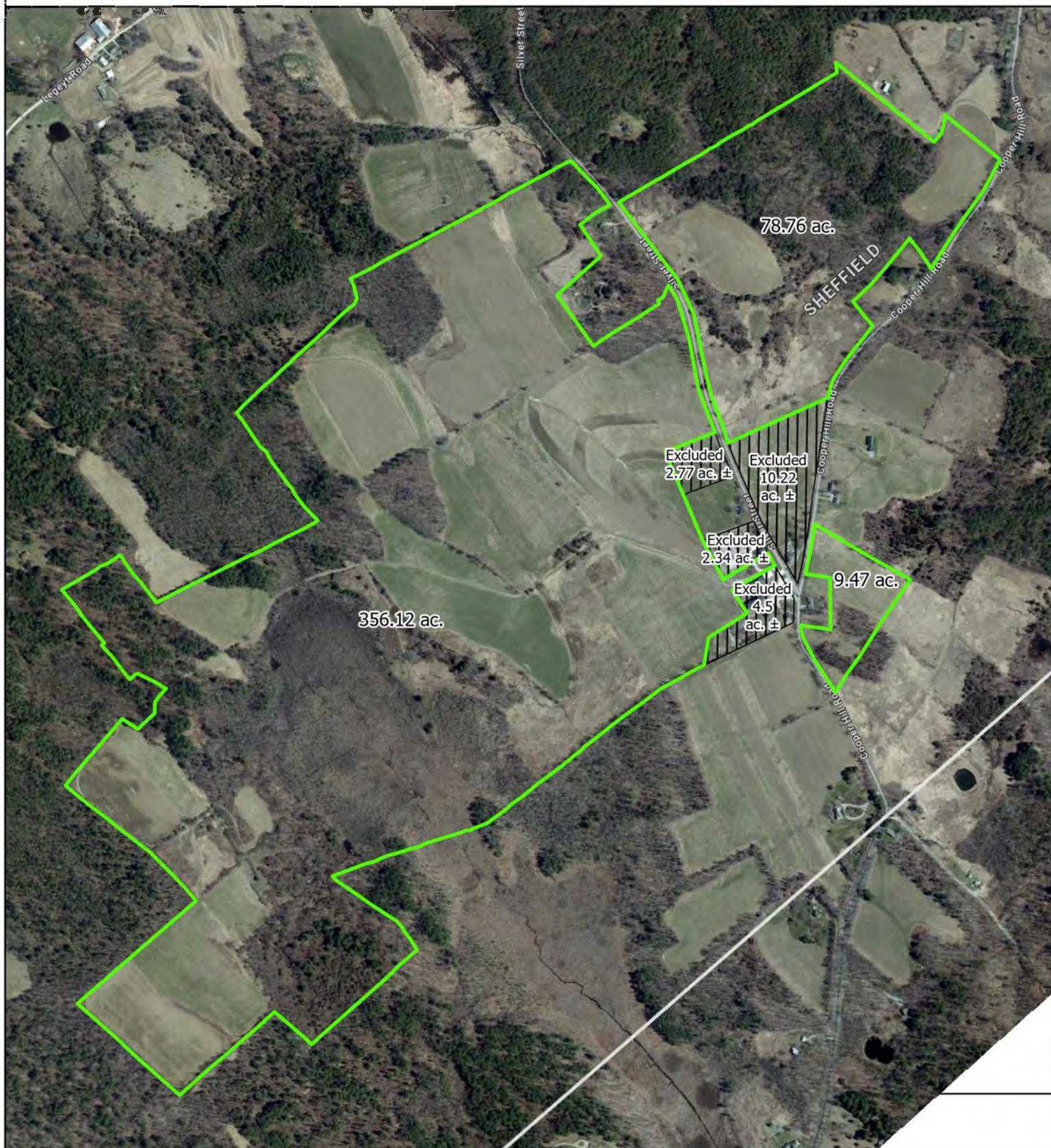
APR Parcel Scoresheet for Applications

Date: 9/14/23 Prepared by: JR

Prepared by: JR

Landowner's Name: Cooper Hill Farm Nominee Trust; Applicant: Pine Island Farm Partnership		Total Acres: 468.7
Property Address: 700 Cooper Hill Road; 1644 Silver St. Sheffield, MA		Eligible Acres: 444.35
Application Eligibility and Land Determination Requirements		
Thresholds - State		Yes
Parcel fulfills at least one EEA Land Conservation Priority		<input checked="" type="checkbox"/>
Products raised on parcel are sold in the normal course of business (i.e. commercial operation)		<input checked="" type="checkbox"/>
Parcel in active agricultural production for at least previous two years		<input checked="" type="checkbox"/>
Parcel contains at least 5 acres of active agricultural land		<input checked="" type="checkbox"/>
Thresholds - Federal		
Parcel consists of a single contiguous land parcel		<input checked="" type="checkbox"/>
Parcel contains ≥ 33% open farmland and ≤ 66% woodland		<input checked="" type="checkbox"/>
Parcel contains ≥ 50% of a combination of prime/state important soils		<input checked="" type="checkbox"/>
If sod/nursery operation, parcel meets NRCS tolerance for soil loss		<input type="checkbox"/>
Parcel Attributes		
% in open ag: 51.8% Points	% prime/state/local soils: 61.2%	Points
33-50%	25	51-65% <u>25</u>
51-75%	<u>50</u>	66-80% <u>50</u>
76-100%	75	81-100% 75
Total	50	Total 25
Land Use		
Land Use Majority (circle one)		Points
Vegetable/Small Fruit/Tobacco		75
Hay/Forage/RowCrops/Orchard/Vineyard		<u>50</u>
Pasture		25
Christmas Trees/Sugarbush		10
Total		50
Location		
Active commercial APR land within 2.5 mile radius: 568ac		Points
None		0
1-250 acres		10
251-500 acres		25
over 500 acres		<u>50</u>
Abutting (including across street)		<u>+10</u>
Total		60
Size		
Acres of land in open ag use: ±230 acres		Points
5-25		10
26-75		25
76 +		<u>50</u>
Total		50
Ownership/Succession		
Attribute		Points
Land owner is also farm operator		<u>50</u>
Farm operator makes majority of income farming		<u>25</u>
Farm operator has long term (5+ yr) written lease w/owner		15
Farm owner/operator owns other APR land		<u>10</u>
Written succession plan prepared by professional		10
Total		85
Intensity/Productivity		
Percent of open land intensively farmed: 51%		Points
0-25%		0
26-75%		<u>25</u>
76-100%		50
Total		25
Agricultural Priorities		
Priority		Points
Right to Farm Bylaw		<u>10</u>
Total		10
Single fam building permits - 5 yr average: <u>5</u> permits		Points
between 1 and 5		<u>5</u>
6-15		15
More than 15		25
Total		5
Subtotal		360
Additional Information Points 30		
Parcel contains at least 75% prime soils (20 points)		
Staff Comments (1-40 points): Property is in proximity to 11 existing APR properties. Pine Island has leased land for several decades and is critical to major dairy operation in Sheffield. Property is a significant land acquisition and represents large investment by Aragi in addition to years of quality management of the land with nutrients, crop rotation, and future drainage improvements planned. Significant block of APR land and other abutting protected land in an area that is highly active with commercial agricultural operations.		
Total Points		390



Project Name: Pine Island Partnership - Land Cover Sheffield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	230.1	51.8%

444.35 acres total

0 400 800 1,600 Feet
Center: 73.37756°W 42.057152°N

 Same deed reference
but excluded from APR
 APR Applicant



Data Provided by MassGIS, MDAR, and LCLU (2016)

Created by Massachusetts Department of
Agricultural Resources

Created: 12/13/2023 5:58 PM



Project Name: Pine Island Partnership Soils Sheffield, MA



FRMLNDCLS	SoilAcres	% Soil Type
All areas are prime farmland	68.59	15.4%
Farmland of Local Importance	105.3	23.7%
Farmland of statewide importance	98.38	22.1%

APR Applicant = 444.35 acres

- ▬ Existing APR
- ▨ All areas are prime farmland
- ▨ Farmland of Local Importance
- ▨ Exclusion
- ▨ Farmland of statewide importance
- ▬ APR Applicant

0 345 690 1,380 2,070 Feet

Center: 73.37735°W 42.057124°N



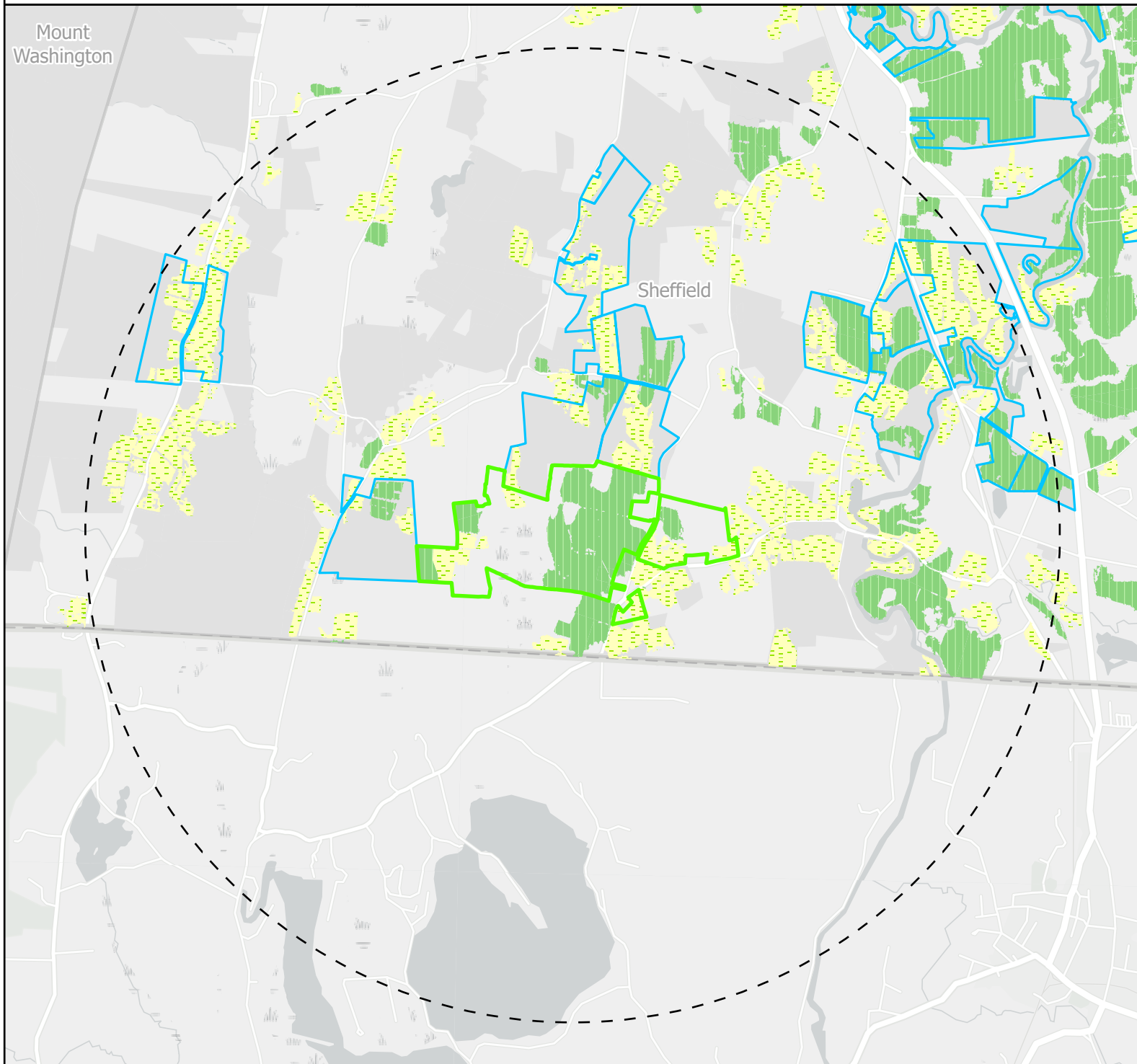
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

Created: 12/13/2023 5:26 PM



Project Name: Pine Island Partnership - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

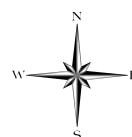
Land Cover in Buffer	Acres
Cultivated	662.5
Pasture/Hay	1099.7

Land Cover on APRs	Acres
Cultivated	222
Pasture/Hay	346

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay
- Town Boundary
- Protected and Recreational OpenSpace
- APR Applicant
- 2.5 mile buffer

There are 11 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 73.377988°W 42.058158°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDR, & NCRS

Created by Massachusetts Department of Agricultural Resources

Created: 11/27/2023 3:51 PM



**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Narrative for Vote of Interest

ALPC Meeting January 23, 2024

LaFlamme's Garden Center, Inc. – Granby – Hampshire County

The 192+/- acre LaFlamme Garden Center, Inc. property is located on South Street, New Ludlow Road and Morgan Street in Granby. The property had been in the ownership of the LeFlamme family for many years. A total of 192 acres will be considered for APR including 40 acres of vegetables, 21 acres of small fruits, 20 acres of orchard, 12 acres of trees and flowers and 94 acres of non-tillable accessory land. A 30-acre solar field, house and packing shed will be excluded from the APR. The vegetables are sold from the family farmstand as well as through a U-Pick operation. Soils consist of 63.59 acres of prime and 29.77 acres of state important soils for a total of 79.8% P/S/LI.

The Bartlett property is in a small, but very active, block of APR land. The Kestrel Land Trust has been helping with this project. The Town of Granby has been supportive of the APR Program.

Parcel Score: 430

Staff Recommendation: Nominate for appraisal.

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Preliminary Evaluation Sheet

ALPC MEETING DATE: January 23, 2024

DATE APPLIED: August 31, 2023

APPLICANT: LeFlamme's Garden Century, Inc.
Bruce, Michael and Marc LeFlamme

COUNTY: Hampshire

PROPERTY LOCATION: South Street, New Ludlow,
and Morgan Street, Granby

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: Row crops

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	40	Prime Farmland	63.59	54.4
Non-tillable Cropland	94	State Soils	29.77	25.4
Nursery/Orchard	53	Local Soils		
Pasture				
Managed Woodland				
Unmanaged Woodland				
Ponds/Wetlands				
Other	5			
TOTAL ACRES	192			
TOTAL ACRES FOR RESTRICTION	192			

CONSERVATION PLAN: ☐ YES ☒ NO CHAPTER 61A: ☒ YES ☐ NO

EXCLUSION PARCEL(S): ☒ YES ☐ NO

EXCLUSION ACCESS: South Street

ACRES EXCLUDED: All houses and structures.

OWNERS COMMENT: very productive farm

STAFF COMMENT & RECOMMENDATION: Great resource

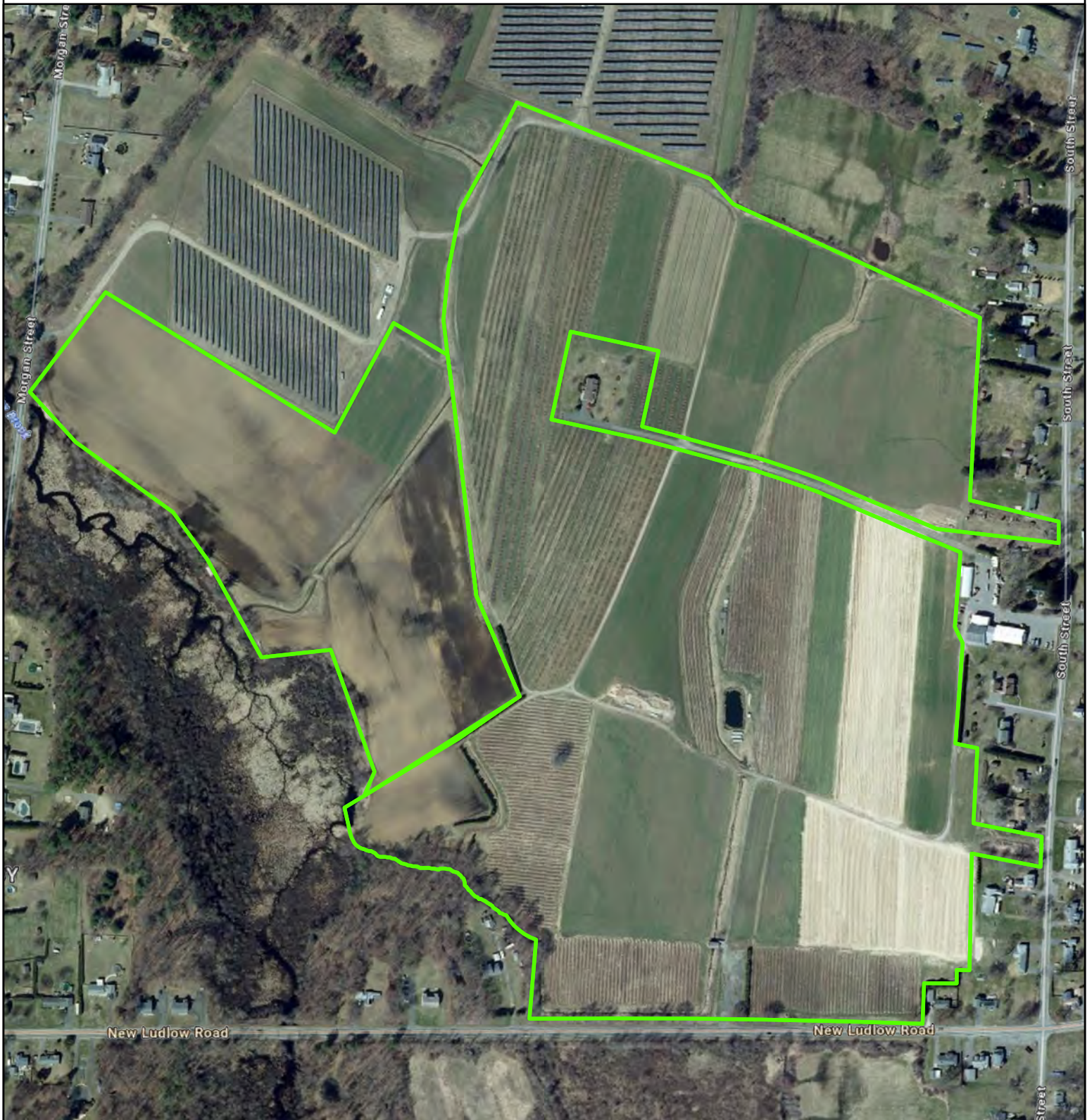
APPRAISE: **X** HOLD: NO INTEREST:

APR Parcel Scoresheet for Applications received 7/1/2021-6/30/2022 Date:

I Prepared by:

Landowner's Name: LeFlamme Garden Center		Total Acres: 192
Property Address: South Street, Granby		Eligible Acres: 192
Application Eligibility and Land Determination Requirements		
Thresholds - State		Yes
Parcel fulfills at least one EEA Land Conservation Priority		<input checked="" type="checkbox"/>
Products raised on parcel are sold in the normal course of business (i.e. commercial operation)		<input checked="" type="checkbox"/>
Parcel in active agricultural production for at least previous two years		<input checked="" type="checkbox"/>
Parcel contains at least 5 acres of active agricultural land		<input checked="" type="checkbox"/>
Thresholds - Federal		
Parcel consists of a single contiguous land parcel		<input checked="" type="checkbox"/>
Parcel contains ≥ 33% open farmland and ≤ 66% woodland		<input checked="" type="checkbox"/>
Parcel contains ≥ 50% of a combination of prime/state important soils		<input checked="" type="checkbox"/>
If sod/nursery operation, parcel meets NRCS tolerance for soil loss		<input type="checkbox"/>
Parcel Attributes		
% in open ag use: 91.4%	Points	% prime/state soils: 79.8%
33-50%	25	51-65%
51-75%	50	66-80%
76-100%	75	81-100%
Total	75	Total
		50
Land Use		
Land Use Majority (circle one)		Points
Vegetable/Small Fruit/Tobacco		75
Hay/Forage/RowCrops/Orchard/Vineyard		50
Pasture		25
Christmas Trees/Sugarbush		10
Total		75
Location		
Active commercial APR land within 2.5 mile radius: 133 ac		Points
None		0
1-250 acres		10
251-500 acres		25
over 500 acres		50
Abutting (including across street)		+10
Total		10
Ownership/Succession		
Attribute		Points
Land owner is also farm operator		50
Farm operator makes majority of income farming		25
Farm operator has long term (5+ yr) written lease w/owner		15
Farm owner/operator owns other APR land		10
Written succession plan prepared by professional		10
Total		75
Size		
Acres of land in open ag use: 107 acres		Points
5-25		10
26-75		25
76 +		50
Total		50
Intensity/Productivity		
Percent of open land intensively farmed: 75%		Points
0-25%		0
26-75%		25
76-100%		50
Total		50
Agricultural Priorities		
Priority		Points
Right to Farm Bylaw		10
Total		10
Single fam building permits - 5 yr average: ___ permits		Points
between 1 and 5		5
6-15		15
More than 15		25
Total		15
Subtotal		410
Additional Information		
Parcel contains at least 75% prime soils (20 points)		➔ 20
Staff Comments (1-40 points):		
Additional Comments/Considerations:		
Total Points		430

Project Name: LaFlamme - Landcover Granby, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	106.9	91.4%

0 200 400 800 Feet

Center: 72.533657°W 42.225794°N

Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of
Agricultural Resources

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 APR Applicant



APR Project = 117.0 acres

Project Name: LaFlamme - Soils Granby, MA



FRMLNDCLS	SoilAcres	% Soil Type
All areas are prime farmland	63.59	54.4%
Farmland of statewide importance	29.77	25.4%

APR Applicant = 116.99 acres

- All areas are prime farmland
- Farmland of statewide importance
- APR Applicant

0 162.5 325 650 975 Feet

Center: 72.533657°W 42.225794°N

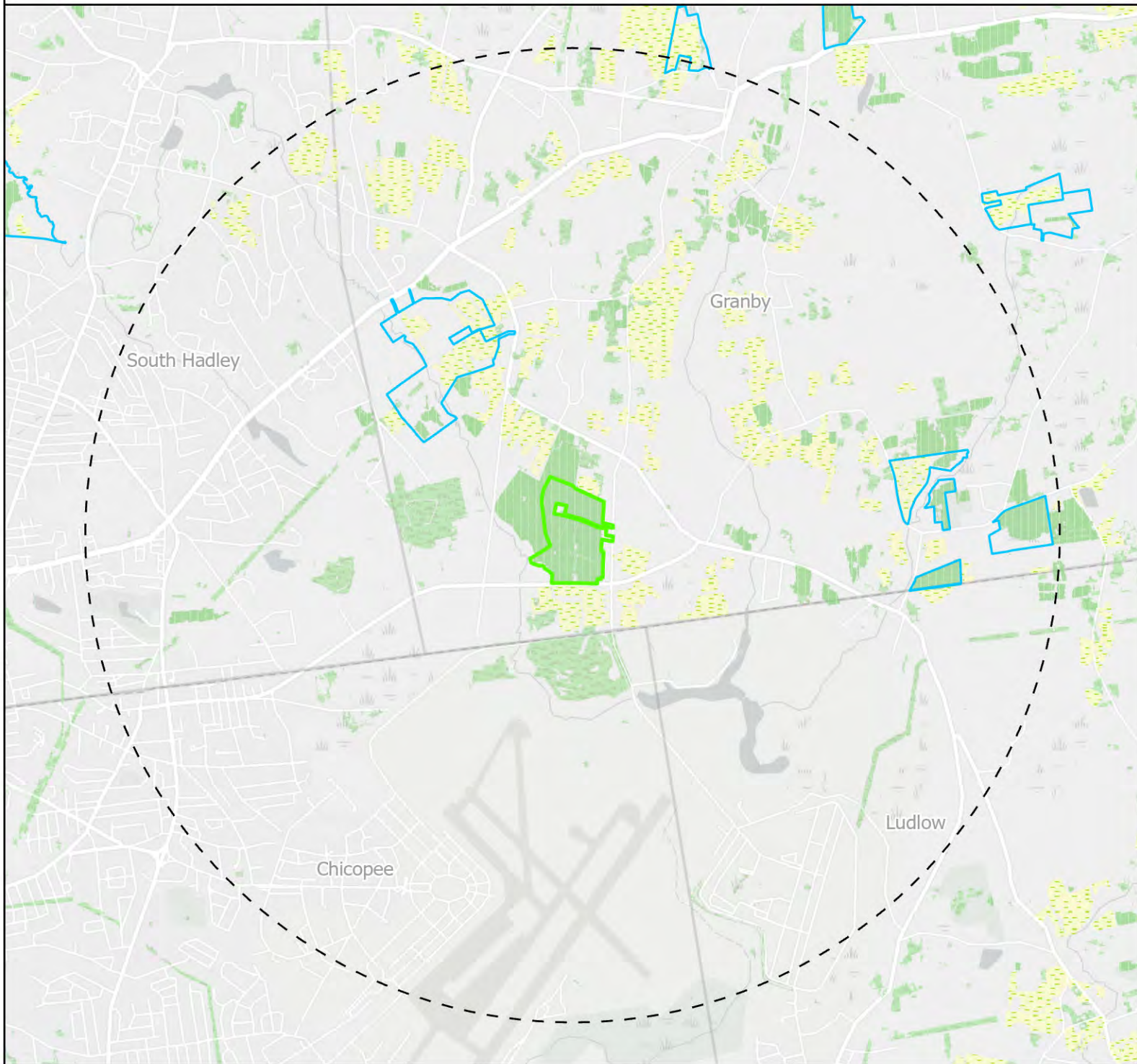


Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

Created: 8/30/2023 3:36 PM

Project Name: LaFlamme - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

Land Cover Name	Acres on APR
Cultivated	57
Grassland	4.1
Pasture/Hay	71.7

Land Cover Name	Acres in Buffer
Cultivated	369.1
Grassland	420.1
Pasture/Hay	755

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay
- Grassland
- Town Boundary
- APR Applicant
- 2.5 mile buffer

There are 5 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.53173°W 42.225438°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDR, & NCRS

Created by Massachusetts Department of Agricultural Resources

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**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Narrative for Vote of Interest

ALPC Meeting January 24, 2024

Riley – Hadley - Hampshire County

The 7.83+/- acre Riley property is located off Bay Road in Hadley. The property had been in the ownership of the family for several years. There are no structures on the property in question. A total of 7.83 acres will be considered for APR all of which is used by Gorden Cook for hay and corn to support his dairy herd. Soils consist of 4.65 acres of prime and 3.18 acres of state important soils for a total of 100% P/S.

The Riley property is in a large block of APR land where farmland is in high demand. The Town of Hadley is supportive of the APR Program and has contributed on many APRs in the area.

Parcel Score: 390

Staff Recommendation: Nominate for appraisal.

**MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM**

Preliminary Evaluation Sheet

ALPC MEETING DATE: January 24, 2024

DATE APPLIED: November 8, 2023

APPLICANT: Margaret L. Riley

PROPERTY LOCATION: 165 Bay Road, Hadley

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: Hay and row crops

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	7.83	Prime Farmland	4.63	58.2
Non-tillable Cropland		State Soils	3.33	41.8
Nursery/Orchard		Local Soils		
Pasture				
Managed Woodland				
Unmanaged Woodland	.13			
Ponds/Wetlands				
Other				
TOTAL ACRES	7.96			
TOTAL ACRES FOR RESTRICTION	7.96			

CONSERVATION PLAN: ☐ YES ☒ NO CHAPTER 61A: ☒ YES ☐ NO

EXCLUSION PARCEL(S): YES x ☐ NO

EXCLUSION ACCESS:

ACRES EXCLUDED: None

OWNERS COMMENT:

STAFF COMMENT & RECOMMENDATION: Great resource

APPRAISE: **X** HOLD: NO INTEREST:

APR Parcel Scoresheet for Applications Date: 11.30.23

Prepared by: Chisholm

Prepared by:

Landowner's Name: Margaret L. Riley		Total Acres: 7.96	
Property Address: 165 Bay Road, Hadley		Eligible Acres: 7.96	
Application Eligibility and Land Determination Requirements			
Thresholds - State		Yes	
Parcel fulfills at least one EEA Land Conservation Priority		<input checked="" type="checkbox"/>	
Products raised on parcel are sold in the normal course of business (i.e. commercial operation)		<input checked="" type="checkbox"/>	
Parcel in active agricultural production for at least previous two years		<input checked="" type="checkbox"/>	
Parcel contains at least 5 acres of active agricultural land		<input checked="" type="checkbox"/>	
Thresholds - Federal			
Parcel consists of a single contiguous land parcel		<input checked="" type="checkbox"/>	
Parcel contains ≥ 33% open farmland and ≤ 66% woodland		<input checked="" type="checkbox"/>	
Parcel contains ≥ 50% of a combination of prime/state important soils		<input checked="" type="checkbox"/>	
If sod/nursery operation, parcel meets NRCS tolerance for soil loss		<input type="checkbox"/>	
Parcel Attributes			
% in open ag use: 97.6 %	Points	% prime/state soils: 100 %	Points
33-50%	25	51-65%	25
51-75%	50	66-80%	50
76-100%	75	81-100%	75
Total 75		Total 75	
Land Use			
Land Use Majority (circle one)		Points	
Vegetable/Small Fruit/Tobacco		75	
Hay/Forage/RowCrops/Orchard/Vineyard		50	
Pasture		25	
Christmas Trees/Sugarbush		10	
Total		50	
Location			
Active commercial APR land within 2.5 mile radius: 1,337 ac		Points	
None		0	
1-250 acres		10	
251-500 acres		25	
over 500 acres		50	
Abutting (including across street)		+10	
Total		50	
Size			
Acres of land in open ag use: 7.65 acres		Points	
5-25		10	
26-75		25	
76 +		50	
Total		10	
Ownership/Succession			
Attribute		Points	
Land owner is also farm operator		50	
Farm operator makes majority of income farming		25	
Farm operator has long term (5+ yr) written lease w/owner		15	
Farm owner/operator owns other APR land		10	
Written succession plan prepared by professional		10	
Total		25	
Intensity/Productivity			
Percent of open land intensively farmed: 98 %		Points	
0-25%		0	
26-75%		25	
76-100%		50	
Total		50	
Agricultural Priorities			
Priority		Points	
Right to Farm Bylaw		10	
Total			
Single fam building permits - 5 yr average: __permits		Points	
between 1 and 5		5	
6-15		15	
More than 15		25	
Total		25	
Additional Information			
Parcel contains at least 75% prime soils (20 points)		➡ 20	
Staff Comments (1-40 points):			
Additional Comments/Considerations:			
Total Points		390	

Project Name: Riley Margaret L - Land Cover
Hadley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	7.78	97.8%

7.96 acres total

0 60 120 240 Feet
Center: 72.57156°W 42.32903°N

 APR Applicant



Data Provided by MassGIS, MDAR, and LCLU (2016)

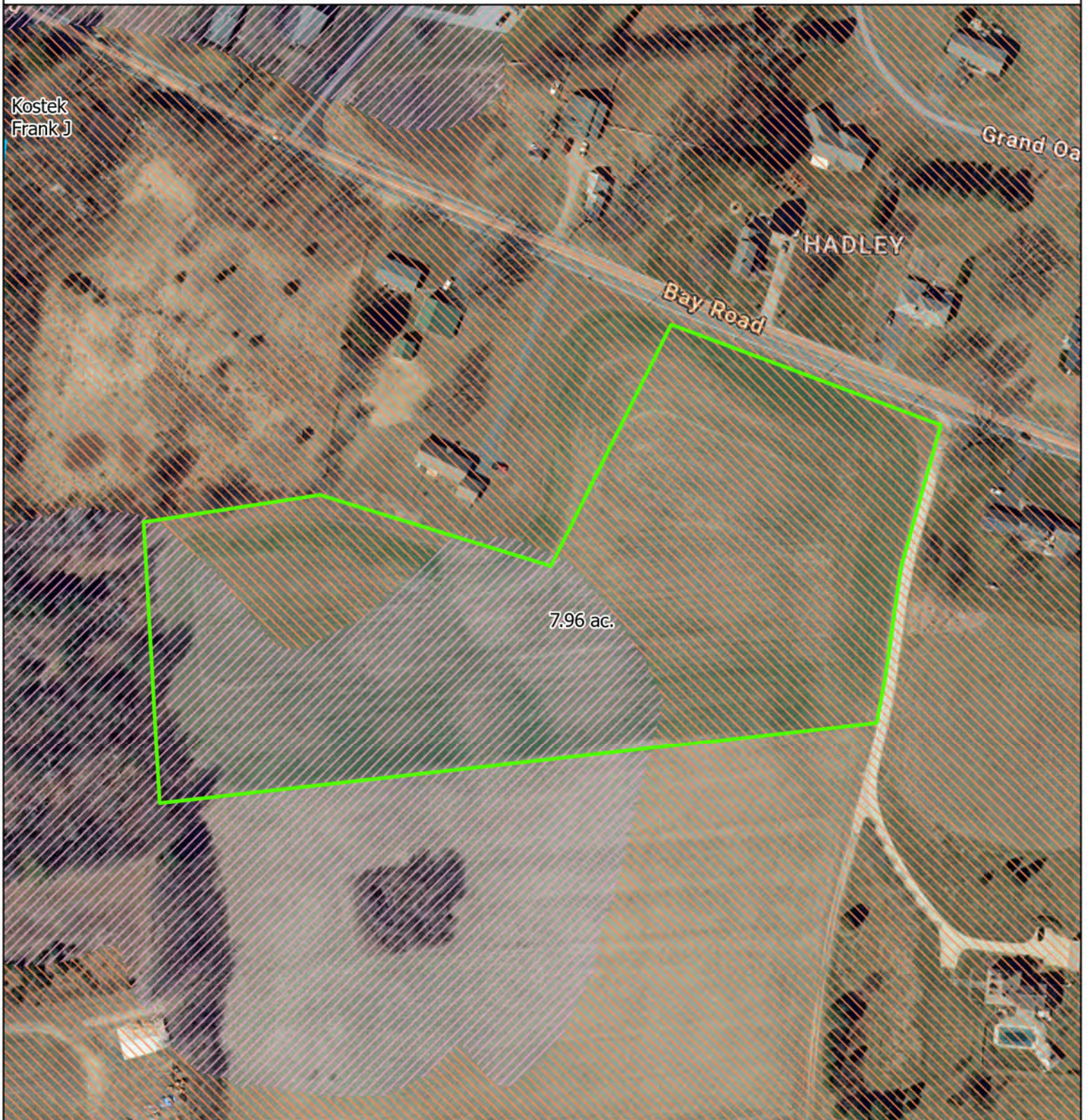
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Project Name: Riley Margaret L - Soils
Hadley, MA

Kostek
Frank J



FRMLNDCLS	SoilAcres	% Soil Type
All areas are prime farmland	4.63	58.2%
Farmland of statewide importance	3.33	41.8%

APR Applicant = 7.96 acres

-  Existing APR
-  All areas are prime farmland
-  Farmland of statewide importance
-  APR Applicant

0 65 130 260 390 Feet

Center: 72.571598°W 42.329016°N

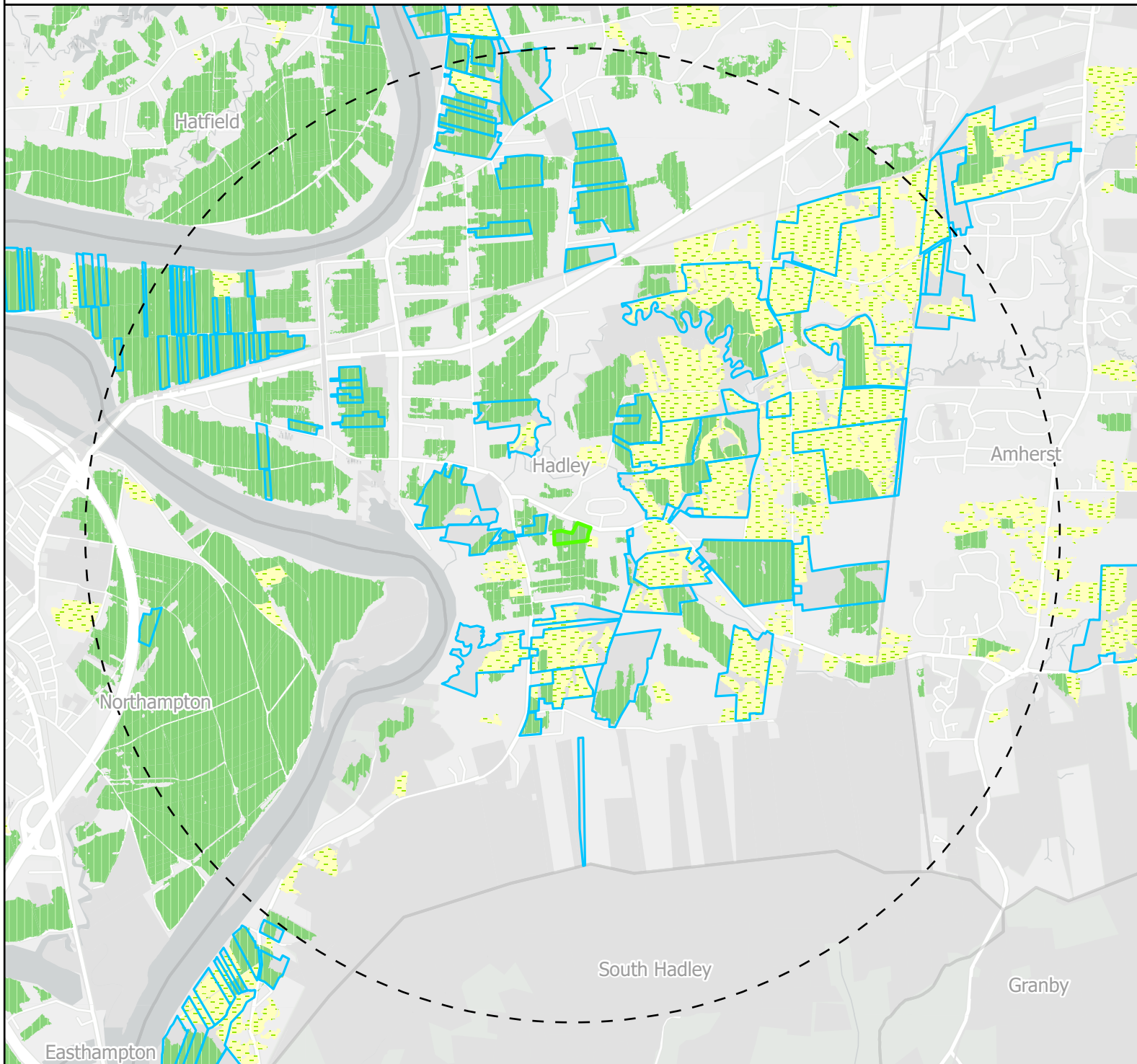


Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

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Project Name: Riley Margaret L - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

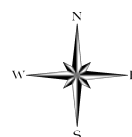
Land Cover in Buffer	Acres
Cultivated	2928.1
Pasture/Hay	1328.6

Land Cover on APRs	Acres
Cultivated	659.3
Pasture/Hay	678

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay
- Town Boundary
- Protected and Recreational OpenSpace
- APR Applicant
- 2.5 mile buffer

There are 51 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.571535°W 42.328915°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDAR, & NCRS

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