

MINUTES: Agricultural Lands Preservation Committee Meeting

Wednesday, October 18, 2023

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, Massachusetts Farm Bureau Federation
Laura Abrams, Public Member
Fred Dabney, Public Member
Clem Clay, UMass
Becca George, EOHLC
Bob Wilbur, EEA
Skip Vadnais, Board of Agriculture (joined at 11:02 PM)

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
Margaret Callanan, 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
Jacob Kominsky MA Ag Committee

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. Commissioner Randle provided instructions on how she will manage the virtual Zoom 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. Update

1. General Updates

Commissioner Randle talked about recent natural disasters and what farmers have dealt with this year. The Department was fortunate to have a legislative authorization of funding and was able to launch a rescue program on September 5, with applications closing on September 29. The Department received 356 applications for assistance with the Natural Disaster Recovery Program, reporting \$65 million in losses and requesting \$42 million in relief. There were losses reported on virtually every type of crop in all parts of the state. Applications are being reviewed and the anticipated timeframe to approve and award funds is by November.

In addition, the final Farmland Action Plan is with the Governor's office for review and approval and an official announcement and launch is also anticipated within the month of November. Additionally, the Joint Committee on Agriculture was separated from Environmental Resource and now agriculture is a focus and a stand-alone legislative committee. The Committee is holding meetings, farm tours, and having listening sessions.

APR Program Update:

Since June the APR Program closed six projects which protected 336 acres with an APR value of roughly \$6.3 million. MDAR invested approximately \$3.37 million. There were local contributions of \$2,046,000 and landowner bargain sales of \$667,156. The Department recently closed on a 92.13-acre property in Middleborough with an APR value of \$1,720,000. The Department partnered with the Town of Middleborough and the Wildlands Trust of Southeastern Massachusetts in protecting this important APR project, while the farmland, formerly owned by the Picone Family, simultaneously transferred to Kevin Green of Greensmith Farm, LLC.

The APR program has \$27,350,909.40 left in the environmental protection bonds. To date the APR program has acquired APRs on 958 farm properties, while protecting approximately 75,764 acres. There are 11 pending Vote of Interest projects with 592 acres to be protected. Also, there are 8 pending Final Vote projects representing a total of 436 acres with an APR value of \$4,108,650, an MDAR cost of \$3,615,450 and an estimated \$620,03 in local contributions and landowner bargain sales of roughly \$79,067. There are currently 19 active Voted projects and 5 unresolved projects. The APR program has had 27 applications, since fiscal year 2023, and 6 projects to present today.

Massachusetts NRCS is accepting ACEP-ALE applications through December 29th, 2023. Rita Thibodeau from NRCS gave an update on a continuing resolution until November 17, and the ACEP-ALE program is currently level funded similar to the funding that we got last year. The expected funding is \$1,922,068 for ACEP-ALE. Mass NRCS did ask for additional funds last year and was able to fund four easement projects at roughly \$2.2 million.

Commissioner Randle turned the meeting over to Gerard Kennedy. Gerard reported that the Department received certification from NRCS as a certified eligible entity with ACEP-ALE. Additionally, the Department conducted APR program listening sessions during the spring. The NRCS certification gives MDAR additional flexibility with federally funded acquisitions, reducing the involvement of NRCS in the project approval process. This should reduce the amount of time it takes to get APR projects closed with ACEP-ALE. Rita Thibodeau agreed that this will seriously reduce the requirements of NRCS thereby cutting down the amount of time it takes. As a certified eligible entity there is an audit process in which NRCS reviews completed projects and looks for the entity to self-monitor and follow the ACEP-ALE Program requirements.

Fred Dabney asked a question about locally important soils. Gerard Kennedy said American Farmland Trust and Al Averill, formerly the NRCS MA State Soil Scientist, have been working with communities to identify locally important soils that are now eligible for ACEP-ALE participation. Fred Dabney asked if past parcels that now have locally important soils will be reconsidered. Gerard Kennedy indicated that they could be. Ron Hall added that projects are currently being considered and reviewed for participation with the APR program. The results of Farmland of Local Importance soils designations are showing up in the ranking sheet, which staff are currently reviewing and looking to improve the overall ranking process.

2. Listening Session Results

Gerard Kennedy spoke about the requirements and results of the listening sessions held in the months of April and May. The Department contracted with Archipelago Strategies Group (ASG) for these outreach services and conducted six in person listening sessions as well as an online session. There was also an online forum for individual comments to be submitted. Over 200 stakeholders were involved and participated.

There was interest with specific policy topics including alternative energy, dwellings, special permits, equity and APR transfers. Also, input was sought on outreach, and how to increase visibility. (See slide show by Gerard Kennedy). There were a range of opinions on alternative solar and the topic of dwellings on APR's. There was a desire to determine the difference between agricultural and commercial activities, while assuring a primary focus remains for food production on APRs, however, maintaining flexibility with Special Permits for certain activities. Enforcement was discussed and the continued need to prevent abuses to the system. There was discussion on equity and access to new and under-served farmers. There were a variety of themes expressed on this topic, and there is a need to build trust between the state and marginalized communities. Transfers and transitioning of farms between generations, involving successional planning and with suitable living arrangement, were expressed challenges and significant concerns. The APR program benefits and drawbacks, and its outreach component were part of the listening session results.

Commissioner Randle asked the members if they had any questions. Kathy Orlando asked if there was a summary of the responses that members could look at. Gerard Kennedy said there is a summary prepared by ASG, which is under review and can be shared with members. He then elaborated on the value of the listening session exercise, and its' positive interaction for the program. Becca George asked about the summary and regional difference around affordable housing. Dave Viale expressed that there was a wide range of viewpoints across all regions. There is a segment of the farming population which felt strongly for housing and then another segment did not agree. Workforce housing, specific to the agricultural operation, is already provided for in the APR, so this need seems to be met. Kathy Orlando commented that farm labor housing is easy to provide, but housing for the owner is more challenging to achieve. Dave clarified that APRs allow labor housing for the employees of the agricultural operations currently.

- II. VOTE:** Minutes from May 3, 2023, as amended
Motion to approve made by Kathy Orlando, seconded by Karen Schwalbe. Motion approved unanimously, Bob Wilbur abstaining.

III. VOTES: Final Vote (Attachment A for Project Details)

1. Edward Andrews- Richmond- Jay Rosa gave a presentation about this property, referred to as Shaker Farm. Staff recommended a final vote. Motion made by Karen Schwalbe, second by Fred Dabney. Approval was unanimous.
2. Edward and Mary Hamel- Southampton- Chris Chisholm gave the presentation.

(Zoom kicked everyone out of the meeting @10:50 AM back at 10:53 AM.)

Chris Chisholm continued with the presentation. Staff recommended a final vote. Motion for final vote made by Karen Schwalbe, seconded by Laura Abrams. Approval was unanimous.

IV. Votes of Interest (Attachment B for Project Details)

1. John Brox - Dracut- Chris Chisholm gave the presentation. Staff recommended a vote of interest. Motion for vote of interest made by Fred Dabney, second by Karen Schwalbe. Approval was unanimous.
2. Patricia Field - Westfield- Jay Rosa made the presentation. Staff recommended a vote of interest. Clem Clay asked if there is anything for the current owner to be concerned about in relation to flowers and moving soils. Ron Hall added that it was not a root ball type project. Motion by Laura Abrams, second by Fred Dabney. Approval was unanimous.

(Skip Vadnais joined the meeting at 11:02 AM.)

3. Jonathan and Justin Galenski- Whatley- Michele Padula gave the presentation. Staff recommended a vote of interest. Motion by Karen Schwalbe, second by Kathy Orlando. Approval was unanimous.
4. David Herrick and Herrick Farm Trust - Rowley- Chris Chisholm gave the presentation. Staff recommended a vote of interest. Motion by Fred Dabney, second Karen Schwalbe. Approval was unanimous.
5. Jeffrey and Joseph Hubbard and Mary Ahearn – Sunderland- Michele Padula gave the presentation. Staff recommended a vote of interest. Motion by Karen Schwalbe, second by Laura Abrams. Approval was unanimous.
6. Kim Kizca – Deerfield – Michele Padula gave the presentation. Staff recommended a vote of interest. Motion by Fred Dabney, second by Becca George. Approval was unanimous.

Clem Clay asked if there is any guidance for the members regarding a pending lawsuit. Commissioner Randle said that litigation has been filed, and MDAR policy is that there is no comment, and that there are no actions required of the members.

Motion to adjourn by Karen Schwalbe, second by Clem Clay. Approval was unanimous.

Meeting adjourned at 11:20 AM.

Submitted by Jill Ward, Office Administrator and Ronald Hall, APR Acquisition Coordinator

Attachment A
Final Vote Project Details

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

Narrative for Final Vote 10/18/23

Edward D. Andrews II – Richmond – Berkshire County

The historic Shaker Farm is a 10.08-acre property located at 1431 Dublin Road in Richmond, of which 7.57 acres are proposed for APR. The property is currently utilized by the abutting Malnati APR owner for hay production. The owner is excluding approximately 2.5 acres, which includes the historic homestead, barn, livestock shed, and old milk house. A 16-foot-wide access easement over the 2.5-acre exclusion will be established to maintain vehicular access to the APR land from Dublin Road. Soil on the APR parcel consists of 60.57% prime and state important farmland (Amenia Silt Loam).

Appraised values of the parcel established by O’Conner Real Estate Associates are as follows:

Market Value Before Restriction – \$340,000 (\$44,914/acre)
Market Value After Restriction (agricultural value) – \$25,000 (\$3,302/acre)
APR Value – \$315,000 (\$41,611/acre)

The Commonwealth’s offer based on per acre cap policy was \$206,911 (\$27,333/acre) and accepted by the owner. Staff has reached out to the Town of Richmond regarding local matching funds but a contribution is unlikely so it appears that the landowner’s share will be taken as a Bargain Sale of \$108,089.

Staff Recommendation:

Staff recommends a final vote by the ALPC for this property in the amount of \$206,911 from the Commonwealth, and the remaining value (\$108,089) in the form of a local contribution and/or 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.
- 7) The parties must record a declaration of easement establishing vehicular and pedestrian access to the APR parcel in perpetuity at or before closing.

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

Final Vote Summary Sheet

APPLICANT: Edward D. Andrews II

ACRES: 7.57

PROPERTY LOCATION: Dublin Road, Richmond

COUNTY: Berkshire

ALPC DATE: October 18, 2023

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$340,000 (\$44,914/acre)

MARKET VALUE AFTER APR: \$25,000 (\$3,302/acre)

APR VALUE: \$315,000 (\$41,611/acre)

APPRAISER: O'Connor Real Estate Associates

LOCAL CONTRIBUTION: None

LANDOWNER BARGAIN SALE: \$108,089

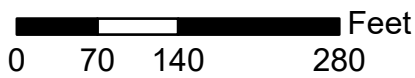
COMMONWEALTH'S SHARE: \$206,911

COMMENTS: Established and viable hay production managed by existing area APR land owner

Project Name: Edward D Andrews II - Landcover
 Richmond, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	6.02	80.6%



Center: 73.352963°W 42.381486°N

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

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- Existing APR
- APR Applicant
- Exclusion



APR Project = 7.48 acres

MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES

AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Final Vote 10/18/23

Edward P. and Mary M. Hamel – Southamptton – Hampshire

The Hamel's original APR application and Vote of Interest was for 79 +/- acres. However, after numerous conversations with the family and the Kestrel Land Trust, it was decided that the APR program would work with the family on a portion of the property. Kestrel Land Trust will protect the remainder with a Conservation Restriction.

The proposed APR portion consists of 33.67 +/- acres on Glendale Road in Southamptton. The owners are excluding approximately 1.5 acres around the barns. The property is in an active agricultural area and abuts the Fournier APR. The property consists of approximately 6 acres of hay, 2.5 acres of pasture, 5 acres of corn and .5 acres of vineyard stock. Soils on the APR consists of 56 % prime and state important farmland.

Appraised values of the parcel established by O'Connor Real Estate Association are as follows:

Market Value Before Restriction – \$560,000 (\$16,632/acre)

Market Value After Restriction (agricultural value) – \$110,000 (\$3,267/acre)

APR Value - \$450,000 (\$13,367/acre)

The Commonwealth's offer based on per acre cap policy was \$450,000 (13,367/acre) and was accepted by the owner. Staff has reached out to the Town of Southamptton regarding local matching funds of 5% or \$22,500 and has yet to hear back. Staff will continue to pursue the local matching funds. If unable to obtain, the remaining value will be taken as a bargain sale.

Staff Recommendation:

Staff recommends a final vote by the ALPC for this property in the amount of \$427,500 from the Commonwealth, and the remaining value (\$22,500) in the form of a local contribution and/or 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.
- 7) The parties must remove the septic system servicing the house across the street prior to closing.

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

Final Vote Summary Sheet

APPLICANT: Edward P. and Mary M. Hamel

ACRES: 33.67+/-

PROPERTY LOCATION: E/S Glendale Road, Southampton

COUNTY: Hampshire

ALPC DATE: October 18, 2023

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$560,000 (\$16,632/acre)

MARKET VALUE AFTER APR: \$110,000 (\$3,267/acre)

APR VALUE: \$450,000 (\$13,367)

APPRAISER: O'Connor Real Estate Associates

LOCAL CONTRIBUTION: Likely

BARGAIN SALE: If there is no local contribution the bargain sale amount will be \$22,500

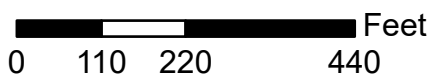
COMMONWEALTH'S SHARE: \$427,500

COMMENTS: Recognized vineyard in an existing APR block

Project Name: Hamel Edward P. & Mary M. - Landcover Southampton, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	19.59	63.2%






Center: 72.713662°W 42.271426°N

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

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-  Existing APR
-  APR Applicant
-  Exclusion



APR Project = 31.01 acres



Attachment B
Votes of Interest Project Details

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

Narrative for Vote of Interest

John F. Brox – Dracut – Middlesex

This 28.71 +/- acre property is located on Broadway Road in Dracut. The property is in an active agricultural area with five APRs within a 2.5-mile radius as well as several other unprotected farm properties.

The property consists of acres of 20+/- acres of vegetables, 2+/- acres of woodland and 4+/- acres of wetlands/ponds. The greater Brox Farm of which this parcel is a portion, began in 1902 as a typical small NE family farm. After WWII the last milking cows left the farm and focus shifted to fruit and vegetable production that were marketed in the neighboring cities of Lowell and Lawrence as well as the Boston Wholesale market. The pond on the property is used to irrigate the fields via underground irrigation lines.

John's house and barn will be excluded from the APR bringing the APR total to approximately 25.95 acres. Soils on the property consist of approximately 16.48 acres of prime soils (63.5%) and 1.56 acre of state important soils (6%). The entire parcel is eligible for ALE funding.

APR Parcel Scoresheet Rating: 270

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

10.18.23

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

Preliminary Evaluation Sheet

ALPC MEETING DATE: October 18, 2023

APPLICANT: John F. Brox

DATE APPLIED: June 18, 2023

PROPERTY LOCATION: 1363 Broadway, Dracut

COUNTY: Middlesex

CURRENT AG. USE: mixed vegetables

HIGHEST POTENTIAL AG. USE: mixed vegetables

ASKING PRICE: None

PRICE PER ACRE:

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	20+/-	Prime Farmland	16.48
Non-tillable Cropland		State Important Soils	1.56
Nursery/Orchard		Unique Farmland	
Pasture		Other land	7.91
Managed Woodland		TOTAL Prime and SI	18.04
Unmanaged Woodland	2+/-		
Ponds/Wetlands	4+/-		
Other			
TOTAL ACRES	26+/-		
TOTAL ACRES FOR RESTRICTION	26+/-		

CONSERVATION PLAN:

CHAPTER 61A: yes

ACRES TO BE EXCLUDED: 2.76

OWNERS COMMENT: Wants to keep the property as farmland

MUNICIPAL COMMENT:

STAFF COMMENT & RECOMMENDATION: Great resource in a farm friendly community

APR Parcel Scoresheet for Applications received Date: 6.3.23 Prepared by: C. Chisholm

Landowner's Name: John F. Brox Property Address: 1363 Broadway Road, Dracut	Total Acres: 26 +/- Eligible Acres: 26 +/-
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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: 66.1%	Poin% prime/state soils: 69.5%	Points	
33-50%	25	51-65%	25
51-75%	50	66-80%	50
76-100%	75	81-100%	75
Total	\$50	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: 140 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: 20 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	50

Intensity/Productivity	
Percent of open land intensively farmed: %	Points
0-25%	0
26-75%	25
76-100%	50
Total	50

Single fam building permits - 5 yr average: __permits	
between 1 and 5	5
6-15	15
More than 15	25
Total	15

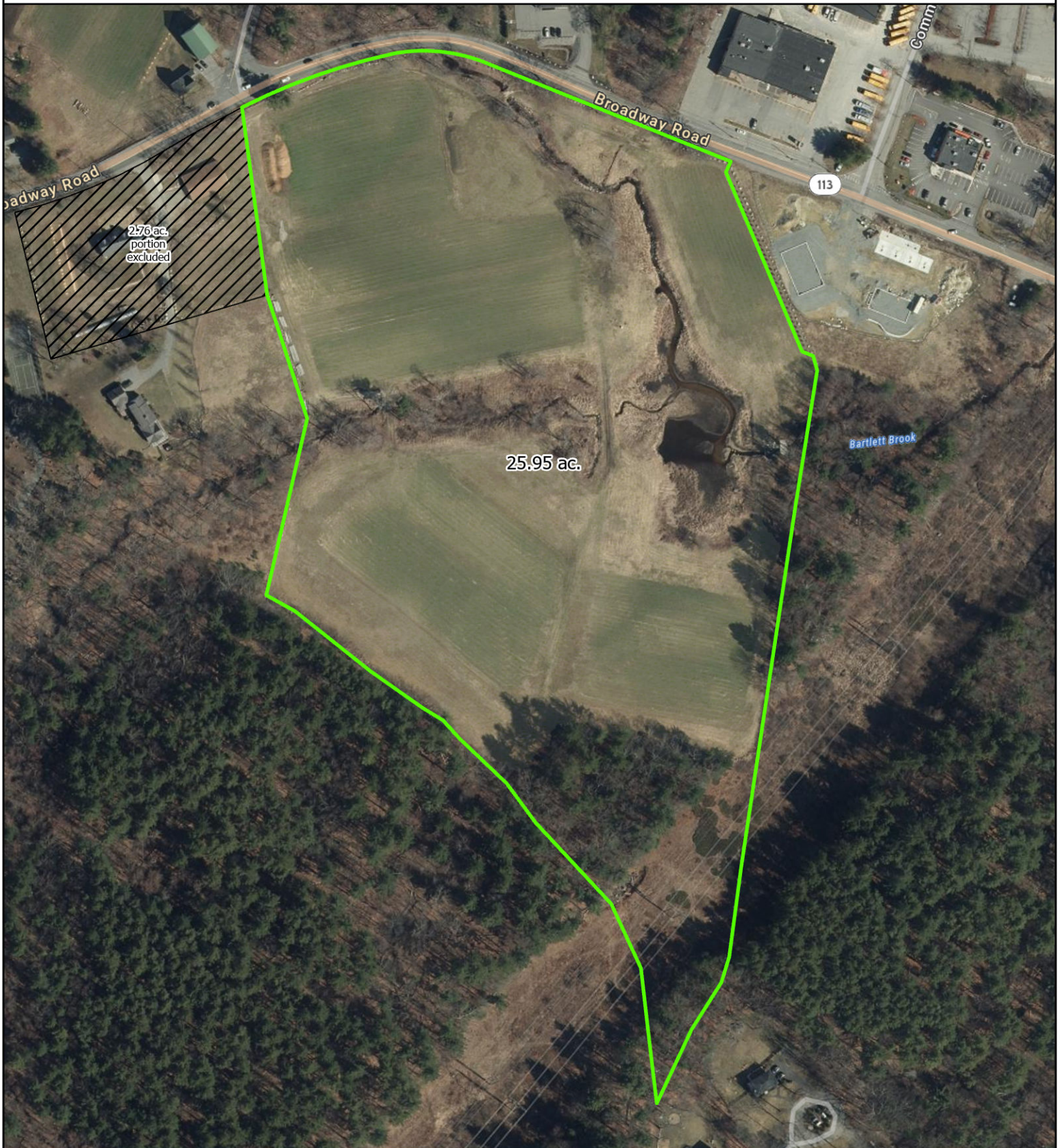
Agricultural Priorities	
Priority	Points
Right to Farm Bylaw	10
Total	10

Subtotal	270
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Additional Information	
Parcel contains at least 75% prime soils (20 points)	
Staff Comments (1-40 points):	
Additional Comments/Considerations:	

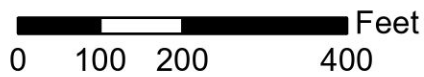
Total Points	270
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Project Name: Brox - Land Cover
 Dracut, MA





Land Cover	Acreage	% Land Cover
Open Agriculture	17.15	66.1%

25.95 acres total



Center: 71.25228°W 42.699174°N

-  Exclusion
-  APR Applicant



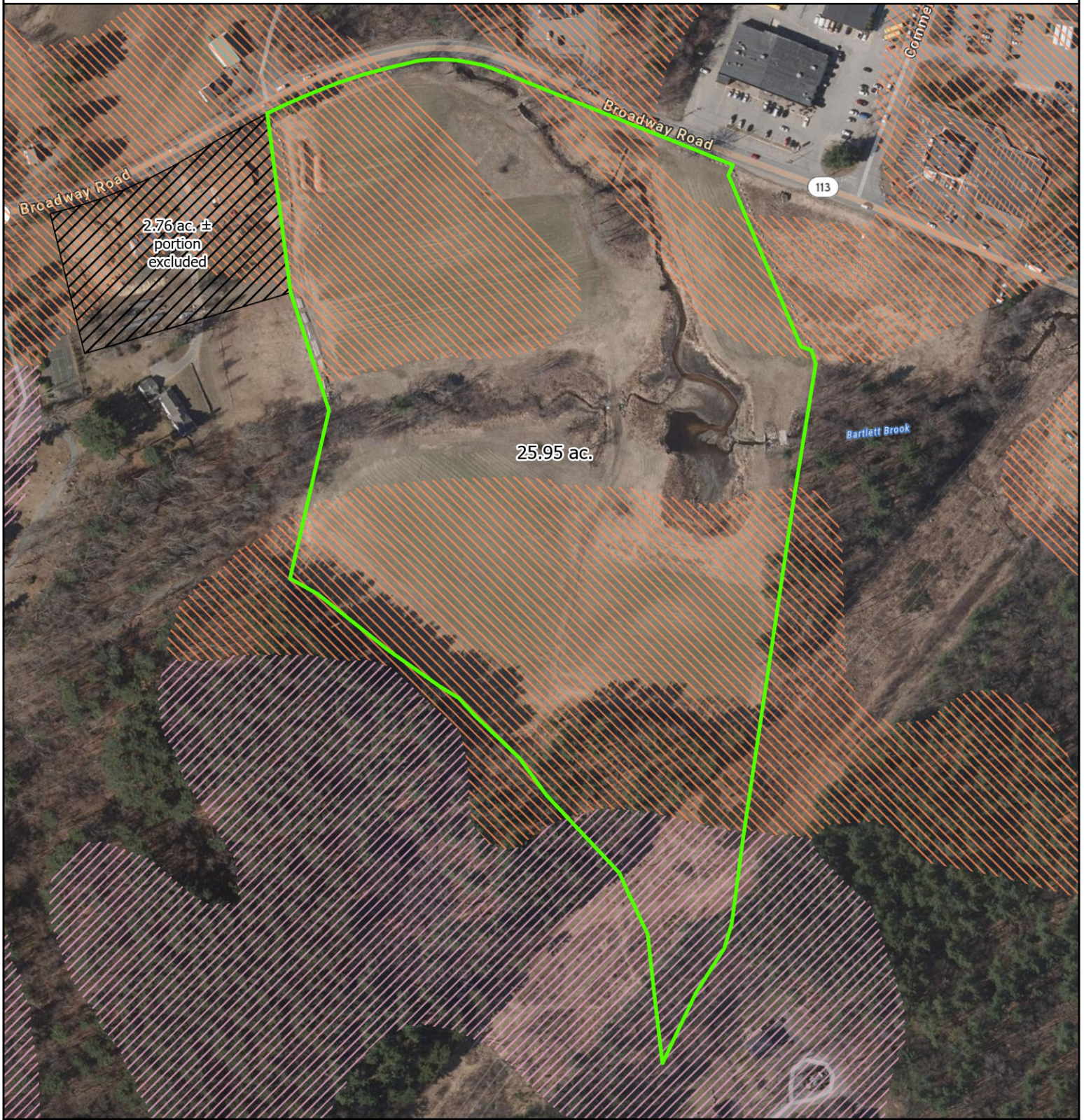
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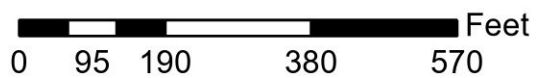
Project Name: Brox - Soils Dracut, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	16.48	63.5%
Farmland of statewide importance	1.56	6%

APR Applicant = 25.95 acres

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



Center: 71.25228°W 42.699174°N

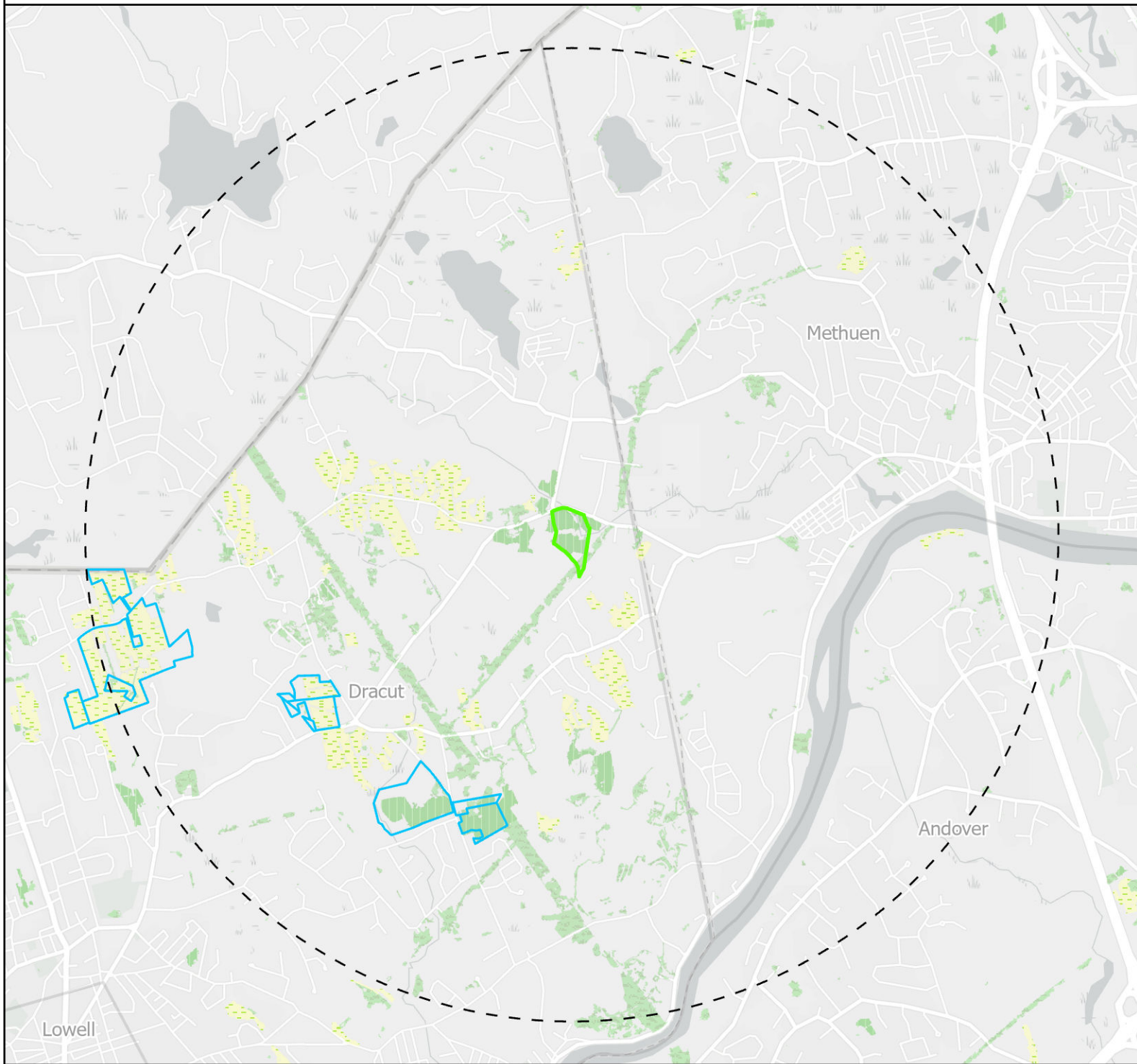


Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

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Project Name: Brox - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

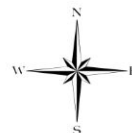
Land Cover Name	Acres on APR
Cultivated	41.4
Grassland	7.1
Pasture/Hay	90.2

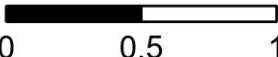
Land Cover Name	Acres in Buffer
Cultivated	108.7
Grassland	365
Pasture/Hay	395.7

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
-  Grassland
-  Town Boundary
-  APR Applicant
-  2.5 mile buffer

There are 5 APRs within 2.5 miles of this project.



 Miles
0 0.5 1

Center: 71.252185°W 42.699731°N

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

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Photo #	Waypoint #	Description	Direction
1		Mixed vegetables	E



Photo #	Waypoint #	Description	Direction
2		Crop field rotated with covercrop	SE



Photo #	Waypoint #	Description	Direction
3		Outlet at irrigation pond	W

MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

Patricia A. Field – Westfield – Hampden

This ± 15.16-acre property consists of a single parcel along North Road in Westfield. Nine (9) existing APRs are located within a 2.5-mile radius of this property, totaling over 285 acres of active commercial agricultural land protected by APR. No exclusions are proposed for this parcel as there is no history of residential or other development. Historically, this parcel was associated with the Tomasko Dairy Farm.

Approximately 10.6 acres (69.8%) of the parcel are designated as prime farmland soil with approximately 9.69 acres (63.9%) utilized for open agricultural land. As a result, the entire project would be eligible for ACEP-ALE funding.

Patricia Field has owned this parcel for over 10 years but has managed agricultural use of the land for over 20 years. Again, no exclusions are proposed but existing agricultural infrastructure includes two high tunnels, a tool shed (approximately 20' x 12'), and a well all located at the northeast portion of the property. The owner utilizes a 1.5-acre portion of the property in this area for the production of perennials, herbs, cut flowers, and vegetables for direct contract sale. The remainder of the property is utilized for forage production, specifically alfalfa and orchard mix, in support of the nearby Bolduc Farm dairy operation. Average annual yields are approximately 45-50 tons per year. Bolduc Farm stated strong support for this APR application, noting its importance to the viability of their dairy/beef operation.

APR Parcel Scoresheet Rating: 335 Points

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

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

Preliminary Evaluation Sheet

ALPC MEETING DATE: October 18, 2023

APPLICANT: Patricia A. Field & Lawrence M. Field DATE APPLIED: 2/23/2023

PROPERTY LOCATION: 0 North Road, Westfield COUNTY: Hampden

CURRENT AG. USE: Hay, Forage, Flowers, Herbs, Vegetables

HIGHEST POTENTIAL AG. USE: Row Crop

ASKING PRICE:

PRICE PER ACRE:

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	9.69	Prime Farmland	10.6
Non-tillable Cropland		State Important Soils	
Nursery/Orchard		Unique Farmland	
Pasture		Other land (local)	
Managed Woodland		TOTAL Prime and SI	10.6 (69.8%)
Unmanaged Woodland	± 5.47		
Ponds/Wetlands			
Other			
TOTAL ACRES	15.16		
TOTAL ACRES FOR RESTRICTION	15.16		

CONSERVATION PLAN: No

CHAPTER 61A: Yes

ACRES TO BE EXCLUDED: No proposed exclusions. Minor structures include tool shed and two high tunnels associated with agricultural operation.

OWNERS COMMENT: Owner manages approximately 1.5 acres at northeast of property for 2 greenhouses, vegetable stars, herbs, annuals, and cut flowers primarily for contract sale and landscape design. Remainder of open agricultural acreage utilized by Bolduc Farm for forage (alfalfa/orchard mix) to support livestock operation headquartered approximately ½ mile to the west. Land was associated with larger Tomasko Dairy Farm prior to current owner who is related to Tomasko family.

MUNICIPAL COMMENT: Westfield is not a right to farm community however 9 existing APRs within 2.5 mile radius totaling approximately 285 acres of protected agricultural land.

STAFF COMMENT & RECOMMENDATION: Property directly abuts Tomasko APR (± 13 acres). Patricia Field assisted with that APR application. Owner committed to regenerative agriculture and promotes importance of sustainable practices, pollinators, community support, etc. Not a significant commercial operation but experienced landowner that maintains a stable contract sale business with limited but repeat customers as opposed to retail sale. Bolduc Farm maintains the remainder of the parcel well with punch seeding prior to the 2023 growing season. Confirmed that forage production is critical to Bolduc dairy and horse operation.

Vote to recommend vote of interest.

APR Parcel Scoresheet for Applications

Date: 4/19/23 Prepared by: JR

Prepared by: JR

Landowner's Name:	Patricia Field	Total Acres: 15.16
Property Address:	0 North Road Westfield, MA	Eligible Acres: 15.16

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:	Points	% prime/state soils:	Points
33-50%	25	51-65%	25
51-75%	50	66-80%	50
76-100%	75	81-100%	75
Total	50	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	50

Location	
Active commercial APR land within 2.5 mile radius: 285ac	Points
None	0
1-250 acres	10
251-500 acres	25
over 500 acres	50
Abutting (including across street)	+10
Total	35

Size	
Acres of land in open ag use: 9.69 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	50

Intensity/Productivity	
Percent of open land intensively farmed: 90%	Points
0-25%	0
26-75%	25
76-100%	50
Total	50

Single fam building permits - 5 yr average: 38 permits	Points
between 1 and 5	5
6-15	15
More than 15	25
Total	25

Agricultural Priorities	
Priority	Points
Right to Farm Bylaw	10
Total	0

Subtotal
320

Additional Information Points 15

Parcel contains at least 75% prime soils (20 points)

Staff Comments (1-40 points): Property is in proximity to 9 existing APR properties. Owner manages production of annuals, flowers, herbs for contract sale. Neighboring Bolduc Farm (dairy) utilizes remaining open ag land for forage production (alfalfa mix) - well maintained and of critical importance to Bolduc operation and land base. Owner utilizing sustainable ag practices - limited till, pollinators

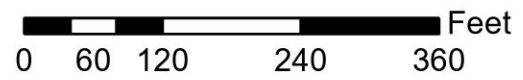
Total Points	335
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Project Name: Field, Patricia- Soils Westfield, MA



15.16 ac.

FRMLNDCLS	Soil Acres	% Soil Type
All areas are prime farmland	10.6	69.8%



Center: 72.741819°W 42.183812°N

APR Applicant = 15.16 acres

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



Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

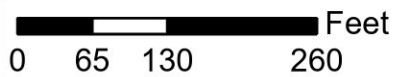
Created: 4/4/2023 10:05 AM

Project Name: Field, Patricia - Land Cover Westfield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	9.69	63.9%

15.16 acres total



Center: 72.741819°W 42.183829°N

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

Created by Massachusetts Department of Agricultural Resources

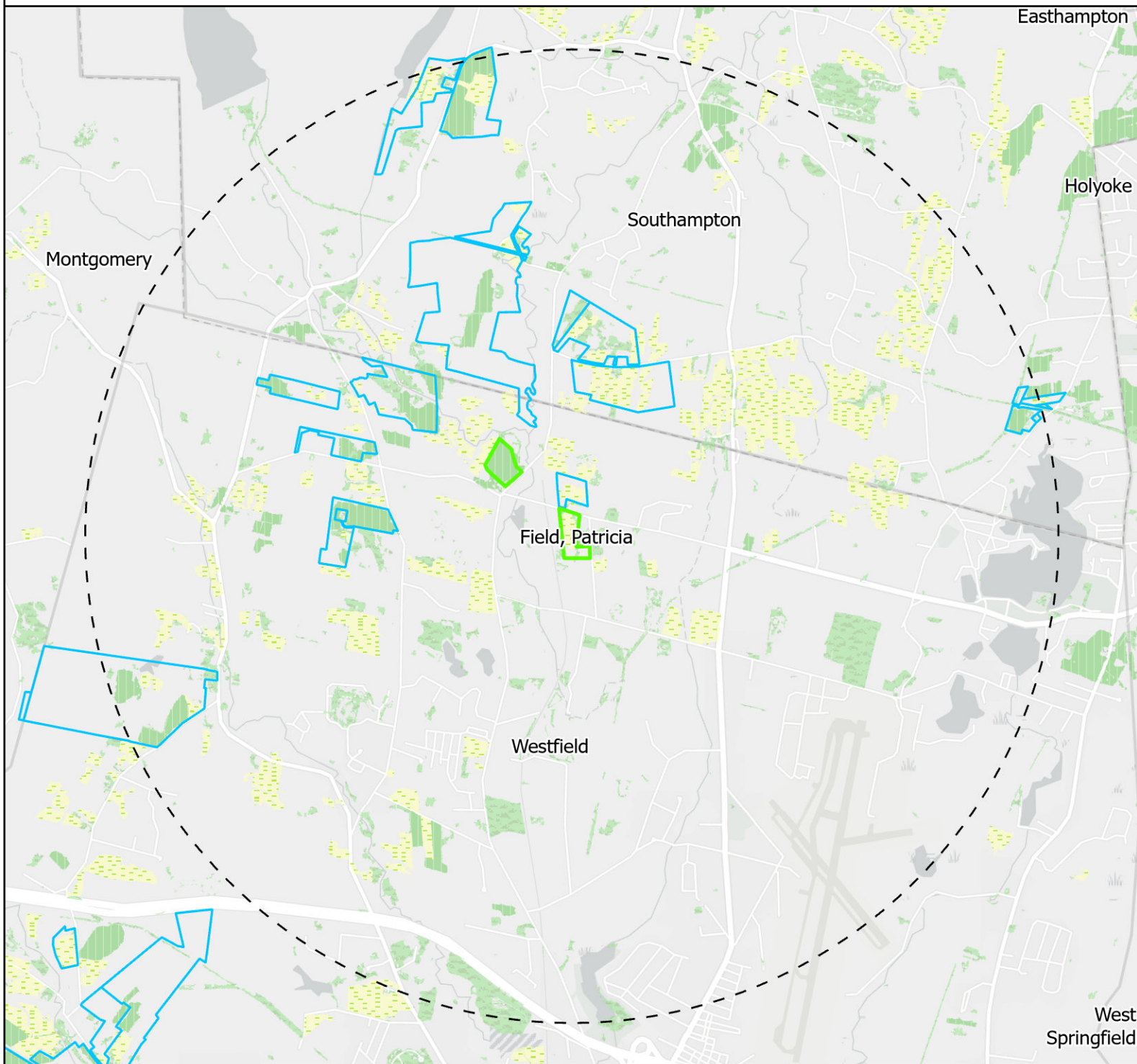
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- Open Agriculture
- APR Applicant
- Existing APR



Project Name: Field, Patricia - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

Land Cover on APRs	Acres
Cultivated	132.6
Grassland	52.8
Pasture/Hay	100

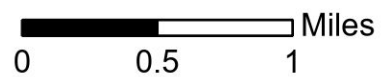
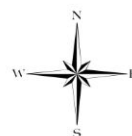
Land Cover w/in 2.5 miles	Acres
Cultivated	243.6
Grassland	499
Pasture/Hay	775.4

12,566 acres total with 2.5 miles

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 9 APRs within 2.5 miles of this project.



Center: 72.742098°W 42.183615°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 4/4/2023 12:53 PM





Photo #	Waypoint #	Description	Direction
1		Herbs and Cut Flowers	W



Photo #	Waypoint #	Description	Direction
2		Existing High Tunnels (2)	SE



Photo #	Waypoint #	Description	Direction
3		Alfalfa/Orchard Mix managed by Bolduc	SW

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

Narrative for Vote of Interest

ALPC Meeting October 18, 2023

Galenski - Whately - Franklin County

Jonathan Galenski and his brother Justin purchased this property on River Road in Whately in 2022 from the estate of Jim Pasciesnik. The total acreage of the parcel is 52 acres, but approximately 11 acres of woodland will be excluded for scoring and appraisal purposes. The excluded parcel will be included in the final restriction. The soils on the 41-acre parcel consist of 18 acres of prime and 4 acres of soils of local importance for a total of 22 acres of eligible soils, or 54% of the eligible parcel. The property is currently being leased to nearby Savage Farms for sweet corn production.

The Galenski brothers currently farm nearly 600 acres in the CT River Valley which includes land that they own (including the Karas APR) as well as rented land. Much of the productive acreage is rotated with Savage Farms. The major crops that they grow are sweet corn, winter squash and pumpkins which are sold to local supermarket chains including Stop & Shop.

This parcel is located in a large block of productive farmland and abuts the Nourse APR and Sadoski APR. The Town of Whately has been very supportive of the APR Program and has contributed to 4 projects in the last 5 years.

This is first APR application that Jonathan and Justin have submitted. If they are pleased with the process and the offer they will consider putting more of their farmland into the program.

Parcel Score:

Staff Recommendation: Nominate for appraisal.

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

Preliminary Evaluation Sheet

ALPC MEETING DATE: October 18, 2023

DATE APPLIED: March 16, 2023

APPLICANT: Jonathan C. Galenski and Justin E. Galenski

COUNTY: Franklin

PROPERTY LOCATION: River Road, Whately

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: sweet corn

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	20	Prime Farmland	18	44
Non-tillable Cropland		State Soils		
Nursery/Orchard		Local Soils	4	10
Pasture				
Managed Woodland				
Unmanaged Woodland	32			
Ponds/Wetlands				
Other				
TOTAL ACRES	52			
TOTAL ACRES FOR RESTRICTION	41			

CONSERVATION PLAN: YES NO CHAPTER 61A: YES NO

EXCLUSION PARCEL(S): YES NO

EXCLUSION ACCESS:

ACRES EXCLUDED: Eleven acres of woodland will be excluded for eligibility purposes but included in the APR at closing.

OWNERS COMMENT: We currently farm 600 acres and own and rent APR land. This is our first APR application and if it goes well we will likely put more land into the program.

STAFF COMMENT & RECOMMENDATION: Great acquisition in a very active agricultural area.

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

APR Parcel Scoresheet for Applications received 7/1/2022 - 6/30/23

Date: 10/18/23 Pre|Prepared by: MP

Landowner's Name: Jonathan C. Galenski and Justin E. Galenski	Total Acres: 52
Property Address: River Road, Whately	Eligible Acres: 41

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: 48%	Points	% P/S/LI soils: 54%	Points
33-50%	25	51-65%	25
51-75%	50	66-80%	50
76-100%	75	81-100%	75
Total	25	Total	25

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 w/in 2.5 mile radius: 1,212ac	Points
	0
1-250 acres	10
251-500 acres	25
over 500 acres	50
Abutting (including across street)	+10
Total	60

Size	
Acres of land in open ag use: 20 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	85

Intensity/Productivity	
Percent of open land intensively farmed: 0__%	Points
0-25%	0
26-75%	25
76-100%	50
Total	0

Single fam building permits - 5 yr average: 4 permits	
	Points
between 1 and 5	5
6-15	15
More than 15	25
Total	5

Agricultural Priorities	
Priority	Points
Right to Farm Bylaw	10
Total	10

Subtotal	245
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Additional Information		Points
Parcel contains at least 75% prime soils (20 points)		
Staff Comments (1-40 points): Excellent addition to Whately block	➔	20

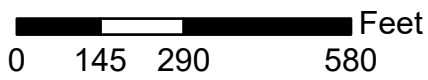
Additional Comments/Considerations:

Total Points	265
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Project Name: Galenski Farm - Landcover Whately, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	19.71	48.3%





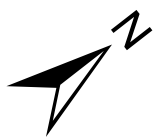
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Data Provided by MassGIS, MDAR, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

Created: 10/5/2023 4:37 PM

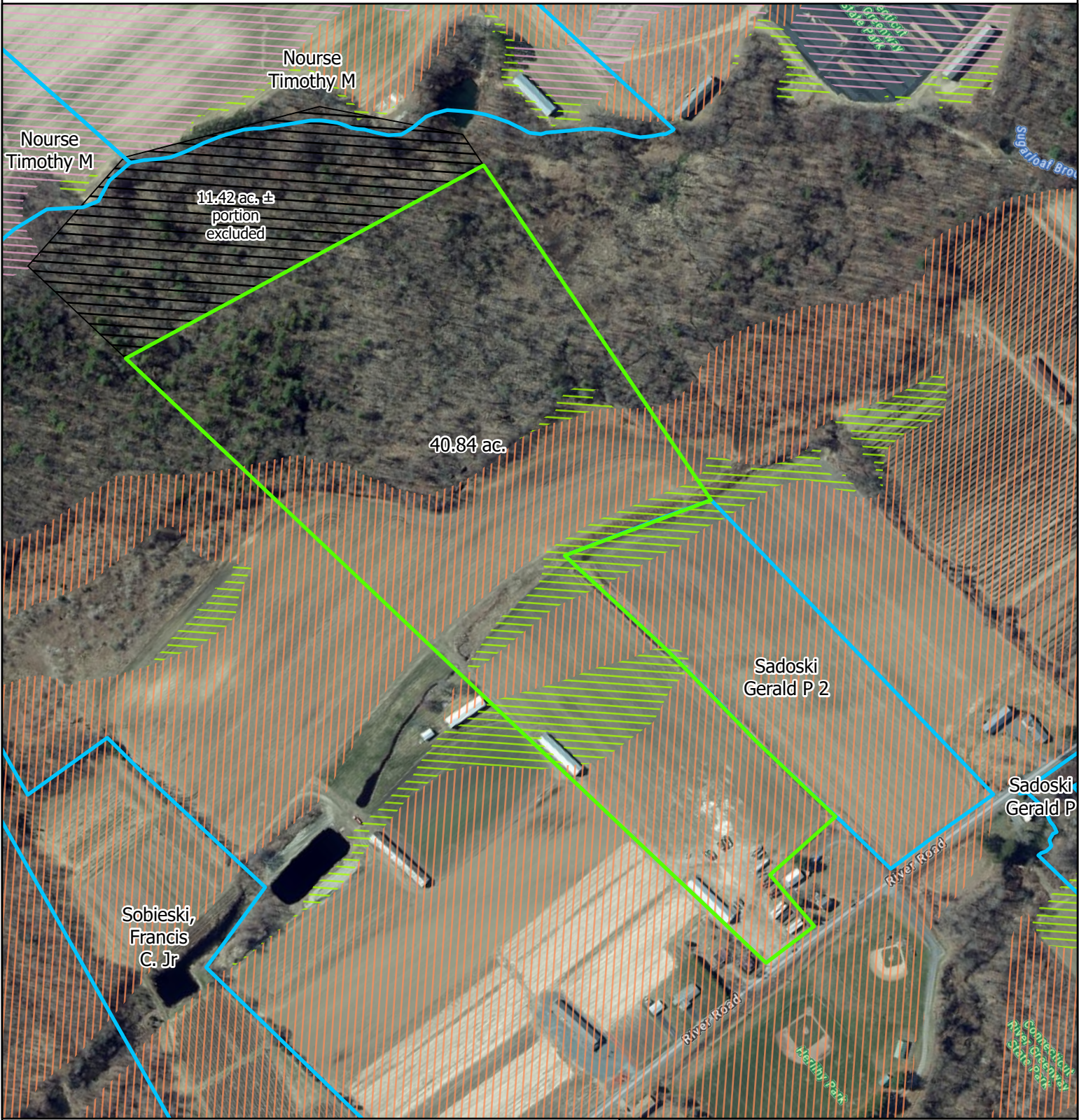
-  Existing APR
-  APR Applicant
-  Exclusion



APR Project = 40.84 acres



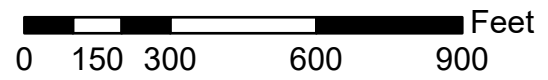
Project Name: Galenski Farm - Soils Whately, MA



FRMLNDCLS	Soil Acres	% Soil Type
All areas are prime farmland	17.95	44%
Farmland of Local Importance	4.13	10.1%

APR Applicant = 40.84 acres

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



Center: 72.598805°W 42.458362°N

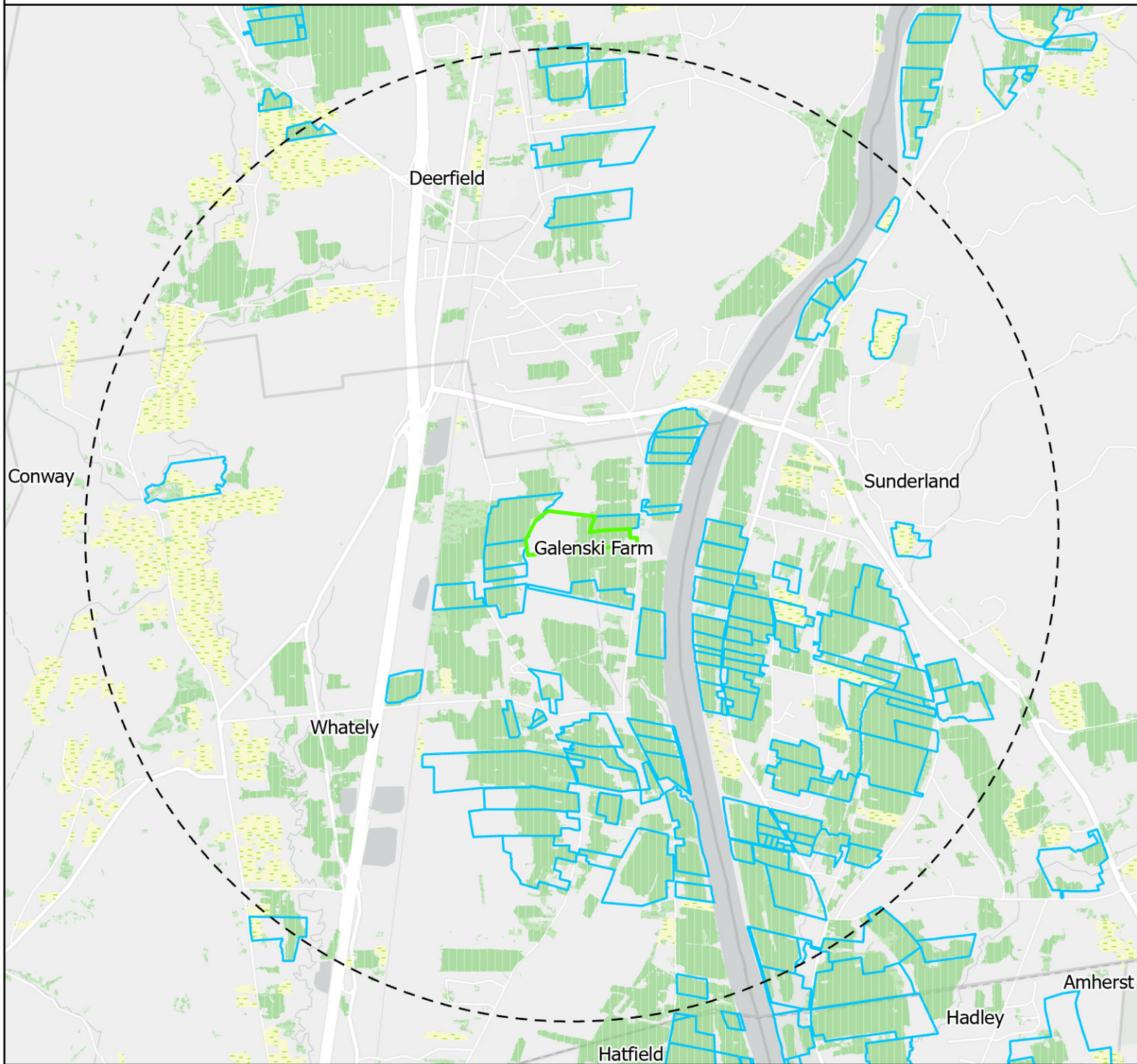


Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

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Project Name: Galenski Farm - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

Land Cover on APRs	Acres
Cultivated	1119.5
Grassland	41.8
Pasture/Hay	51.1

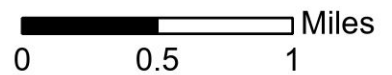
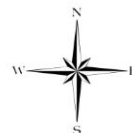
Land Cover w/in 2.5 miles	Acres
Cultivated	2622.8
Grassland	331.9
Pasture/Hay	669.9

12,566 acres total with 2.5 miles

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
- APR Applicant
- Town Boundary
- 2.5 mile buffer

There are 71 APRs within 2.5 miles of this project.



Center: 72.60044°W 42.458336°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

David S. Herrick and Herrick Farm Trust – Rowley – Essex

This 134 +/- acre property is located on Dodge and Mill Roads in Rowley. The property is one of the oldest farms in Essex County. The land was originally set-up as the base for a water run sawmill that supplied tall timbers for the ships in Essex. The property is currently run as a diverse dairy selling milk as well as corn, vegetables, hay, compost and timber.

The property consists of acres of 10+/- acres of vegetables, 30+/- acres of hay, 60 acres of forage and 50 acres of productive woodland. The vegetables are sold through a small farmstand located on the property. There are plans to diversify into beef cattle sometime in the future.

The family home and a small outbuilding will be excluded from the APR but the remaining barn complex including the dairy facility will be included. Soils on the property consist of approximately 29.1 acres of prime soils (21.7%) and 40.4 acre of state important soils (30.1%). This is a whole farm project and as such we are looking to fund this APR with American Rescue Plan Act (ARPA) monies in combination with Essex County Greenbelt and state ACEP-ALE reimbursement funding.

APR Parcel Scoresheet Rating: 260

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

10.18.23

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

Preliminary Evaluation Sheet

ALPC MEETING DATE: October 18, 2023

APPLICANT: David S. Herrick

DATE APPLIED: April 6, 2023

PROPERTY LOCATION: Dodge and Mill Roads, Rowley

COUNTY: Essex

CURRENT AG. USE: dairy, mixed vegetables, forage and hay

HIGHEST POTENTIAL AG. USE: same as above

ASKING PRICE: None

PRICE PER ACRE:

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	54+/-	Prime Farmland	29.1
Non-tillable Cropland		State Important Soils	40.4
Nursery/Orchard		Unique Farmland	
Pasture	10+/-	Other land	64.5
Managed Woodland	43+/-	TOTAL Prime and SI	69.5
Unmanaged Woodland	9+/-		
Ponds/Wetlands	13+/-		
Other	5+/-		
TOTAL ACRES	134+/-		
TOTAL ACRES FOR RESTRICTION	134+/-		

CONSERVATION PLAN:

CHAPTER 61A: yes

ACRES TO BE EXCLUDED: 10.75 – from the full acreage of 144.75

OWNERS COMMENT: Wants to keep the property as farmland

MUNICIPAL COMMENT:

STAFF COMMENT & RECOMMENDATION: Great resource in a farm friendly community

APR Parcel Scoresheet for Applications received

Date: 4/6/2023

Prepared by: Chris C.

Landowner's Name: David S. Herrick and Herrick Farm Trust	Total Acres: 134
Property Address: Dodge and Mill Roads, Rowelv	Eligible Acres: 134

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: __46.1__%	Poin% prime/state soils: __51.8__%	Points	
33-50%	25	51-65%	25
51-75%	50	66-80%	50
76-100%	75	81-100%	75
Total	\$25	Total	\$25

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: __0__ac	Points
None	0
1-250 acres	10
251-500 acres	25
over 500 acres	50
Abutting (including across street)	+10
Total	0

Size	
Acres of land in open ag use: __61.7__acres	Points
5-25	10
26-75	25
76 +	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	75

Intensity/Productivity	
Percent of open land intensively farmed: __26__%	Points
0-25%	0
26-75%	25
76-100%	50
Total	25

Single fam building permits - 5 yr average: __permits	
	Points
between 1 and 5	5
6-15	15
More than 15	25
Total	25

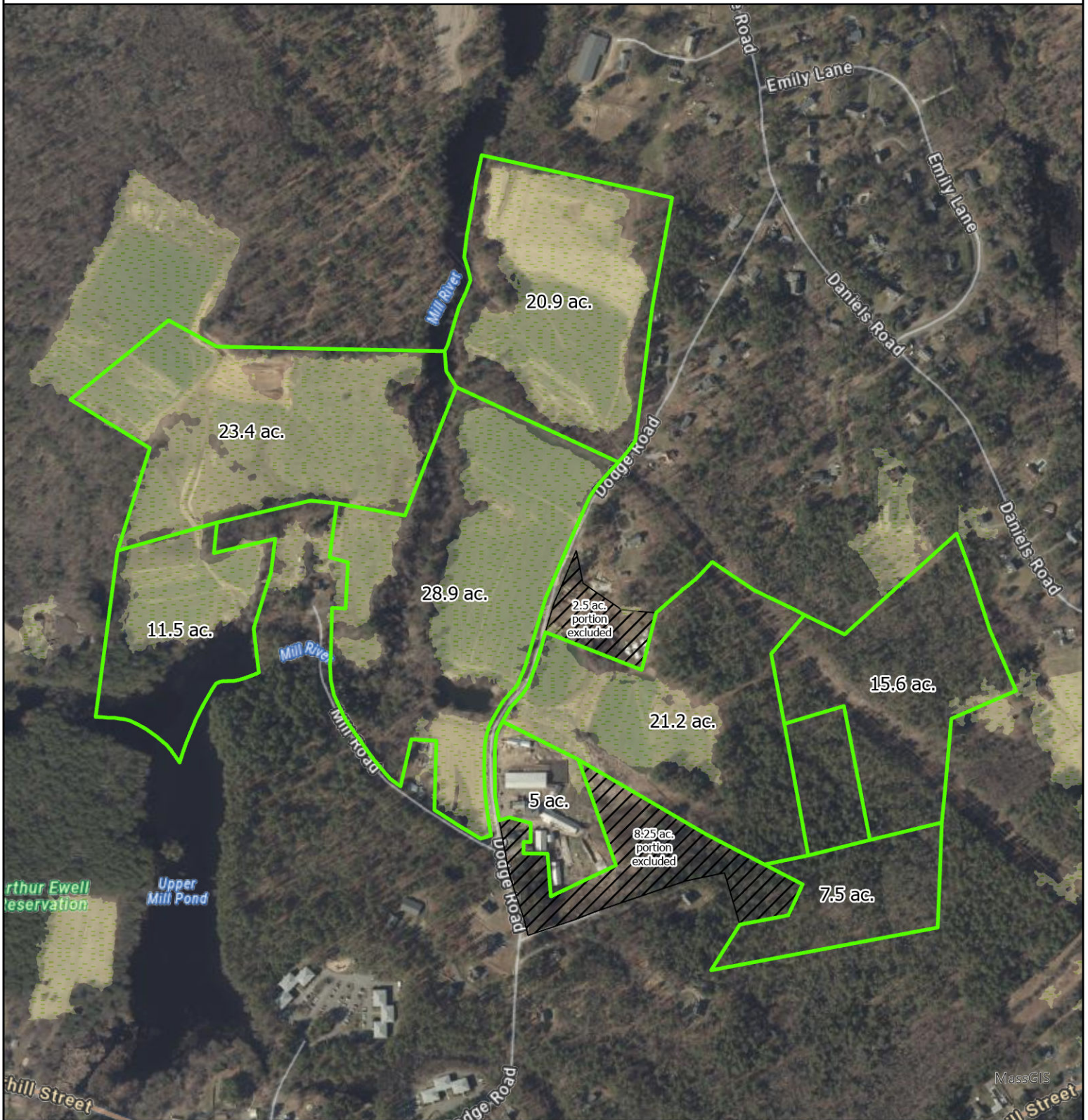
Agricultural Priorities	
Priority	Points
Right to Farm Bylaw	10
Total	10

Subtotal	260
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Additional Information	
	Points
Parcel contains at least 75% prime soils (20 points)	
Staff Comments (1-40 points):	
Additional Comments/Considerations:	

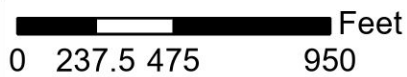
Total Points	260
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Project Name: Herrick Farm Trust - Land Cover Rowley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	61.7	46.1%

133.9 acres total



Center: 70.937804°W 42.709849°N

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

Created by Massachusetts Department of Agricultural Resources

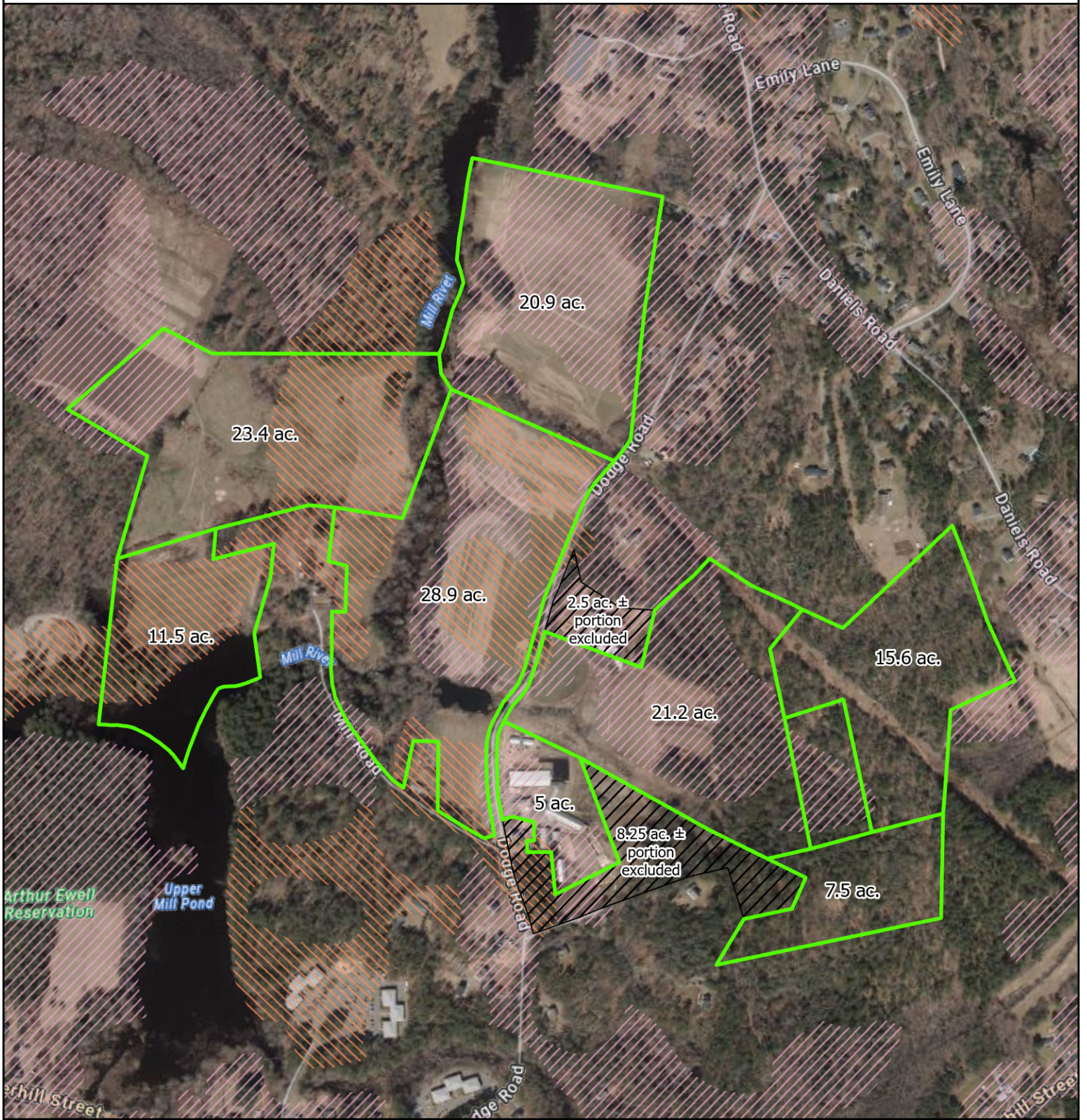
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- Exclusion
- Open Agriculture
- APR Applicant



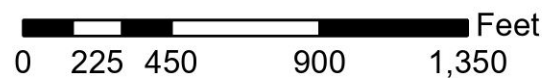
Project Name: Herrick Farm Trust- Soils Rowley, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	29.1	21.7%
Farmland of statewide importance	40.4	30.1%

APR Applicant = 133.9 acres

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



Center: 70.937809°W 42.709861°N



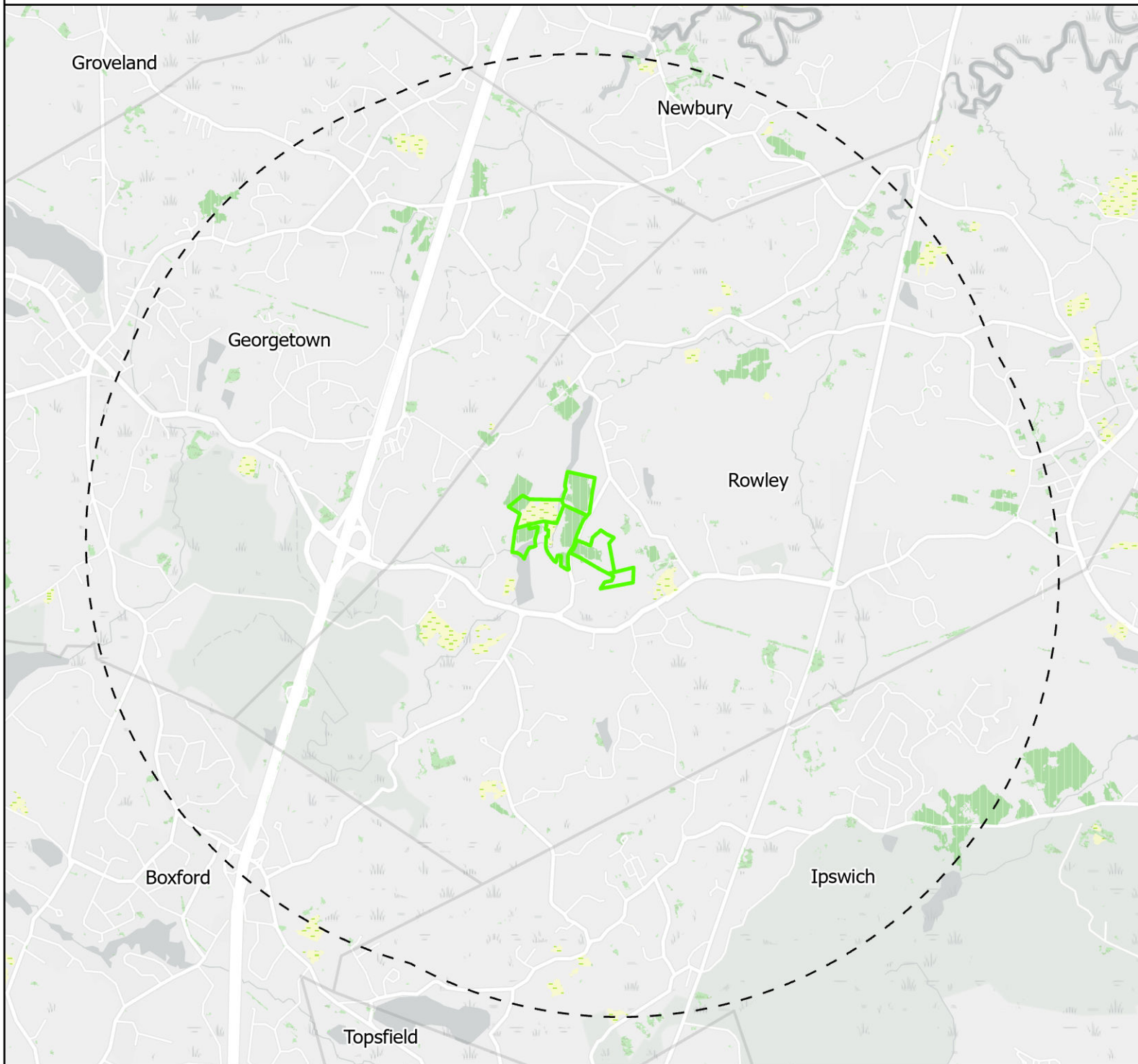
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

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Project Name: Herrick Farm Trust - 2.5 mile Block Map



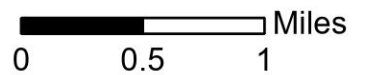
Land Cover Summary Within 2.5 mile Radius

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

There are 0 APRs within 2.5 miles of this project.

Land Cover Name	Acres
Cultivated	203
Grassland	176.9
Pasture/Hay	118.6

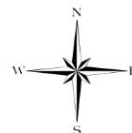


Center: 70.938265°W 42.709413°N

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 October 18, 2023

Hubbard/Ahearn – Sunderland - Franklin County

Gothic Top Farm on Russell Street in Sunderland is owned by Jeffrey Hubbard, his brother Joseph Hubbard and aunt Mary Ellen Ahearn. The 21-acre parcel has been in the family since 1901 and over the years has been managed as a dairy, beef operation and to grow onions. Jeffrey and Joe are currently farming the land and they raise hay on 10 acres and rotate corn and winter squash on 11 acres. Eighty percent of the property is comprised of prime soils.

The property is located in a large APR block of productive APR land where there is high demand for agricultural property. The Town of Sunderland is very supportive of the APR Program and it is likely that they will contribute funds towards this acquisition.

There is a large collection of old farm equipment located in the center of the property. The owners have agreed to begin work on removing any items that are not currently being used and understand that this must be accomplished no later than 120 days prior to closing. Jeffrey has communicated to staff that his goal is to have the items removed by the end of this year.

Parcel Score: 365

Staff Recommendation: Nominate for appraisal.

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

Preliminary Evaluation Sheet

ALPC MEETING DATE: October 18, 2023

DATE APPLIED: June 27, 2023

APPLICANT: Jeffrey B. Hubbard, Joseph J. Hubbard and Mary Ellen Ahearn COUNTY: Franklin

PROPERTY LOCATION: Russell Street, Sunderland

HIGHEST POTENTIAL AG. USE: row crops

CURRENT AG. USE: hay/corn

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	21	Prime Farmland	17	80
Non-tillable Cropland		State Soils		
Nursery/Orchard		Local Soils		
Pasture				
Managed Woodland				
Unmanaged Woodland				
Ponds/Wetlands				
Other				
TOTAL ACRES	21			
TOTAL ACRES FOR RESTRICTION	21			

CONSERVATION PLAN: YES NO CHAPTER 61A: YES NO

EXCLUSION PARCEL(S): YES NO

EXCLUSION ACCESS:

ACRES EXCLUDED: Property has already been surveyed. Two lots are not included in the application – one lot containing the agricultural structures and one vacant lot owned by Jeffrey Hubbard.

OWNERS COMMENT: We have been farming with our grandfather since we were small children and want to see the farm continue into the future. The APR funds will be reinvested back into the farm as our grandfather would have wanted.

STAFF COMMENT & RECOMMENDATION: Great acquisition in a very active agricultural area.

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

APR Parcel Scoresheet for Applications received 7/1/2022 - 6/30/23

Date: 10/18/23 Pre|Prepared by: MP

Landowner's Name: Jeffrey B. Hubbard, Joseph J. Hubbard and Mary Ellen Ahearn	Total Acres: 21
Property Address: Russell Street, Sunderland	Eligible Acres: 21

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: 100%	Points	% prime/state soils: 80%	Points
33-50%	25	51-65%	25
51-75%	50	66-80%	50
76-100%	75	81-100%	75
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 w/in 2.5 mile radius: 1,352ac	Points
	0
1-250 acres	10
251-500 acres	25
over 500 acres	50
Abutting (including across street)	+10
Total	60

Size	
Acres of land in open ag use: 21 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	60

Intensity/Productivity	
Percent of open land intensively farmed: 0__%	Points
0-25%	0
26-75%	25
76-100%	50
Total	0

Single fam building permits - 5 yr average: permits	Points
between 1 and 5	5
6-15	15
More than 15	25
Total	5

Agricultural Priorities	
Priority	Points
Right to Farm Bylaw	10
Total	10

Subtotal	345
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Additional Information	Points
Parcel contains at least 75% prime soils (20 points)	➔ 20
Staff Comments (1-40 points):	
Additional Comments/Considerations:	

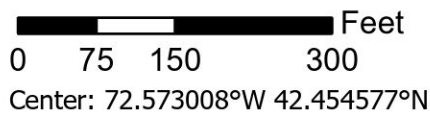
Total Points	365
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Project Name: Hubbard Gothic Top Farm - Land Cover Sunderland, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	20.21	96.1%

21.02 acres total



- Existing APR
- APR Applicant



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

Created by Massachusetts Department of Agricultural Resources

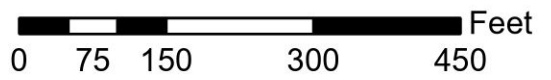
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Project Name: Hubbard Gothic Top Farm - Soils Sunderland, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	16.88	80.3%



Center: 72.573008°W 42.454577°N

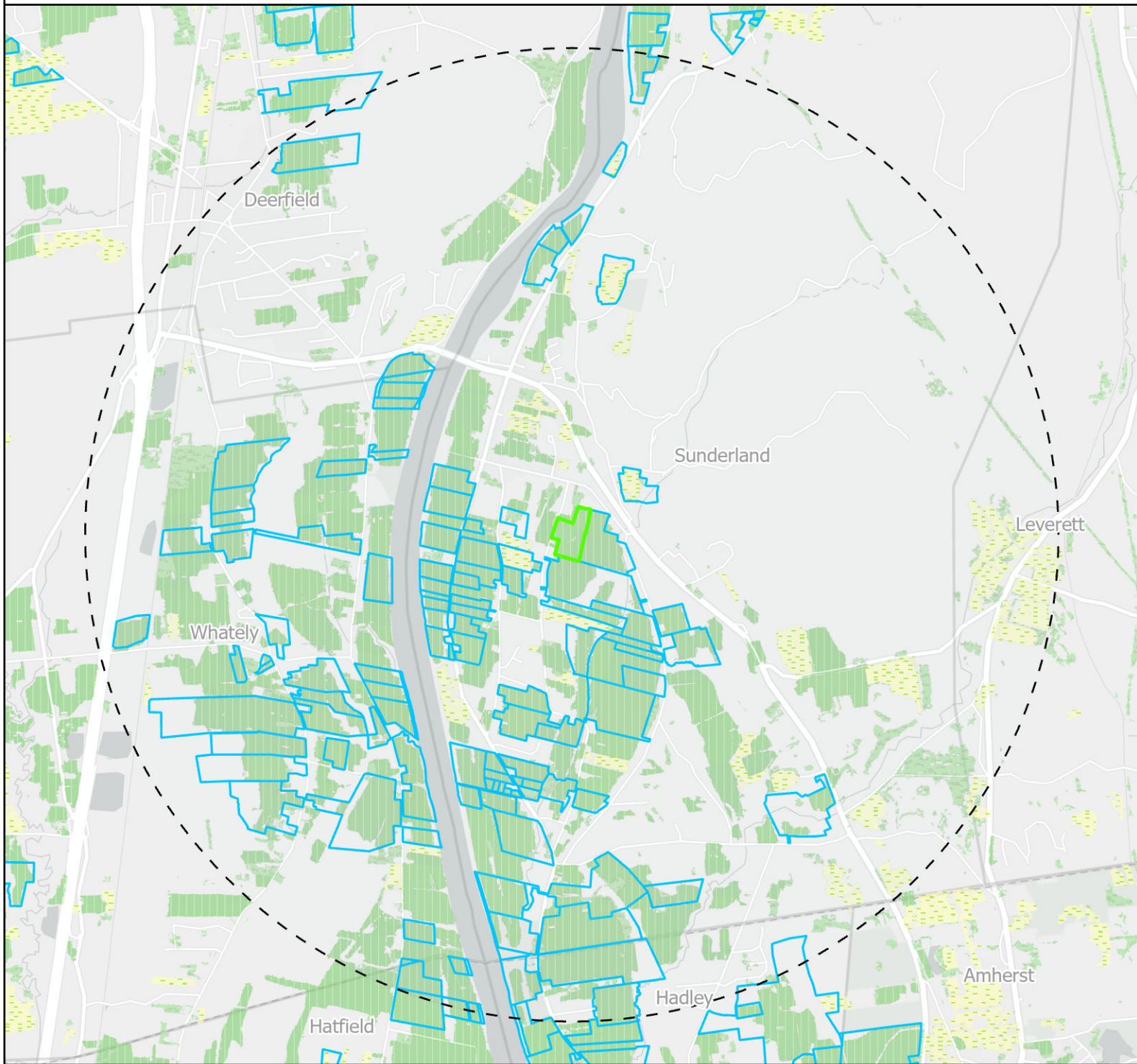
APR Applicant = 21.02 acres

- Existing APR
- APR Applicant
- All areas are prime farmland



Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery
 Created by Massachusetts Department of Agricultural Resources
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Project Name: Hubbard Gothic Top Farm - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

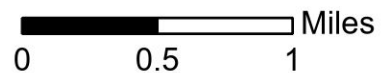
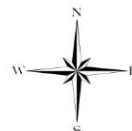
Landcover on APR	Acres
Cultivated	1263.8
Grassland	49.7
Pasture/Hay	39

Landcover in Buffer	Acres
Cultivated	2704.3
Grassland	383.3
Pasture/Hay	390

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 76 APRs within 2.5 miles of this project.



Center: 72.572952°W 42.45451°N

Data Provided by Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, USDAMDAR, & 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 October 18, 2023

Kizca – S. Deerfield - Franklin County

The 41-acre Kizca property is located on S. Mill River Road and Route 116 in S. Deerfield. The property had been in the ownership of Joe Tatro since the early 90's, but he transferred it to his daughter Kim Kizca recently for estate planning purposes. All of the structures and a small field will be excluded as Joe has plans to one day construct a dwelling along the S. Mill River Road frontage. A total of 35 acres will be considered for APR including 32 acres of open ag land that is rotated between hay and corn silage. The crops are fed to Joe's beef animals that are housed on the excluded portion of the property. Soils consist of 5 acres of prime and 26.5 acres of locally important soils for a total of 90% P/S/LI.

The Kizca property is located in a large block of APR land where farmland is in high demand. Joe currently rents the Fisk property on which an APR which was acquired last year. The Town of Deerfield has been very supportive of the APR Program and recently contributed to the Fisk APR.

Parcel Score: 305

Staff Recommendation: Nominate for appraisal.

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

Preliminary Evaluation Sheet

ALPC MEETING DATE: October 18, 2023

DATE APPLIED: March 16, 2023

APPLICANT: Kimberly A. Kizca

COUNTY: Franklin

PROPERTY LOCATION: S. Mill River Road and Rt.116, S. Deerfield HIGHEST POTENTIAL AG. USE: hay/corn

CURRENT AG. USE: hay/corn

LAND USE	ACREAGE	SOIL CLASSIFICATION		
			ACREAGE	PERCENT
Tillable Cropland	32	Prime Farmland	5	14
Non-tillable Cropland		State Soils		
Nursery/Orchard		Local Soils	26.5	76
Pasture				
Managed Woodland				
Unmanaged Woodland				
Ponds/Wetlands	3			
Other – home, structures & field excluded	6			
TOTAL ACRES	41			
TOTAL ACRES FOR RESTRICTION	35			

CONSERVATION PLAN: YES NO CHAPTER 61A: YES NO

EXCLUSION PARCEL(S): YES NO

EXCLUSION ACCESS: frontage on S. Mill River Road

ACRES EXCLUDED: 6 acres containing owner's dwelling, ag structures and small field will be excluded for future development by owner.

OWNERS COMMENT: Too much farmland in this area is being developed and I want to save whatever I can (Joe Tatro)

STAFF COMMENT & RECOMMENDATION: Good addition to APR block in a very active agricultural area.

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

APR Parcel Scoresheet for Applications received 7/1/2022 - 6/30/23

Date: 10/18/23 Pre|Prepared by: MP

Landowner's Name:	Kimberly Kizca	Total Acres: 41
Property Address:	S. Mill River Rd/Rte 116, S. Deerfield	Eligible Acres: 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 use: 92%	Points	% P/S/LI soils: 90%	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 w/in 2.5 mile radius: 700 ac	Points
	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: 32 acres	Points
5-25	10
26-75	25
76 +	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	15

Intensity/Productivity	
Percent of open land intensively farmed: 0__%	Points
0-25%	0
26-75%	25
76-100%	50
Total	0

Single fam building permits - 5 yr average: 4 permits	Points
between 1 and 5	5
6-15	15
More than 15	25
Total	5

Agricultural Priorities	
Priority	Points
Right to Farm Bylaw	10
Total	10

Subtotal	305
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Additional Information Points

Parcel contains at least 75% prime soils (20 points)

Staff Comments (1-40 points):

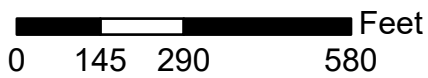
Additional Comments/Considerations:

Total Points	305
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Project Name: Kizca - Landcover Deerfield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	32.04	92%



Center: 72.62584°W 42.484913°N

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

Created By Massachusetts Department of Agricultural Resources

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- Existing APR
- APR Applicant
- Exclusion



APR Project = 34.84 acres



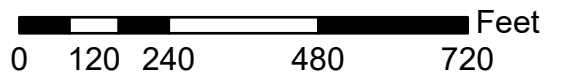
Project Name: Kizca - Soils Deerfield, MA



FRMLNDCLS	Soil Acres	% Soil Type
All areas are prime farmland	4.81	13.81%
Farmland of Local Importance	26.47	75.99%

APR Applicant = 34.84 acres

- Existing APR
- All areas are prime farmland
- Farmland of Local Importance
- Exclusion



Center: 72.625849°W 42.484947°N



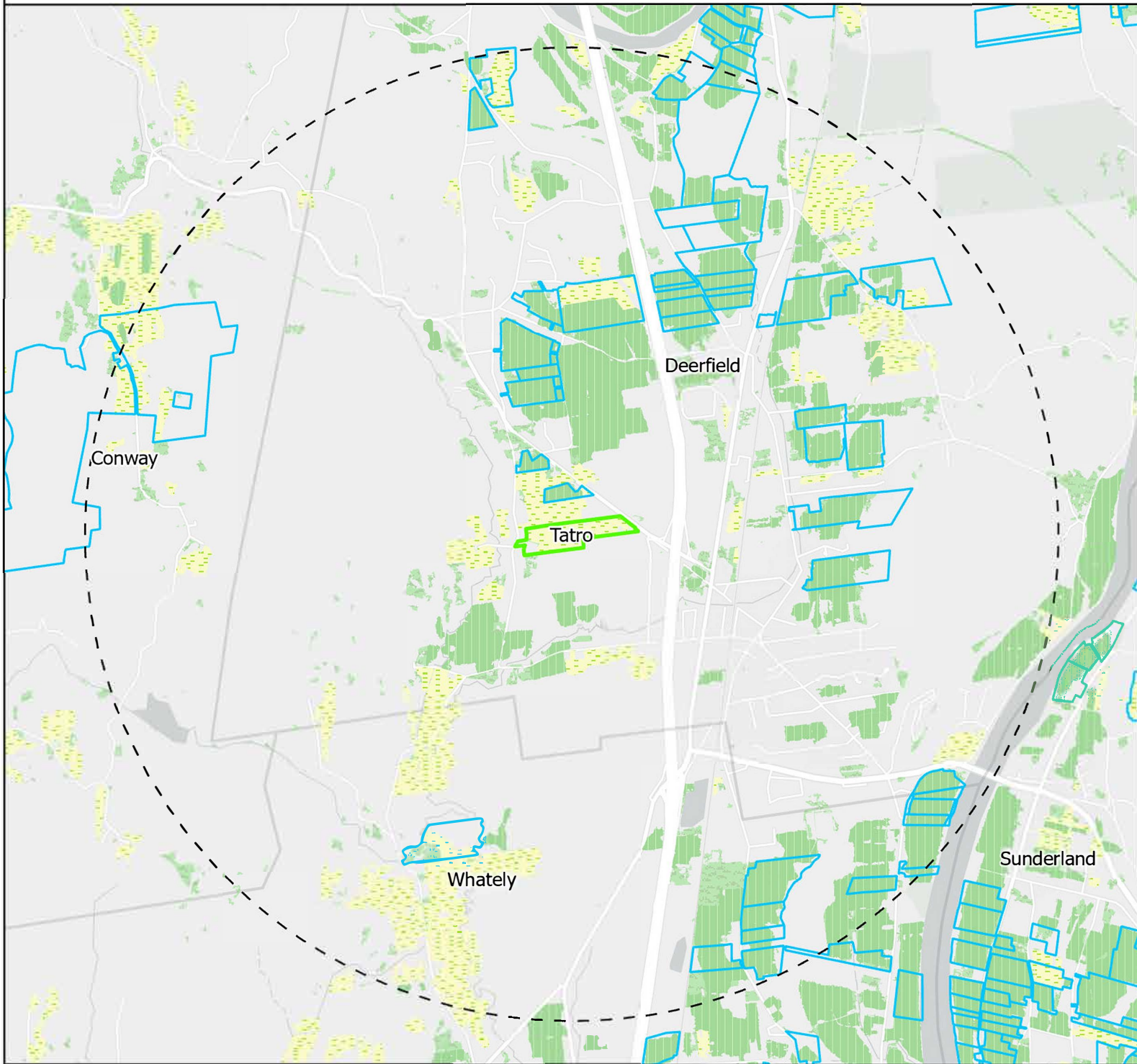
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

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Project Name: Kizca (aka: Tatro) - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

Land Cover on APRs	Acres
Cultivated	570.2
Grassland	17.7
Pasture/Hay	112.8

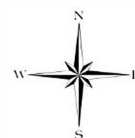
Land Cover w/in 2.5 miles	Acres
Cultivated	1393.8
Grassland	306
Pasture/Hay	797.1

12,566 acres total with 2.5 miles

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
- APR Applicant
- 2.5 mile buffer
- Town Boundary

There are 29 APRs within 2.5 miles of this project.



Miles

Center: 72.626824°W 42.485028°N

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

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