

MINUTES: AGRICULTURAL LANDS PRESERVATION COMMITTEE MEETING

MONDAY, SEPTEMBER 21, 2020. 10:00 AM to 12:30 PM

MEMBERS PRESENT:

John Lebeaux, Department of Agricultural Resources
Clem Clay, UMass, Center for Agriculture, Food and Environment
Robert O'Connor, Designee of Kathleen Theoharides, Executive Office of Energy & Environmental Affairs
Rita Thibodeau, Natural Resources Conservation Service, Non-Voting Member
Laura Abrams, Board of Agriculture
Warren Shaw, Jr., Public Member
Fred Dabney, Public Member
Susan Flaccus, Public Member
Kathy Orlando, Sheffield Land Trust
Karen Schwalbe, SEMAP

ALSO PRESENT:

Department of Agricultural Resources Staff: Gerard Kennedy, David Viale, Ronald Hall, Barbara Hopson, Michele Padula, Delia Delongchamp, Caroline Raisler, Taylor Arsenault, Christine Smith, Ashley Randle, Kristina Smith, Ashley Davies, Dorothy Du, Christine Chisholm, Jill Ward.

Public: Pete Westover, Muriel Krebs, Emily Boss, Christian Hanson, Constance Adams

Chairperson of the Agricultural Lands Preservation Committee ("ALPC") and Commissioner (the "Commissioner") of the Massachusetts Department of Agricultural Resources (the "Department"), John Lebeaux, 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.

He provided instructions on how he will manage the virtual Zoom meeting. He 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 Lebeaux presented an overview of Department activities.

The Department is now in the routine of operating in a COVID environment. Inspectors are out in the field again. The marketing team is operating on a remote basis. One of the most noteworthy efforts is the Department's participation in the Food Security Task Force. The \$56 million Food Security Infrastructure Grant program supports infrastructure development to ensure resiliency for food security. The Task Force identified the need to correct gaps in the actual food supply system, because of changes in logistics and expectations due to COVID. Four rounds of these grants have been awarded, and a fifth round will be announced shortly. Over 1000 applications were submitted.

A new online platform called the [MassGrown Exchange](#) is a business to business platform that assists farmers, fishers, food buyers, and ag-related businesses to connect, exchange, and find products and services. The platform is a tool for businesses looking to sell, donate or purchase Massachusetts crops, seafood, products and services.

This year's Eastern Equine Encephalitis (EEE) response was also a concern. There were 4 human cases this season. This year the Department sprayed for one night.

The Department is opening a Central MA office in Southborough in October.

The Commissioner asked Bob O'Connor to present on two year-long initiatives, the Healthy Soils Action Plan, and the Resilient Lands Initiative (RLI). The RLI is a statewide land conservation initiative. The RLI Steering Committee looked at different land interests: farms, forests, habitat, water supply, outdoor recreation, supporting stable economies, reducing

climate impacts, urban parks and public health. There have been meetings of 14 focus groups with almost 300 people involved. Over the past year there were monthly day-long meetings. Each meeting focused on a single land value and resulted in the development of the following strategy areas: no net loss of farms and forests; food systems; urban farming; urban greenspace; water resources; the green economy; restoring greenspace in urban areas; carbon storage and climate resilience.

The Healthy Soil Action Plan focuses on all land uses including lawns and developed areas. There are over 400,000 acres of lawns in MA. That is twice as much lawn as open farmland. The Secretariat worked with a team of consultants to develop this project, principally Regenerative Design in Greenfield. They formed a steering committee that has met several times over the last year. There have been focus groups and public listening sessions over the summer. A final draft of this initiative will be coming out shortly.

Fred Dabney asked whether there was any reference to the impacts of drought in the plan. Bob O'Connor responded that climate change impacts has been an underlying concern of all these discussions.

The Commissioner commented that drought has not been a large topic of general discussion unlike in 2016. He noted that 2020 is vastly different in terms of the degree to which people are discussing drought. He said he has been hearing it discussed out in the field, but not to the previous degree. The Infrastructure Grant provided funding for some drought resistance practices.

Fred said that streams and rivers are drying up in the southeast part of MA. He also brought up how much regulation there is for farmers overusing chemicals and fertilizers, but none for homeowner lawns.

II. Approval of Minutes from July 21, 2020.

The Commissioner asked for a motion to approve. Kathy Orlando had several corrections:

- Page 2, Paragraph 7: should be "the" final plan in the 7th full paragraph.
- Page 2, Paragraph 8, 2nd sentence should say "make sure that they are practical and can work"
- Page 3, 2nd paragraph should be "focus"
3rd should be "cost of community services"
- Page 5: Paragraph 5: add an "s" to "department".
In Stewardship update, should be Gerard "described"
- Page 6: Last Paragraph add "the" to ALPC
- Page 7: Should be helpful "for" the Resource Guide
Last paragraph add "the" Agritourism
Last paragraph add "the" to ALPC

Fred Dabney asked if there is a report on the [dairy??] listening sessions. Kathy Orlando asked if many farmers had attended the Healthy Soils initiative sessions. Bob O'Connor said there were over 20 farmers at the listening sessions, and they also presented at the NOFA conference. Kathy Orlando said that it might be good to reach out to the MA Association of Dairy Farmers. She expressed concern that the dairy farmers may not have been aware. Bob O'Connor requested that Kathy Orlando send him information about someone to contact from the MA Association of Dairy Farmers. Fred Dabney asked if there was anything published about the Cost of Community Services studies. Bob O'Connor responded that they have not published anything, and that the MA Land Trust Coalition is working on compiling the information in the studies. Bob O'Connor offered to send people the new work that the MA Land Trust Coalition is doing. The American Farmland Trust had done something similar years ago, but Bob O'Connor does not think any of it is being included in the new work since it is so old.

The Commissioner clarified the reason for the attachment of comments from Mr. Smolak to the Agenda, which was due to poor audio quality, and asked whether there were any questions about his comments. The Commissioner suggested we might want to have a conversation with Mr. Smolak.

The Commissioner asked for a motion to approve the minutes as corrected. Fred Dabney made the motion, Clem Clay seconded. All in favor- unanimous

The Commissioner asked approval of the ALPC to take two Votes of Interest (West and Lindquist/ Maloney) and one Vote of No Interest (Hicks) which were scheduled for a vote later in the meeting and have the ALPC vote on them at this point. This was to accommodate a conflict for staff member Michele Padula. The ALPC agreed to do so.

Votes of Interest

West – Hadley - Hampshire County

The 57-acre West parcel is located on South Maple Street in Hadley. The majority of the parcel is owned individually by Arthur West, but 3 of his cousins own, along with Arthur, a small 4-acre corner of the field. If an offer is accepted, the cousins will transfer their ownership interest in the small parcel to Arthur prior to submission of an Agricultural Land Easement (ALE) application in March.

Approximately 32 acres are being used to raise corn and the remainder is wooded. This parcel supports a dairy headquarters known as Hartsbrook Dairy which has been in the West family since 1810. Current production is 180,000 lbs. of milk a year from a herd of 100 milkers (total herd of 210). Approximately 86% of the soils are classified as prime or state important. The West family owns a total of 300 acres of land, 185 of which they have already preserved through the APR Program, and they also rent additional APR land in the area.

In 2015 Arthur West submitted APR applications for 2 separate properties, including this parcel. The family accepted an offer for one parcel but rejected an offer of \$490,500 (appraised APR value was \$545,000) for this 57-acre parcel. The offer was rejected because they thought they might have to borrow against the land to install a robotic milker, so they wanted to leave a parcel unencumbered. In the end they did move ahead with the robotic milker, but did not need to borrow against the land. Arthur has indicated that he is ready to move ahead and would accept a similar offer this time around.

The town of Hadley has been very supportive of the APR Program in the past and would likely contribute funds towards this application.

APR Parcel Scoresheet Rating: 370 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the motion, Clem Clay seconded. All in favor- unanimous.

Lindquist/Maloney – Upton - Worcester County

The 28-acre property known as Town Line Dairy Farm is located on Williams Street in Upton and is owned by Johnny Lindquist and his mother-in-law Carol Maloney. The farm was once a 300-acre dairy, but over the years parcels have been sold off for development and only the 28-acre parcel remains. Johnny and his wife, Crystal, started farming the land 6 years ago with a lease with option to buy, but unfortunately, the agreement was violated. A legal battle ensued, but a judge ruled in their favor and in January of 2020 Johnny and Carol took ownership of the farm. Unfortunately, the unforeseen legal expenses put them in a difficult financial position and they hope to use APR funds to pay off those debts.

The land is primarily used for rotational grazing and they have close to 20 acres

fenced into multiple pastures and paddocks. They graze beef year-round with seasonal poultry and pork production. They currently have 30+ beef animals and produce 600-1200 meat birds annually. They also have 2 hoop houses and an acre of vegetable production and hope to obtain organic certification in the future. Johnny and Crystal converted the old dairy into a farm store where all their products are sold. It is their intention to keep expanding the operation with hopes of one day constructing a cattle barn. They have taken two of the Department's Ag Business Training Courses and Crystal has been able to leave her job to be on the farm full time.

Due to NRCS soils eligibility requirements, approximately 9 acres will be excluded, and parcel scoring is based upon 19 acres. The 19-acre parcel contains 10 acres of prime/state important soils which amounts to 52% of the property. The land owners will "gift" the excluded portion into the restriction if the application moves ahead. The entire 28-acre parcel has recently been surveyed.

Parcel Score: 300

Staff Recommendation: Vote of Interest

Karen Schwalbe made the motion, Warren Shaw seconded. All in favor- unanimous.

Vote of No Interest

Hicks – Charlemont - Franklin County

This 200+/- acre property on Hicks Road in Charlemont is owned by Betty Hicks, but is currently being farmed by Betty's daughter Lori and Lori's husband. The farm has been in the family for nearly 100 years and in the past has produced hay, potatoes, pigs and cattle. Currently Lori and her husband graze cattle (30 cows and calves in summer 2020) on approximately 30 acres. The calves are sold to a local farmer who raises beef animals. The remainder of the property is wooded. Approximately 41 acres are classified as statewide important soils.

Lori would like to continue to farm the property and eventually own the land, but there are successional issues involving ownership and future use of the farmland which are un-resolved.

In order to be eligible for the federal ALE program a property must contain at least 51% prime and/or state important soils. In this instance, only 20% of the property consists of state important soils, so a large parcel must be excluded in order to meet the 51% rule. However, approximately half of the eligible soils are located in the wooded and non-productive portions of the farm meaning a configuration that meets the ALE soils criteria (at least 51% prime and/or state important) and agricultural land criteria (at least 33% open active agricultural land) would be very difficult to achieve while protecting the most productive portions of the farm. Staff investigated several different configurations, but it was very difficult to include all of the pasture in the restricted area while still meeting all ALE requirements. However, for scoring purposes, it was assumed that with further investigation an 80-acre parcel, although oddly configured, could possibly be drafted that meets NRCS eligibility.

Parcel Score: 175

Staff Recommendation: Vote of No Interest.

There was discussion about whether more direction could be given to the landowners to increase the ranking score. There was a question as to whether the only option was to issue a vote of interest or not interest. The regulations state

that the ALPC may make a vote of interest, no interest or take any other just and appropriate action consistent with the goals and purposes of the program.

Motion was made by Warren Shaw to defer action on this farm until no later than the 4th quarter of 2021, Susan Flaccus seconded. [Laura Shaw??] made an amendment to the motion to clarify that the deferred action was to give the Department the opportunity to offer guidance to the landowners.

9 Yes, 1 abstention (Clem Clay)

III. APR Program Updates

Project Status: Closings. New applications:

The Commissioner moved on to APR Program updates. Remaining funding from 2020 is approximately \$2.8 million. For FY21 the Department has received an allotment of funding and anticipates that bond funding will be similar to last year. Stewardship obligations are \$370,000 and there is the possibility that it will be funded at a similar level to FY20. Federal reimbursement funds will make up the difference for the needed number of acquisition projects. The remaining Environmental Bond authorization is \$40 million: \$20 million left from the 2014 bond and \$20 million from the 2018 bond. There are currently 10 pending Votes of Interest on slightly more than 464 acres; 21 pending Final Vote projects on roughly 836 acres with an APR value of 7.9 million dollars, and a cost to the Commonwealth of \$6.2 million. Estimated local contributions are \$1.5 million with bargain sales of roughly \$240,000. Unresolved Projects total 4 project for which 3 were Votes of Interest, in which the landowners did not accept offers and 1 Final Voted project, due to a significant change to the APR value. Through June 30, 2020, there were 16 applications, and 12 are being considered today. Of the remaining 4 applications, 3 are on hold and are being evaluated, and 1 voluntarily withdrew. The acquisition team has 31 voted projects and 15 applications for a total of 46 active projects.

Relative to NRCS's ALE Program, the Department submitted 10 applications expecting 9 to be enrolled under the new program with just over 350 acres at an APR value of \$5.36 million. The 1 application which did not get enrolled this cycle was deferred until the next funding obligation.

NRCS ALE Program Update:

Rita Thibodeau from NRCS gave an update. NRCS is currently in the final stages of obligating funds for 9 applications. They have until September 28th to get the funding into contracts. \$2,680,000 was set aside for the contracts. One project did not make it through but may be obligated once new funding is received in fiscal year 2021, which starts October 1st. She hopes that funding will be received in early November. She thanked the Department staff for getting the Monitoring Reports done, as they were required to be completed by the end of September.

The Regional Conservation Partnership Program offers significant dollars to partners who join together to undertake a big project. Applications are being accepted until November 4th. A new RCPP Critical Conservation Area was created. MA has been added into that, along with CT, ME, RI and VT. CCA priority resource concerns are water quality and wildlife habitat. Awards can be from \$250,000 up to 10 million dollars.

Stewardship Updates Gerard Kennedy told the members that the program has recently gone through a period where it has recruited new staff and re-structured the program a bit. He shared a screen with a new organizational chart and explained the different Department divisions. He then explained recent organizational changes. He explained David Viale's new position and how Federal monitoring will be done internally. Each planner has about 200 protected properties, but the standard is at most about 100 per planner. Julie Weiss is a new Stewardship member coming aboard in October.

IV. Votes of Interest / No Interest

Constance L. Adams [Yellow Stonehouse Farm] – Westfield – Hampshire County

This 85+/- acre property is located on Root Road in Westfield. The entire farm contains

extensive wetlands, woodlands, and unmanaged pasture as well as a shed and the main barn, which houses the CSA distribution area, walk-in cooler, and cold storage area. The farm has been in Connie Adams and her husband John Keilch's families since the 1920's. Connie and John have worked diligently to create a thriving CSA and Farm Store and have established the farm as the only USDA Certified Organic Vegetable farm in Hampden County. The CSA currently has approximately 200 members and provides pick-up and PYO products for 20 weeks during the growing season, plus winter and spring share options that last into February in winter and a spring share into April and May. In addition to the CSA, they sell organic produce and herbal products as well as value added condiments in the farm store.

The proposed APR parcel is approximately 14.7 acres in vegetable production and consists of 100% prime farmland soils. Connie and John are committed to preserving the farm as an agricultural enterprise and want to make sure that the farm is operational, profitable and affordable to the young farmer who they choose to succeed them when they are closer to retirement.

APR Parcel Scoresheet Rating: 435 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the motion, Fred Dabney seconded. All in favor- unanimous.

Tolpher Family Nominee Trust (aka Panish) – Hadley – Hampshire County

This 9.56 (+/-) acre property is located on Middle Street in Hadley and is currently owned by Peter T. Panish and Joseph M. Panish, co-owners of the Tolper Family Nominee Trust. Historically, the farm grew tobacco, onions, asparagus and corn, among other agricultural items. The Panish family has been renting the farmland for the last 20 (+) years with the Niedbala Farm operation located on East Street in Hadley. Currently 4.5 acres are rotated between potato and sweet corn production and roughly 2.5 acres is tobacco production.

There is approximately 295 feet of frontage along Middle Street, of which 235 feet of frontage with roughly 1.38 (+/-) acres will be excluded for the historical 1794 house and farmstead envelope. The remaining 8.18 (+/-) acres with approximately 60 feet of road frontage and two tobacco barns will be for the APR consideration.

Soils on the property proposed for APR consist of approximately 8.18 acres of prime soils with an overall percentage of 100% prime soils.

APR Parcel Score sheet Rating: 375 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the motion, Clem Clay seconded. All in favor- Unanimous.

Morven Allen [Balsam Hill Farm] – Sheffield – Berkshire County

This 13.86+/- acre property is located on Maple Avenue in Sheffield. This parcel is used to raise corn for silage for the dairy herd. Morven Allen owns several APR properties in the Sheffield/Egremont/New Marlborough area and runs a very successful organic dairy operation with his son. This field was part of the original Chapin/Balsam Hill Dairy Farm for generations and Morven has rented it for the past 19 years. It was recently divided off to the non-farming Chapin son and Morven Allen purchased it in January of this year. His plan is to continue to farm it as part of Balsam Hill Dairy Farm. Soils on the parcel consist of 81% prime farmland soils.

APR Parcel Scoresheet Rating: 365 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest.

Warren Shaw made the motion, Fred Dabney seconded. 9 Yes, 1 Abstention (Kathy Orlando)

Olga M. Olesiuk Weinack South – Hadley – Hampshire County

This 42.5 +/- acre property is located on Pearl Lane and Woodbridge Street in South Hadley and is currently owned by Olga M. Olesiuk Weinack. Olga, who is 95-years old and the sole owner, has plans to transfer ownership of the land to her nephew, Dan Olesiuk, in the near future. Olga and Dan have been farming the main parcel located on Pearl Lane and raise 19 acres of vegetables (sweet corn, potatoes, squash, pumpkins and other vegetables), 10 acres in orchard, 1-acre small fruit and 4 acres in hay production. There is an 11.5-acre parcel located on Woodbridge Street, which is rented by Barstow Longview Farm from Hadley for hay and forage corn, which will not be included in the APR.

There will be a 5 (+/-) acres exclusion area along Pearl Lane for the existing dwelling and building envelope. Mr. Olesiuk has expressed an interest in developing some house lots on this exclusion. The remaining 31.06 (+/-) acres of farmland will be considered for protection with an APR, with suitable access along Pearl Lane.

Soils on the property proposed for APR consist of approximately 30.49 acres of statewide importance soils with an overall percentage of 98.15% of these significant farmland soils.

APR Parcel Score sheet Rating: 360 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest.

Laura Abrams made the motion, Karen Schwalbe seconded. All in favor- unanimous.

Clinton & Cynthia Howard – West Bridgewater – Plymouth County

This 59.37 +/- acre property is located on River Street in West Bridgewater and is currently owned by Clinton and Cynthia Howard. The Howard family has owned Shadi-Oak farm since the King's Grant in the 1600's and it has been in active operation since that time. The property is bordered on two sides by the Town River and has a natural spring and stream running through its center. These natural water systems eliminate the need for irrigation and allow the Howards to get four cuttings of hay per year. This property was a dairy at one time, but at present the Howards, along with their daughter, raise beef cattle (40-45 head) and grow hay for silage and sale. They have just built a new structure from which they plan to direct sale beef. The Howard's daughter will inherit the property and lives on an abutting parcel with her family. There are no agricultural structures on the site, with all structures being located on the Howards' house lots.

The parcel abuts the Town River APR (the owners of which are extended family), and is in close proximity to the C&C and Demolles APRs. The Howard's son-in-law is one of the next generation of the Demolles APR owners.

The property is entirely open save the treed buffer along Town River, which will be excluded from the ALE application (approx. 11 acres). Soils on the property proposed for ALE funding (48.36 of the 59.37 acres) consist of approximately 25 acres of prime farmland (51.8%). The Howard's would likely donate the wetlands and non-prime farmland along the river to be included in the APR.

This property is nearly entirely within the FEMA Flood Hazard zone, decreasing its

development value significantly. The Howard's applied to the APR program in 2010 and at that time the appraised value for an APR was found to be \$235,000. Without any significant change in the housing market since 2010, it is unlikely that an appraisal will come in significantly higher than the 2010 valuation. In 2010 this valuation posed a problem for the Howards; however, they have become more flexible in their monetary expectations and have stated that their primary goal is to see the property conserved.

APR Parcel Scoresheet Rating: 330 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the motion, Clem Clay seconded. All in favor- unanimous.

Kasmir & Kathleen Machowski [Paul Bunyan's Farm] – Chicopee – Hampden County

This 28+/- acre property is located on both the north and south side of Fuller Road in Chicopee. It's part of a larger parcel, which contains the farmstead parcel consisting of the existing residence, farm stand and associated agricultural structures. The farm has been in the family for generations, first as a dairy farm, and subsequently for vegetable production. It has been used for the production of Christmas trees for the past 30 years. Varieties grown are Fraser and Concolor firs, which are considered premium trees. Susan Lopes leases the land and works in conjunction with the owner. The farm employs several people during the spring, fall and winter. Fall sales are mainly pumpkins, gourds, and mums. This farm is one of only a couple of farms left in Chicopee and enjoys a large and loyal clientele.

The proposed APR parcel is approximately 19.23 acres. Soils on the parcel consist of approximately 56% prime/state farmland soils. The parcel is intensively managed and extremely well run.

APR Parcel Scoresheet Rating: 295 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the motion, Fred Dabney seconded. All in favor- unanimous.

Estate of Yvonne L. Lauzier South Hadley Hampshire County

This 210 +/- acre property is located on Alvord Street in South Hadley and is currently owned by the Estate of Yvonne L. Lauzier. This property was a former dairy and currently the Lauzier family has been renting the farmland [with to?] McCray Farm located on the same street in South Hadley and [with to?] Barstow Longview Farm on Hockanum Road in Hadley. Approximately 88 acres is used for forage corn and hay production, and roughly 57 acres is pasture use.

Towards the western boundary the Town of South Hadley owns conservation land and there will be a 45 +/- acre backland exclusion to be donated to the Town for a conservation restriction. On the easterly side of the property 200 feet of road frontage along Alvord Street will be excluded with roughly 5 +/- acres for an existing dwelling, farmstead envelope and future flag-lot exclusion. The remaining 159 +/- acres with approximately 60 feet of road frontage on Alvord Street will be consider for protection with an APR.

Soils on the property proposed for APR consist of about 107.74 acres of prime and statewide importance soils with an overall percentage of 67.7% prime/state soils.

APR Parcel Score sheet Rating: 280 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Fred Dabney made the motion, Karen Schwalbe seconded. All in favor- unanimous.

Teresa and Michael Eisenberg [Barrett Farm] – West Stockbridge – Berkshire County

This 15+/- acre property is located on Woodruff Road in West Stockbridge. It's part of a larger parcel which contains extensive wetlands. The farm has been in Teresa's family for generations and is currently used for hay, some livestock, and a small commercial vegetable garden. A 20' X 40' barn with four stalls and a 10' X 20' equipment shed are located on the excluded homestead parcel. The proposed APR parcel is approximately 10.99 acres, currently in hay production. Soils on the parcel consist of approximately 68% prime/state farmland soils. The Baldwin APR is located in close proximity to this parcel and the Fadding and Springstube APRs are located to the south in New Marlborough.

APR Parcel Scoresheet Rating: 260 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the Motion, Laura Abrams seconded. All in favor- unanimous.

Christian and Donna Hanson – Richmond – Berkshire County

This 20+/- acre property is located on State Road in Richmond. It's part of a larger parcel, which contains 9.1 acres of woodland, wetlands, and acreage not currently used for agricultural production as well as the primary residence and winery. The farm has been farmed for 150 + years, much of that time by the same family. The current owners purchased the property in 2017 with the intention of building a winery (on the exclusion parcel) and maintaining the rest of the property in active agriculture. Approximately 5 +/- acres are currently hayed by the previous owner as well as around 2 acres where he grows pumpkins and squash and sells at a farm stand on the parcel. 1.5 acres is currently farmed by Amanda and Cian Daizell, who own Three Maples Market Garden. They grow a wide variety of vegetables and have doubled their production between 2019 and 2020 and continue to grow their farm and CSA.

The proposed APR parcel is approximately 12.44 acres. Soils on the parcel consist of approximately 51% prime/state farmland soils. The wooded wet area on the northeast corner of the parcel will be donated into the APR. The Malnati APR is located in close proximity to this parcel and the Rotti and Guachione APRs are located in Pittsfield to the north.

APR Parcel Scoresheet Rating: 210 points

Staff Recommendation: Staff recommendation is to nominate for a Vote of Interest. Warren Shaw made the Motion, Fred Dabney seconded. All in favor- unanimous.

Motion to Adjourn

The Commissioner took the opportunity to welcome Chris Chisholm back to the Department's APR program. The Commissioner invited a motion to adjourn the meeting:
Clem Clay made the motion, Susan Flaccus seconded. All in favor- unanimous

Submitted by Jill Ward
Approved by ALPC on 11/6/20

Agricultural Preservation Restriction (APR) Program

Summary as of September 21, 2020

Program Totals to date: **74,213 Acres Restricted**
926 Farm Properties

Sources of Program Funding:

1. 2014 Environmental Bond	\$20,000,000.00
2. 2018 Environmental Bond	\$20,000,000.00
• Balance Remaining in Bond:	\$40,000,000.00

Vote of Interest (Nominated) Projects:

<u>COUNT</u>	<u>ACRES</u>	<u>TOWN</u>	<u>COUNTY</u>
1	32	Buckland	Franklin
1	42.5	Dudley	Worcester
1	77	Great Barrington	Berkshire
2	51.5	Hadley	Hampshire
1	70	Harvard	Worcester
1	102	Lunenburg	Worcester
1	65	New Marlborough	Berkshire
1	6.6	South Deerfield	Franklin
1	18	Williamstown	Berkshire
10	464.1		

Final Voted Projects:

<u>COUNT</u>	<u>ACRES</u>	<u>TOWN</u>	<u>COUNTY</u>	<u>DAR COST</u>	<u>APR</u>	<u>Local Contribution</u>	<u>Bargain Sale</u>
1	27.5	Ashland/Holliston	Middlesex	\$465,588.00	\$1,110,000.00	\$644,412.00	\$0.00
1	20.7	Dighton	Bristol	\$207,000.00	\$290,000.00	\$83,000.00	\$0.00
1	23.3	Feeding Hills	Hampden	\$166,250.00	\$175,000.00	\$8,750.00	\$0.00
1	39	Hadley	Hampshire	\$556,136.00	\$660,000.00	TBD	\$103,864.00
1	81	Hawley	Franklin	\$191,250.00	\$212,500.00	\$0.00	\$21,250.00
1	29.9	Lee	Berkshire	\$475,723.00	\$687,500.00	\$211,777.00	TBD
1	77	Lunenburg	Worcester	\$522,000.00	\$580,000.00	\$58,000.00	TBD
1	36.1	Montague	Franklin	\$382,500.00	\$425,000.00	\$42,500.00	\$0.00
1	47	New Braintree/Oakham	Worcester	\$147,250.00	\$155,000.00	TBD	\$7,750.00
1	36.1	Northampton	Hampshire	\$559,500.00	\$635,000.00	\$75,450.00	TBD
1	20.4	Plainfield	Hampshire	\$90,000.00	\$100,000.00	\$0.00	\$10,000.00
1	29.87	Rehoboth	Bristol	\$261,000.00	\$290,000.00	\$29,000.00	\$0.00
3	243.73	Sheffield	Berkshire	\$872,190.00	\$969,100.00	\$0.00	\$96,910.00
1	5.25	Stow	Middlesex	\$85,500.00	\$95,000.00	\$9,500.00	TBD
2	33	Sunderland	Franklin	\$305,900.00	\$345,000.00	\$39,100.00	TBD
1	36	Westport	Bristol	\$539,600.00	\$820,000.00	\$280,400.00	TBD
2	44	Whately	Franklin	\$413,250.00	\$435,000.00	\$21,750.00	TBD
21	836.12			\$6,240,637.00	\$7,984,100.00	\$1,503,639.00	\$239,774.00

NEW APR Applications (September 21, 2020):

Farms	Counties
3	Berkshire
1	Franklin
3	Hampden
4	Hampshire
1	Plymouth
3	Worcester
15	Total APR Applications

Total Unresolved Projects (FY20):

Farms	Acres	Estimated APR Value	Comments
4	118.8	\$1,142,856	3 Votes of Interest; 1 Final Vote