

**MINUTES: Agricultural Preservation Committee Meeting**  
**Wednesday, March 26, 2025**

**MEMBERS PRESENT:**

Commissioner, Ashley Randle, Department of Agricultural Resources  
Rita Thibodeau Natural Resources Conservation Services, Non-voting Member  
Phillip DeMartino, EOHLC  
Kurt Gaertner, EOEEA  
Karen Schwalbe, MA Farm Bureau Federation  
Kathy Orlando, Sheffield Land Trust  
Fred Dabney, Farmer Member  
Brittany Overshiner, Farmer Member  
John Kinchla, Farmer Member

**ALSO PRESENT:**

Jill Ward, Dept. of Agricultural Resources  
Taylor Arsenault, Dept. of Agricultural Resources  
Jill Banach, Dept. of Agricultural Resources  
Chris Chisholm, Dept. of Agricultural Resources  
Delia Delongchamp, Dept. of Agricultural Resources  
Dorothy Du, Dept. of Agricultural Resources  
Cory Fox, Dept. of Agricultural Resources  
Ron Hall, Dept. of Agricultural Resources  
Gerard Kennedy, Dept. of Agricultural Resources  
Tyler Maikath, Dept. of Agricultural Resources  
Nathan Moyer, Dept. of Agricultural Resources  
Michele Padula, Dept. of Agricultural Resources  
Winton Pitcoff, Dept. of Agricultural Resources  
Margaret Callanan, Dept. of Agricultural Resources  
Tina Smith, Dept. of Agricultural Resources  
Julie Weiss, Dept. of Agricultural Resources  
Jay Rosa, Dept. of Agricultural Resources  
Alisha Bouchard, Dept. of Agricultural Resources  
Jamie Pottern, American Farmland Trust  
Martha Bryan, Guest  
Mark Olszewski, Guest  
Linda Olszewski, Guest

Patrick McNiff, Guest  
Jack Levin, Guest  
Cassandra Morrey, Guest

Chairperson of the Agricultural Lands Preservation Committee (“ALPC”), Ashley Randle, called the meeting to order at 10:04 AM.

## **I. UPDATES: Department Updates**

### **1. *General Updates***

The Commissioner introduced Brittany Overshiner and John Kinchla as new Members with the ALPC. Ashley thanked former committee member Susan Flaccus for her years of service as she has step down from the committee. Also, the Commissioner recognized and congratulated Taylor Arsenault who recently became the Stewardship Coordinator with the APR Program. Also, Ashley announced that MDAR has posted the position for an Ag Land Use Planner as a new position within the Department.

In terms of APR acquisition, in FY25 there were five farm properties protected to date. These five projects protected roughly 351 acres, with an APR value of \$4,650,000, at a MDAR cost of \$4,071,100. Local contributions for these five projects totaled \$392,900 and landowner bargain sales totaled \$186,000. Regarding the State Bond, the Program funding levels remaining in the 2014 Environmental Bond is \$666,242.79 and the 2018 Environmental Bond is \$19,800,000.00. Summing up the APR Program to date, the Program has acquired 967 APRs on farm properties, while protecting approximately 76,169 acres. Currently, there are 19 pending Vote of Interest projects with roughly 1,457 acres, and 9 pending Final Vote projects with approximately 1,002 acres at an APR value of \$9,419,650, with an MDAR cost of \$8,688,190, an estimated local contribution of \$899,633 and landowner bargain sales of roughly \$47,727. The APR Program currently has 28 active voted projects with 2,459 acres of farmland for protection. During 2024 there were two unresolved projects that had Votes of Interest, but the landowners did not accept MDAR’s offer. To date 31 applications have been received for quarterly evaluations from calendar 2024 to current. Today, three of these APR applications are on the ALPC Committee’s agenda.



Regarding ACEP-ALE applications, MDAR submitted five projects for enrollment consideration to NRCS for ACEP-ALE or IRA funding. The five applications totaled 79.91 acres with an APR value of approximately \$1,618,000 and a potential federal share of \$787,750. Enrollment is dependent on project eligibility, ranking and available funding. One of the five applications was selected for enrollment. MDAR is still awaiting news on the remaining four projects.

In terms of engagement and other activities at the Department, it was nice to see some of the members at Ag Day at the State House. It has been a collaborative effort with Farm Bureau and the commodity organizations. MDAR announced the class of the new Agricultural Youth Council and encouraged organizations throughout the state to find ways to further engage with youth, as to youth and work force development.

Rita Thibodeau shared updates from the MA NRCS office. They were able to obligate two easements utilizing IRA funding for ALE projects this fiscal year. Any IRA funds for the future are on pause for now with the current administration. One of those two IRA funded project came from MDAR, the Patricia and Lawrence Field project. Related to the remaining ALE classic funds, all these applications have been processed and submitted to the national office for internal control review. It is anticipated that these projects would start moving forward in April.

The Commissioner gave an update on the Private APR guidance. Since July 11, 2012, MDAR has operated with an interim guidance document when assessing requests for Private APR approvals. A Private APR is an Agricultural Preservation Restriction in which the primary holder, and co-holder if applicable, are entities other than MDAR. As per an action identified in the Farmland Action Plan, the Department has updated and produced the current Private Agricultural Preservation Restriction Guidance. These guidelines support potential entities, such as municipalities and non-profit organizations whose purposes include the conservation of land or water, for projects that demonstrate a public good for perpetual farmland protection. The Private APR Guidance has recently been posted on the APR Program's website and can be found by selecting the Policies and Guidelines link on the webpage, under the APR Program.

In addition, the Department is seeking input for the possible future administration of a Private APR Program to assist with implementing the goals of the Farmland Action Plan. Through a request for information (“RFI”), the Department seeks input as to how it may be able to provide financial assistance for the protection of farmland within the state through supporting the acquisition of Private APRs with eligible entities. There is no funding associated with the RFI or guarantee of future funding, however, the input is necessary for the Department to consider possible reimbursable expenses, such as acquisition or due diligence costs with a Private APR Program in the future. Details for the RFI can be found on the Farm and Market Report webpage and MDAR just sent out an e-blast to the RFI link.

Jamie Pottern asked the Commissioner if she could clarify whether the RFI will inform the APR guidelines or just the grant program or both. Ron Hall responded that the RFI is just for a proposed upcoming request for the funding portion of the Program. It’s one of the steps MDAR must take in finalizing what the proposals will be for a particular Private APR funding program in the future.

Jamie Pottern asked if there is a way that Land Trusts and partners might be able to inform the new guidelines? Ron Hall said that MDAR will consider information relating to the guidelines while continuing to use the current version for reviews and could consider an update at a future date. Fred Dabney asked if there will be enforcement capability for Private APRs. Ron Hall replied that Private APRs will be held by municipalities or non-profit organizations, such as Land Trusts, and those entities will be responsible for stewardship oversight. The guidelines that have been put forward contain language with keeping land perpetually in agriculture. Fred Dabney clarified that MDAR and the state have no enforcement responsibility. Ron Hall replied that that was correct.

Kathy Orlando said that with conservation restrictions (CRs), the Attorney General is a fallback because the State has signed off, does that also apply to Private APR’s because the Commissioner signs off? Kurt Gaertner said he would assume so, but he would have to look into it to be sure, but that the

same state statute would apply to all WPRs (Watershed Preservation Restrictions), APRs and CRs alike.

## **II. VOTE:**

The minutes from the November 12, 2024, and December 10, 2024, meetings had been sent to the ALPC members in advance of the meeting, so the Commissioner asked for a motion for approval of both meeting minutes. Motion made by Kurt Gaertner, second by Karen Schwalbe. Fred Dabney asked for an update as it related to the Savage Farm's inquiry for a potential legislative act with their pursuit for a potato storage structure that did not fit the APR terms. The Commissioner reported that Mr. Savage had found another location for the structure, so no further discussions have occurred. Fred asked that the Department continue the discussion related to a legislative change that would be appropriate when a similar situation may warrant flexibility. The Commissioner asked whether there was an amended motion for Kathy's proposed edits to the meeting minutes. The motion was made by Fred Dabney and seconded by Kurt Gaertner. The motion was approved for both November 12<sup>th</sup> and December 10<sup>th</sup> meetings, with typo and grammatical corrections by Kathy Orlando. Brittany Overshiner and John Kinchla abstaining.

## **III. VOTES: Final Vote**

1. *Bartlett North Property- Salisbury*: The presentation and recommendation were given by Chris Chisholm and are attached to these meeting minutes. Kurt Gaertner ask whether this project represented a "Whole Farm" category of project. Chris Chisholm replied that that was correct. A motion to approve the project was made by Fred Dabney and seconded by Karen Schwalbe. The motion was unanimously approved.
2. *Bartlett South Property- Salisbury and Amesbury*: The presentation and recommendation were given by Chris Chisholm and are attached to these meeting minutes. Fred Dabney asked if the Bartlett North and South properties were under the same management. Chris Chisholm's response was yes. Britney Overshiner asked what a Whole Farm means. Chris Chisholm explained that whole farm protection is the protection of farmland including the woodland, wetlands and infrastructure associated with a farm property, where possible, in essence the whole farm instead of just a field. Chris provided some details about the American Rescue Plan Act (ARPA)

funds as one resource to assist with the implementation of the whole farm concept. Kurt Gaertner noted that the agricultural community had ambitions for whole farm protection, and advance these types of projects to enable the conservation of valuable woodlands. Kathy Orlando noted that the concept is a part of the Farmland Action Plan, and that Land Trusts have helped families seeking to protect the whole farm for years by raising additional funds to those provided by MDAR to expand the acres protected under APRs and that it is a fantastic act for the State to pursue funding whole farm protection. John Kinchla asked if the ARPA funds comes from the amount that was reported by the Commissioner. Ron Hall explained the funds within the Commissioner's report were from the State Environmental Bond source of funds and ARPA is a separate funding source. A motion to approve the project was made by Kurt Gaertner and seconded by Fred Dabney. The motion was unanimously approved.

3. *Patricia and Lawrence Field- Westfield*: The presentation and recommendation were given by Jay Rosa and are attached to these meeting minutes. Fred Dabney asked if there were any APRs in the area. Jay Rosa reported that MDAR has been active in the area with the Adams' APR, which recently closed, and that the Tomasko APR is across the street. A motion to approve the project was made by Kurt Gaertner and seconded by Karen Schwalbe. The motion was unanimously approved.
4. *Catherine A. Kelley- Hadley*: The presentation and recommendation were given by Chris Chisholm and are attached to these meeting minutes. A motion to approve the project was made by Kurt Gaertner and seconded by Karen Schwalbe. The motion was unanimously approved.
5. *Douglas Warner and Cassandra Morrey- Williamsburg*: The presentation and recommendation were given by Ron Hall and are attached to these meeting minutes. A motion to approve the project was made by Karen Schwalbe and seconded by Kurt Gaertner. The motion was unanimously approved.
6. *Margaret Riley-Hadley*: The presentation and recommendation were given by Chris Chisholm and are attached to these meeting minutes. A motion to approve the project was made by Fred Dabney and seconded by Kurt Gaertner. The motion was unanimously approved.
7. *Noel and Paul Wehl Realty Trust - Sheffield*: The presentation and recommendation were given by Jay Rosa and are attached to these meeting minutes. A motion to approve the project was made by Karen Schwalbe and

seconded by Kurt Gaertner. The motion was approved with Kathy Orlando abstaining.

#### **IV. VOTES: Vote of Interest**

1. *Blue Hill Farm- New Marlborough*: The presentation and recommendation were given by Jay Rosa and are attached to these meeting minutes. A motion to approve the project was made by Kathy Orlando and seconded by Karen Schwalbe. The motion was unanimously approved.
2. *Golonka Farm- Whately and Hatfield*: The presentation and recommendation were given by Michele Padula and are attached to these meeting minutes. A motion to approve the project was made by Kurt Gaertner and seconded by Fred Dabney. The motion was unanimously approved.
3. *Olszewski Realty Trust LLC- Whately*: The presentation and recommendation were given by Michele Padula and are attached to these meeting minutes. A motion to approve the project was made by Karen Schwalbe and seconded by Kurt Gaertner. The motion was unanimously approved.

Kathy Orlando asked about a presentation of the Farmland Action Plan at a future ALPC meeting. Commissioner Randle support a presentation for a future meeting.

Brittany Overshiner had some specific questions about investments with certain properties and the potential impacts, for example, farmland near rivers for erosion, or if issues of longevity with the farm property were taken into consideration when evaluating a project. Chris Chisholm provided the example of ditches for drainage on one of her projects and the conversation with the landowners on proper maintenance of these systems so as to avoid land resource impacts in the future.

Jamie Pottern agreed that it would be good for the ALPC to get an overview of the Farmland Action Plan. Jamie also updated the members on three upcoming free workshops that MDAR staff are participating in, called “Planning for the Future of Your Farm”. The workshops will provide information on organizations and resources to assist with planning for the future of farms. Many people have registered for the three workshops, and there is tremendous interest with one workshop already full.

Commissioner Randle entertained a motion to adjourn. The motion was made by Fred Dabney and second by Karen Schwalbe. The motion was unanimously approved.

Adjourned at 11:20 AM.

Meeting minutes were submitted by Jill Ward and Ronald Hall

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

**Narrative for Final Vote 3/26/2025**

**Bartlett North Property – Elm Knoll Trust and Cold Spring Trust, Jane Kiggins and Donna Bartlett Trustees – Salisbury – Essex County**

This 231.67 +/- acre property, located on Locust Street and Congress Street in Salisbury, has been owned and managed by the Bartlett family for 11 generations. The 12<sup>th</sup> generation is currently enrolled in an agricultural program at the University of Maine and will be taking over the farm once he graduates.

The family currently grows 30 acres of vegetables and leases out 150 acres of hay to a local farmer. The remaining 93 acres is productive woodland. There are no structures on the proposed APR property. According to the NRCS soils map, the soils on the property consist of 42.13 acres of prime, 112.5 acres of state important and 5.2 acres of locally important farmland soils for a total of 69% prime, state and FLI. This is a whole farm project and as such we are looking to fund this APR with American Rescue Act (ARPA) monies in combination with Essex County Greenbelt Association and state ACEP-ALE reimbursement funding.

Appraised values established by LandVest are as follows:

**Market Value Before Restriction - \$2,400,000 (\$10,359.56/acre)**

**Market Value After Restriction (agricultural value) - \$425,000 (\$1,834.50/acre)**

**APR Value - \$1,975,000 (\$8,525.05/acre)**

The Commonwealth's offer of \$1,876,250 (\$8,098.80/acre) was accepted by the family. Essex County Greenbelt Association has been assisting with this acquisition and will be covering the required local match of 5% or \$98,750. The combined paid consideration for the property to be protected by an APR is \$1,975,000.

**Staff Recommendation:**

The property represents a valuable agricultural resource and is a critical farm parcel for the Essex County. Staff recommends a final vote by the ALPC for this property in the amount of \$1,876,250 from the Commonwealth, and the remaining value (\$98,750) from the Essex County Greenbelt Association.

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 and/or a local land trust, 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 owner must deliver to the Department clear record and marketable title to the property.



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

**Final Vote Summary Sheet**

**APPLICANT:** Elm Knoll Trust and Cold Spring Trust

**ACRES:** 231.67 acres

**PROPERTY LOCATION:** Congress Street and Locus Street, Salisbury

**COUNTY:** Essex

**ALPC DATE:** March 26, 2025

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:** \$2,400,000 (\$10,359.56/acre)

**MARKET VALUE AFTER APR:** \$425,000 (\$1,834.50/acre)

**APR VALUE:** \$1,975,000 (\$8,525.05/acre)

**APPRAISER:** LandVest

**LOCAL CONTRIBUTION:** 5% or \$98,750

**BARGAIN SALE:** \$0 unless unable to obtain the \$98,750

**COMMONWEALTH'S SHARE:** **\$1,876,250 (\$8,098.80/acre)**

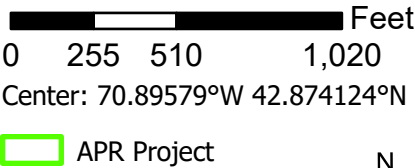
**COMMENTS:** Great farmland resource owned by the same family for 11 generations with the 12<sup>th</sup> generation in the winds to continue the tradition.

# Project Name: North Bartlett - Land Cover Salisbury, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	83.24	35.9%

231.67 acres total



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

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

**Narrative for Final Vote 3/26/2025**

**Bartlett South Property – Morrill Trust and Maple Ridge Trust, Jane Kiggins and Donna Bartlett Trustees – Salisbury and Amesbury – Essex County**

This 209.64 +/- acre property, located on Main Street and Congress Street in Salisbury, has been owned and managed by the Bartlett family for 11 generations. The 12<sup>th</sup> generation is currently enrolled in an agricultural program at the University of Maine and will be taking over the farm once he graduates.

The family currently grows 28 acres of vegetables and leases out 55 acres of hay to a local farmer. The remaining 116 acres is combination of pasture and woodlands. The pasture has been utilized to graze cattle. There are no structures on the proposed APR property. According to the NRCS soils map, the soils on the property consist of 32.27 acres of prime, 34.88 acres of state important and 68.38 acres of locally important farmland soils for a total of 65% prime, state and FLI. 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 Association and state ACEP-ALE reimbursement funding.

Appraised values established by LandVest are as follows:

**Market Value Before Restriction - \$3,500,000 (\$16,695.28/acre)**

**Market Value After Restriction (agricultural value) - \$380,000 (\$1,812.63/acre)**

**APR Value - \$3,120,000 (\$14,882.65/acre)**

The Commonwealth's offer of \$2,964,000 (\$14,138.52/acre) was accepted by the family. Essex County Greenbelt Association has been assisting with this acquisition and will be covering the required local match of 5% or \$156,000. The combined paid consideration for the property to be protected by an APR is \$3,120,000.

**Staff Recommendation:**

The property represents a valuable agricultural resource and is a critical farm parcel for the Essex County. Staff recommends a final vote by the ALPC for this property in the amount of \$2,964,000 from the Commonwealth, and the remaining value (\$156,000) from the Essex County Greenbelt Association.

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 and/or a local land trust, 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 owner must deliver to the Department clear record and marketable title to the property.

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

**Final Vote Summary Sheet**

**APPLICANT:** Morrill Trust and Maple Ridge Trust

**ACRES:** 209.64 acres

**PROPERTY LOCATION:** Congress Street and Main Street, Salisbury and Amesbury

**COUNTY:** Essex

**ALPC DATE:** March 26, 2025

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:** \$3,500,000 (\$16,695.28/acre)

**MARKET VALUE AFTER APR:** \$380,000 (\$1,812.63/acre)

**APR VALUE:** \$3,120,000 (\$14,882.65/acre)

**APPRAISER:** LandVest

**LOCAL CONTRIBUTION:** 5% or \$156,000

**BARGAIN SALE:** \$0 unless unable to obtain the \$156,000

**COMMONWEALTH'S SHARE:** **\$2,964,00 (\$14,138.52/acre)**

**COMMENTS:** Great farmland resource owned by the same family for 11 generations with the 12<sup>th</sup> generation in the winds to continue the tradition.

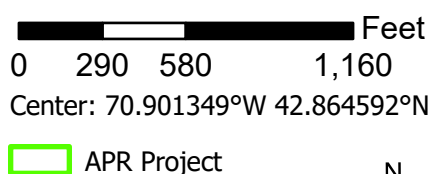


# Project Name: South Bartlett - Land Cover Amesbury Salisbury, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	108.09	51.5%

**209.71 acres total**



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

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

***Narrative for Final Vote 3/26/2025***

**Patricia and Lawrence Field – Westfield – Hampden County**

The 16.05-acre property has been managed by Patricia Field for over 20 years and is utilized for veggie starts, herbs, flowers, and perennials often sold for contracted landscape design work. Approximately 12 acres of the property are managed by local farmer Gerg Bolduc to produce feed for beef and dairy animals. The alfalfa/orchard mix yields an average of 80 round bales per year (48 tons per crop year). Existing infrastructure includes 2 greenhouses, and a pump room shed for irrigation.

Appraised values of the parcel established by Christopher H. Bowler of LandVest Inc., are as follows:

Market Value Before Restriction - \$410,000 (\$25,545/acre)

Market Value After Restriction (agricultural value) - \$72,000 (\$4,458/acre)

APR value - \$338,000 (\$21,059/acre)

NRCS has allocated \$169,000 (50%) in support of this project through the ACEP-ALE program, and the Westfield Community Preservation Committee (CPC) voted to allocate local matching funds in the amount of \$33,800 (10%), subject to final City Council approval. The Commonwealth's offer of \$304,200 was accepted by Patricia and Lawrence Field; therefore, the combined paid consideration for the property to be protected by APR is \$338,000.

**Staff Recommendation:**

This property represents a valuable agricultural resource and is a critical farm parcel for the City of Westfield and the wider Hampden County region. The property has been well managed by a single family for over 80 years (Tomasko Dairy) and is currently utilized for a diverse range of products in support of the Fields of Flowers business and nearby Bolduc Farm.

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 and the Sheffield Land Trust, in formats suitable for the purposes of the Department prior to closing.
- 5.) Any lowered value as a result of the final survey will result in the difference being deducted from the state share of the APR, and any higher number may result only in an increase in the local match.
- 6.) The owner(s) must execute the current approved and unamended APR contract in effect at the time of closing with the Department.

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

**Final Vote Summary Sheet**

**APPLICANT:** Patricia and Lawrence Field

**ACRES:** 16.05

**PROPERTY LOCATION:** North Road, Westfield

**COUNTY:** Hampden

**ALPC DATE:** March 26, 2024

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:** \$ 410,000 (\$25,545 /acre)

**MARKET VALUE AFTER APR:** \$ 72,000 (\$4,458 /acre)

**APR VALUE:** \$ 338,000 (\$21,059 /acre)

**APPRAISER:** Christopher Bowler, Landvest Inc.

**LOCAL CONTRIBUTION** \$ 33,800

**BARGAIN SALE:** \$ 0

**COMMONWEALTH'S SHARE: \$ 304,200 (\$18,953/acre)**

**COMMENTS:** The City of Westfield is experiencing significant development pressure on open farmland, particularly in the northern portion of the city, with several recent light industrial and solar developments in this area. MDAR, in partnership with the City, has established 5 APRs in close proximity to the Field Property on North Road. This proposed APR would protect another important farmland resource in a community that is highly supportive of farmland protection. The Field property has been well managed for decades and supports multiple farm business operations – Fields of Flowers & Bolduc Farm.



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)

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-  Open Agriculture
-  APR Applicant
-  Existing APR



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

**Narrative for Final Vote 3/26/2025**

**Catherine A. Kelley – Hadley – Hampshire County**

This 11.10 +/- acre property has been managed by the Kelley family for over 20 years and is currently utilized to grow corn, tobacco and squash. Existing infrastructure includes 3 greenhouses. According to the NRCS soils map, the soils on the property consist of 9.92 acres of prime (89.3%), .26 acres of farmland of statewide importance (2.4%), and .36 acres of farmland of local importance (3.3%). The property is located in an active agricultural area.

Appraised values established by O'Connor Real Estate Associates, Inc. are as follows:

**Market Value Before Restriction - \$415,000 (\$37,387.38/acre)**

**Market Value After Restriction (agricultural value) - \$127,500 (\$11,486.48/acre)**

**APR Value - \$287,500 (\$25,900.90/acre)**

The Commonwealth's offer of \$287,500 (\$25,900.90/acre) qualifies for the "APR Purchase Price Limitations" policy requirements and was accepted by the owner. Staff has reached out to the Town of Hadley regarding the local matching funds of 5% or \$14,375 and will be meeting with the Town Conservation Agent. If local matching funds are not obtained, 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 \$273,125 from the Commonwealth, and the remaining value (\$14,375) 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 and/or a local land trust, 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 owner must deliver to the Department clear record and marketable title to the property.

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

**Final Vote Summary Sheet**

**APPLICANT:** Catherine A. Kelley

**ACRES:** 11.10 acres

**PROPERTY LOCATION:** 111 Stockbridge Street, Hadley

**COUNTY:** Hampshire

**ALPC DATE:** March 26, 2025

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:** \$415,000 (\$37,387.38/acre)

**MARKET VALUE AFTER APR:** \$127,500 (\$11,486.48/acre)

**APR VALUE:** \$287,500 (\$25,900.90/acre)

**APPRAISER:** O'Connor Real Estate Associates

**LOCAL CONTRIBUTION:** 5% or \$14,375

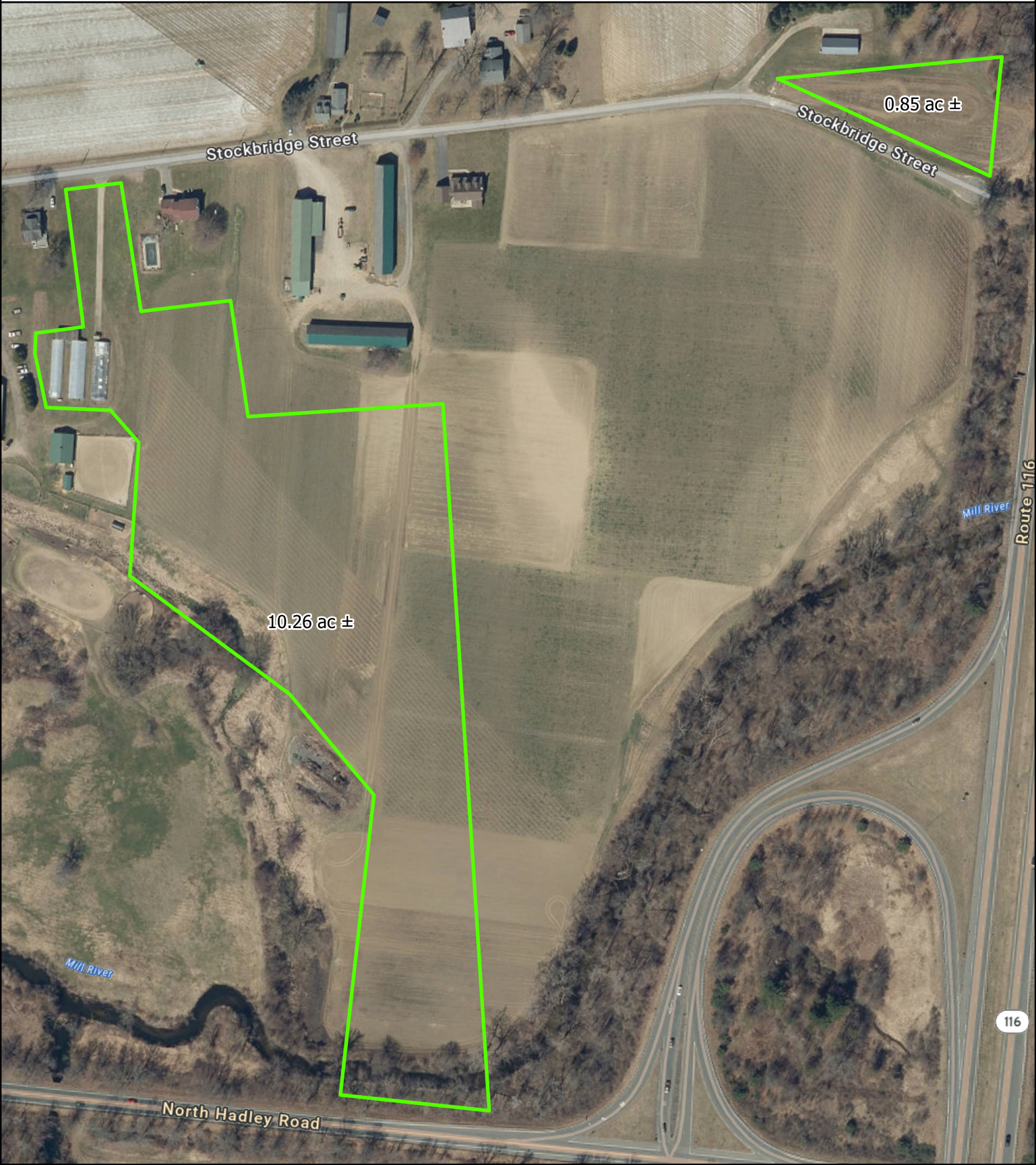
**BARGAIN SALE:** \$0 unless unable to obtain the \$14,375

**COMMONWEALTH'S SHARE:** **\$273,125 (\$24,605.85/acre)**

**COMMENTS:** Great farmland resource in a very supportive community.



Project Name: Kelley - Land Cover  
Hadley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	8.39	75.5%

APR Project = 11.10 acres

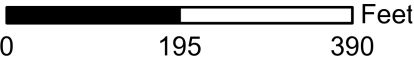
Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

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 APR Application



Center: 72.543731°W 42.387086°N

## DEPARTMENT OF AGRICULTURAL RESOURCES

### AGRICULTURAL PRESERVATION RESTRICTION

#### NARRATIVE FOR FINAL VOTE

**Douglas Warner and  
Cassandra Morrey**

**Williamsburg**

**Hampshire County**

The 31.666 (+/-) acres farmland parcel is located at Mountain Street and Reservoir Road in Williamsburg and is part of a larger property recently purchased by the Kestrel Land Trust and is located near a couple existing APR properties in the area. Kestrel Land Trust plans to sell the farmland parcel to Douglas and Cassandra just prior to the APR being executed. For many years this property has been farmed by the abutting former Warner dairy for corn and hay. In recent time, Doug Warner harvests hay/ forage for beef and sheep farm operation, yielding approximately 3 tons per acre annually. Soils on the property consist of about 26.24 acres of prime and statewide importance soils with an overall percentage of 83.37% prime/state soils with approximately 39.5% open farmland.

Appraisal values established by O'Connor Real Estate Associates, Inc., are as follows:

Market Value Before Restrictions:	\$470,000 (\$14,842 per acre)
Market Value After Restriction:	\$60,000 (\$1,895 per acre)
APR Value:	\$410,000 (\$12,948 per acre)

Williamsburg has a "Right to Farm" by-law, therefore the required local match is 5%, or \$20,500.00, and the Town of Williamsburg is expected to cover the local match requirement. The Commonwealth's offer of \$389,500.00 was accepted by Douglas Warner and Cassandra Morrey; therefore, the combined paid consideration for the property to be protected by an APR is \$410,000.

#### Staff Recommendation:

This parcel represents a valuable agricultural resource and is a critical parcel to a local farm operation located in the area. Staff recommends final voting this property for \$389,500.00 from the Commonwealth and the remaining appraised value of \$20,500.00 from the Town of Williamsburg

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 un-amended APR contract in effect at the time of closing with the Department.
- 7.) The owner must deliver to the Department clear record and marketable title to the property.

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

**Final Vote Summary Sheet**

**APPLICANT:** Douglas Warner and Cassandra Morrey

**ACRES:** 31.66 (+/-)

**PROPERTY LOCATION:** Mountain Street and Reservoir Road, Williamsburg

**COUNTY:** Hampshire

**ALPC MEETING DATE:** March 26, 2025

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:** \$470,000.00 (\$14,842 per acre)

**MARKET VALUE AFTER APR:** \$60,000.00 (\$1,895 per acre)

**APR VALUE:** \$410,000.00 (\$12,948 per acre)

**APPRAISER:** Robert O'Connor, O'Connor Real Estate Appraisers, Inc.

**LOCAL CONTRIBUTION** \$20,500.00 (5%)  
**and/ or BARGAIN SALE**

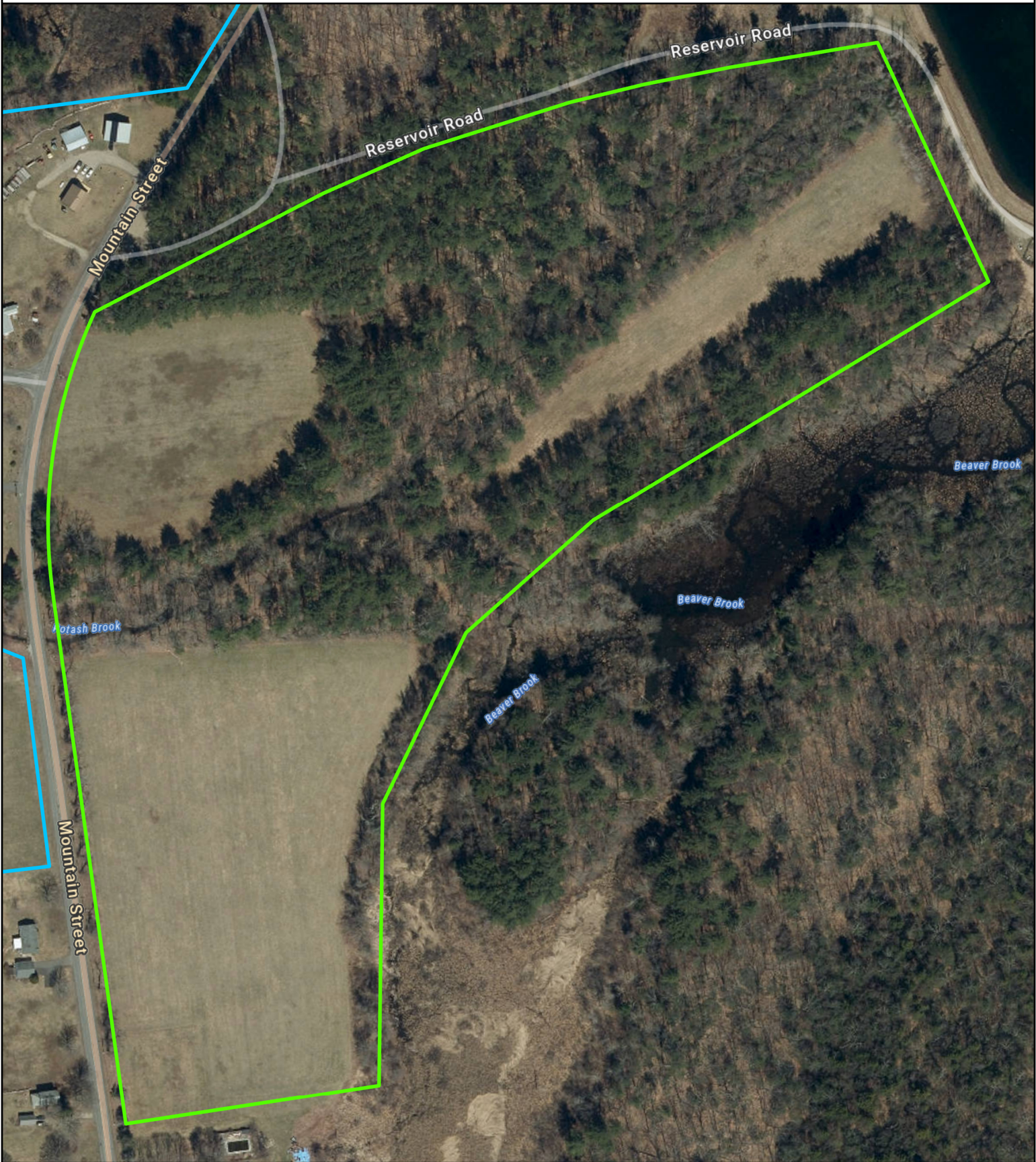
**COMMONWEALTH'S SHARE:** \$389,500.00 (\$12,300 per acre)

**COMMENTS:** The 31.666-acres is in an essential agricultural area and near or abutting two existing APR parcels. The Town of Williamsburg has voted the 5% local match funds of \$20,500. The Kestrel Land Trust recently purchase the Estate of Carol Longley family trust and agreed to sell the 31.666-acre farmland parcel to Douglas Warner and Cassandra Morrey that they would protect with an APR. This parcel represents a valuable agricultural resource and is a critical parcel to Douglas's and Cassandra's farm operation located on Mountain Street.

3/26/2025



Project Name: Warner-Morrey - Land Cover  
Williamsburg, MA



Land Cover	Acreage	Percent of area
Open Agriculture	10.64	33.6%

APR Project = 31.7 acres

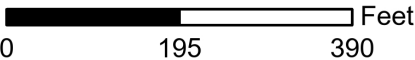
Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

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 Prospective APR



Center: 72.674864°W 42.398693°N

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

**Narrative for Final Vote 3/26/2025**

**Riley – Hadley – Hampshire County**

Margaret Riley owns this 7.96 +/- acre property located on Bay Road in Hadley. There are no structures on the property in question and it is currently farmed by Gordon Cook for hay and corn to support his dairy herd. According to the NRCS soils map, the soils on the property consist of 4.63 acres of prime (58.2%) and 3.33 acres of farmland of statewide importance (41.8%). The property is located in an active agricultural area.

Appraised values established by O'Connor Real Estate Associates, Inc. are as follows:

**Market Value Before Restriction - \$375,000 (\$47,110.55/acre)**

**Market Value After Restriction (agricultural value) - \$100,000 (\$12,562.81/acre)**

**APR Value - \$275,000 (\$34,547.73/acre)**

The Commonwealth's offer of \$275,000 (\$34,547.73/acre) qualifies for the "APR Purchase Price Limitations" policy requirements and was accepted by the owner. Staff has reached out to the Town of Hadley regarding the local matching funds of 5% or \$13,750 and will be meeting with the Town Conservation Agent. If local matching funds are not obtained, 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 \$261,250 from the Commonwealth, and the remaining value (\$13,750) 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 and/or a local land trust, 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 owner must deliver to the Department clear record and marketable title to the property.



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

**Final Vote Summary Sheet**

**APPLICANT:** Margaret L. Riley

**ACRES:** 7.96 acres

**PROPERTY LOCATION:** 167 Bay Road, Hadley

**COUNTY:** Hampshire

**ALPC DATE:** March 26, 2025

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:** \$375,000 (\$47,110.55/acre)

**MARKET VALUE AFTER APR:** \$100,000 (\$12,562.81/acre)

**APR VALUE:** \$275,000 (34,547.73/acre)

**APPRAISER:** O'Connor Real Estate Associates

**LOCAL CONTRIBUTION:** 5% or \$13,750

**BARGAIN SALE:** \$0 unless unable to obtain the \$13,750

**COMMONWEALTH'S SHARE:** **\$261,250 (\$32,820.35/acre)**

**COMMENTS:** Great farmland resource in a very supportive community. Property is currently rented by Gordon Cook to support his dairy operation.

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



Land Cover	Acreage	% Land Cover
Open Agriculture	7.78	97.8%

7.96 acres total

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

 APR Applicant



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

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

*Narrative for Final Vote 3/26/2025*

**Noel and Paul Wiehl Realty Trust – Sheffield – Berkshire County**

The 32.2-acre property is located along the Housatonic River in Sheffield. This is a highly active agricultural area with Sheffield representing the highest density of APRs in Berkshire County. The property is utilized for hay production managed by the Goodchild family in support of their beef cattle herd. Average annual yield is 5-6 tons per acre.

Appraised values of the parcel established by John S. Cote are as follows:

Market Value Before Restriction - \$340,300 (\$10,566/acre)

Market Value After Restriction (agricultural value) - \$40,250 (\$1,250/acre)

APR value (rounded) - \$300,000 (\$9,316/acre)

Sheffield is a right to farm community; therefore, the requested local match of 5% is \$15,000. It is expected that this match will be covered by landowner bargain sale. The Commonwealth's offer of \$285,000 was accepted by Noel and Paul Wiehl; therefore, the combined paid consideration for the property to be protected by APR is \$285,000.

**Staff Recommendation:**

This property represents a valuable agricultural resource and is a critical farm parcel for the Town of Sheffield and the wider southern Berkshire County region. The property has a long history of agricultural use in support of area dairy and beef operations. This portion of Sheffield maintains a highly active agricultural economy with quality farming soils.

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 and the Sheffield Land Trust, 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 owner must deliver to the Department clear record and marketable title to the property.

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

**Final Vote Summary Sheet**

**APPLICANT:** Noel and Paul Wiehl Realty Trust

**ACRES:** 32.2

**PROPERTY LOCATION:** Hewins Street, Sheffield

**COUNTY:** Berkshire

**ALPC DATE:** March 26, 2025

**APPRAISED VALUES**

**MARKET VALUE BEFORE APR:**           \$ 340,300 (\$10,566 /acre)

**MARKET VALUE AFTER APR:**           \$ 40,250 (\$1,250 /acre)

**APR VALUE (Rounded):**               \$ 300,000 (\$9,316 /acre)

**APPRAISER:** John S. Cote

**LOCAL CONTRIBUTION**               \$ 0

**BARGAIN SALE:**                       \$ 15,000

**COMMONWEALTH'S SHARE:**   **\$ 285,000 (\$8,850 /acre)**

**COMMENTS:** The Town of Sheffield is supportive of the APR program and represents the highest concentration of APRs in Berkshire County. The agricultural economy is well established with the Wiehl property being a significantly important contribution to the quality and productivity of farmland in the area. The Sheffield Land Trust has also partnered to facilitate this proposal with funds allocated in support of appraisal updates and estate planning efforts with the Wiehl family.



Project Name: Wiehl - Landcover  
Sheffield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	16.3	50.3%

0 185 370 740 Feet

Center: 73.326506°W 42.09297°N

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

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Agricultural Resources

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 Exclusion  
 APR Project

**APR Project = 32.4 acres**



MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES  
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

March 26, 2025

**Owner: The Edward B. Goodnow Revocable Trust (Trustees Carleton T. Goodnow and Olivia T. Goodnow); Applicant: Massachusetts Land Conservation Trust (MLCT)**

Referred to as Blue Hill Farm, this 248 ± acre property consists of six contiguous parcels generally bounded by the Umpachene River near the Mill River section of New Marlborough. The property currently includes approximately 45+ acres of land in hay production to the north of Keyes Hill Road, and 10+ acres of fenced pastureland to the south. Multiple ag. structures along Keyes Hill Road including two barns, a repair shop, a large run-in shed for farm equipment storage, and hay/feed storage are included within the proposed APR area. Three existing residential structures are all excluded from APR consideration, resulting in a proposed APR area of 245 ± acres.

The property was purchased by Edward Goodnow in 1968 and has been managed by the family since that time, with assistance from a caretaker living on site. Historically, the farm maintained 50+ dairy cows until the mid-1970's and transitioned to Hereford beef cattle until the mid-2000's. Feed produced in support of dairy and beef operations included sorghum, corn, silage (Alfalfa & Timothy), and 10-12,000 square bales of hay annually. The Goodnow family maintained reduced numbers of Herefords since that time, but commercial agricultural production now exclusively consists of 2-3 hay cuttings per year, averaging 5,500 square bales and 150 round bales.

Approximately 23.2 acres (9.5%) of the proposed APR land are designated as prime farmland (Winooski silt loam), 3.4 acres (1.4%) are designated as farmland of statewide importance, and 45.9 acres (18.7%) are designated as farmland of local importance (Berkshire and Peru Marlow). In total, approximately 55.7 acres (22.7%) of the land are utilized for open agriculture (hay and managed pasture). As a result, this proposal is not eligible for federal ACEP-ALE funding under the standard soil eligibility criteria. The Trustees of Reservations and the New Marlborough Land Trust have initiated fundraising efforts to provide a 50% funding match for this project in place of federal funding.

Trustees of the Goodnow estate have worked with the New Marlborough Land Trust (NMLT) to pursue conservation of the farm and have identified Pat and Kelly McNiff (Pat's Pastured) as farming successors for the property. Pat's Pastured is a well-established Rhode Island farm focusing on pasture raised chicken, turkey, pork, and eggs, as well as grass fed beef. Farm products are sold through retail, CSA, wholesale, markets, and direct shipping. The Goodnow property is ideally suited for a livestock pasture operation and presents of good opportunity for Pat's to own land, consolidate operations to a single property, provide labor housing, and remain

connected to current markets (eastern MA, RI) while also expanding into new markets (western MA, CT, NY).

The Town of New Marlborough is situated in an active agricultural area with a long history of dairy farming. There are 5 existing APRs in New Marlborough including the recently closed Wasserman private APR also facilitated by the NMLT.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	50 ±	Prime Farmland	23.2
Non-tillable Cropland		State Important Soils	3.4
Nursery/Orchard	1.5 ±	Local Soils	45.9
Pasture	18 ±	Unique Farmland	
Managed Woodland	30 ±	TOTAL Prime, SI, LI	72.5 (30%)
Unmanaged Woodland	144 ±		
Ponds/Wetlands	1.3 ±		
Other	3 (house lots)		
TOTAL ACRES	248 ±		
TOTAL ACRES FOR RESTRICTION	245 ±		

CONSERVATION PLAN: No

CHAPTER 61A: No

APR Parcel Scoresheet Rating: 300 Points

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





Photo #	Waypoint #	Description	Direction
1		Ag. fields and infrastructure on Keyes Hill Road	NW



Photo #	Waypoint #	Description	Direction
2		Northern hay field (Mill River Southfield Rd.)	W





Photo #	Waypoint #	Description	Direction
3		Western hay field (Lumbert Cross Rd)	SE



Photo #	Waypoint #	Description	Direction
4		Barn 2 – hay loft	N/A

*Photos (Berkshire MLS)*

## APR Parcel Scoresheet for Applications Received

Date: 1/28/25

Prepared By: Jay Rosa

Landowner's Name: Edward B. Goodnow Revocable Trust; Applicant: MLCT

Total Acres: 248 ±

Property Address: 79 Keyes Hill Road, New Marlborough, Berkshire County

Proposed APR Acres: 245 ±

Eligibility Thresholds - State <sup>(1)</sup>				Yes		
Products raised on APR Area are sold in the normal course of business (i.e. commercial operation)				<input checked="" type="checkbox"/>		
APR Area in active agricultural production for at least previous two years				<input checked="" type="checkbox"/>		
APR Area contains at least 5 contiguous acres of active agricultural land				<input checked="" type="checkbox"/>		
APR Area includes site access (both legal & practical)				<input checked="" type="checkbox"/>		
Eligibility Thresholds - Federal <sup>(2)</sup>				Yes		
ACEP-ALE Area is contiguous (although road and utility easement can bisect)				<input checked="" type="checkbox"/>		
ACEP-ALE Area contains ≥ 33% open farmland				<input type="checkbox"/>		
ACEP-ALE Area contains ≥ 50% of a combination of prime/state/farmland of local importance or;				<input type="checkbox"/>		
ACEP-ALE Area meets any alternate eligibility criteria (historic/archaeological resource, grazing uses, furthers state or local policy)				<input type="checkbox"/>		
ACEP-ALE Area is privately owned or tribal agricultural land				<input checked="" type="checkbox"/>		
ACEP-ALE Area owner(s) meets adjusted gross income (AGI) limitations as set forth in 7 CFR Part 1400				<input checked="" type="checkbox"/>		
If sod/nursery operation, ACEP-ALE Area meets NRCS tolerance for soil loss <sup>(3)</sup>				<input type="checkbox"/>		
State & Federal Eligibility Comments: Proposal likely not eligible for ACEP-ALE funding based on soil and land cover percentages. The Trustees of Reservation and the New Marlborough Land Trust have committed to provide 50% matching funding should the APR proposal proceed.						
Proposed APR Area Attributes						
Soils	Acres	Percent %				
Prime Farmland:	23.2	9.5%	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	≤ 50%
Farmland of Statewide Importance:	3.4	1.4%				
Farmland of Local Importance <sup>(4)</sup> :	45.9	18.7%				
Soil Description/Comments: Majority of prime soils are Winooksi & Amenia silt loam of minimal slope located at the west of the proposed APR area. Local important soils are Berkshire and Peru Marlow. Existing Woodland cover is comprised of this same soil type					Score (0-75)	20
NRCS Qualifier: In some local areas there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. Where appropriate, these lands are to be identified by the local agency or agencies concerned. In places, additional farmlands for local importance may include tracts of land that have been designated for agriculture by local ordinance. 7 CFR s. 657.5						
Size	Acres					
Total APR Land Area	245		50+ <input checked="" type="checkbox"/>	26-50 <input type="checkbox"/>	11-25 <input type="checkbox"/>	5-10 <input type="checkbox"/>
APR Area Size Comments: Proposed APR area includes 6 contiguous parcels with three separate residential exclusions. Landowner also owns approximately 94 acres of farmland directly to the north of the proposed APR area.					Score (0-50)	50
Open Agriculture	Acres	Percent %				
Land in Open Ag Use	55.7	22.7%	50+ % <input type="checkbox"/>	26-50% <input type="checkbox"/>	11-25% <input checked="" type="checkbox"/>	5-10% <input type="checkbox"/>
Open Agriculture Comments: Open agricultural land consists of 5 hay fields and pasture land to the south of Keyes Hill Road. Open hay fields have been well managed for years based on field visit observations.					Score (0-75)	35
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	56.2	2	500+ <input type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Location Comments: There are 5 existing APRs and 1 private APR in New Marlborough, with 2 located within 2.5 miles of Blue Hill Farm (Wilcox, Jacquir) totalling 124 acres of active farmland protected by APR.					Score (0-50)	15
Land Use	Current Land Use (Majority)					
	Hay		Row Crops, Small Fruits <input type="checkbox"/>	Hay/Forage Orchard, Vineyard <input checked="" type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Land Use Comments: Hay is the primary commercial product currently with approximately 5,500 square bales and 150 round bales produced annually over 2 cuttings. Proposed future farmer (Pat's Pastured) intends to substantially diversify the current use to include actively managed pasture for livestock, silvopasture, expanded hay fields, and a forest management plan.					Score (0-75)	45
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	9	12.00%	Row Crops, Small Fruits <input type="checkbox"/>	Hay/Forage Orchard, Vineyard <input checked="" type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Potential Land Use Comments: Existing open ag land comprised of prime soil is limited and concentrated to the west of the proposed APR along Lumbert Cross Road. The majority of open ag. is ideally suited for hay and pasture as intended by the future user.					Score (0-50)	20
Ownership/Succession			Yes		No	
Land owner is also farm operator			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Farm owner/operator owns other APR Land with no current Stewardship violations			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has participated in Ag. business training			<input type="checkbox"/>		<input checked="" type="checkbox"/>	

Farm owner/operator has completed a formal business plan (professionally prepared)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Existing ag. infrastructure is well maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Farm owner has completed a formal succession plan (professionally prepared)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Farm owner/operator has successfully completed Farm Viability Enhancement Program (FVEP) or other MDAR Grant Program	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ownership/Succession Comments: Current owner managed all farm operations until early 2024. Heirs are pursuing sale, ideally to Pat's Pastured, an experienced farm/farm business out of Rhode Island that primarily produces beef, pork, chicken products and associated feed. Existing farm infrastructure is well maintained.		Score (0-75) 40
Development Pressure	Prior 5 Year Average	
# of permits issued for new residential construction	3	<div>25+ <input type="checkbox"/></div> <div>15-25 <input type="checkbox"/></div> <div>6-15 <input type="checkbox"/></div> <div>0-5 <input checked="" type="checkbox"/></div>
Development Pressure Comments: Residential development in New Marlborough is limited in terms of new construction, however Blue Hill Farm is at risk of sale, development, or non agricultural use should the Trustees of Reservations in partnership with the New Marlborough Land Trust be unable to reach a conservation agreement with the current trust ownership.		Score (0-25) 5
Community Priorities	Yes	No
Right to Farm Bylaw (5)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Preservation Act Fund (CPA) (6)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Open Space Plan incorporates agricultural priorities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Existing Agricultural Incentive Area or Zoning District (7)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Related Municipal Vulnerability Preparedness (MVP) Grant Project (8)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Statewide Conservation Priorities	Yes	No
Property is within or directly abuts a designated Environmental Justice (EJ) Neighborhood (9)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property includes Whole Farm elements (infrastructure, woodlands, etc.) (10)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property is identified as an urban agriculture priority (11)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property abuts or would connect existing protected open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property is within NHESP Biomap2 Core Habitat or CNL ( acres; %) (12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Farm operator utilizes Climate Smart and/or healthy soils practices (cover crops, no till, rotational grazing, riparian buffer, habitat linkage, energy efficiency, drought preparedness, invasive species remediation, etc.) (13)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property attributes align with any other applicable executive orders (14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Community and State Priorities Comments: New Marlborough is a right to farm community that has prioritized protection of farmland while acknowledging that the historic dairy industry is all but eliminated in the community. The NMLT conserved the abutting Goodnow Preserve in 2018, which was owned by the same family as Blue Hill Farm.		Score (0-50) 30
Potential Financial Support	Likely	Unlikely
Municipal Funding (5-10%)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land Trust or other Non-profit	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Grants or Funding Sources	<input type="checkbox"/>	<input type="checkbox"/>
Land Owner Bargain Sale or Gift	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Financial Support Comments: The Trustees of Reservations and the New Marlborough Land Trust is working with the current landowner and likley future farm owner (Pat's Pastured) to raise 50% of the expected APR value as matching funds, as well as additional funds to assist with acquisition of APR excluded residential structures to serve as housing for the future farm owner and labor housing.		

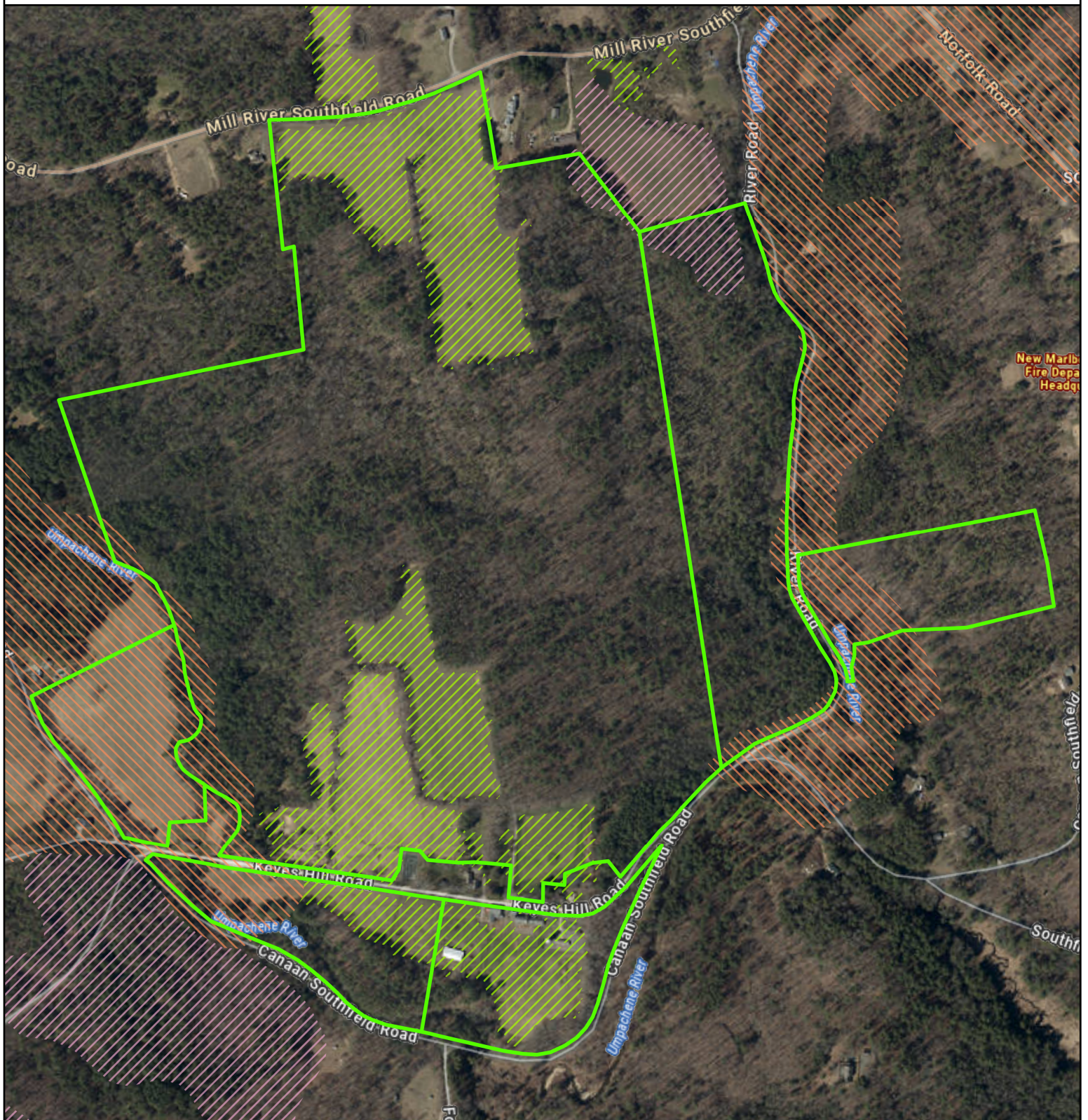
Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)		
Historically, the Goodnow property was utilized for dairy farming. The land is particularly well suited for pasture and feed production based on soil type, grade, configuration, and the condition of existing farm structures. The Goodnow family managed the property well for almost 60 years incorporating rotational grazing and organic farming practices. The family recently engaged with the New Marlborough Land Trust to identify a viable strategy to protect/transfer the land while maintaining commercial agricultural use. NMLT identified the McNiff family (Pat's Pastured) to pursue APR protection of the property. Pat's is a well-established farm focused on pasture raised poultry and pork, as well as grass fed beef. Goodnow Farm is an excellent opportunity for Pat's to own land, consolidate livestock operations to a single property, establish labor housing, and remain connected to current markets (eastern MA, RI) while also expanding into new markets (Western MA, CT, NY).		
		Score (0-50) 40
Total Evaluation Score		300
Recommendation for Vote of Interest (VOI)	Yes	No
Comments: Recommend Vote of Interest by ALPC; 50% funding match proposed to be provided by the Trustees of Reservations and the New Marlborough Land Trusts (project partners)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded (2)
Citation References	<input checked="" type="checkbox"/>	<input type="checkbox"/>



1. State eligibility requirements in accordance with M.G.L c. 61A, §§ 1 through 5 and 330 CMR 22.00: Agricultural Preservation Restriction Program. APR Program policy that applicants who have rejected a prior APR offer may not re-apply within a three-year period.
2. Federal Eligibility Requirements in accordance with USDA Conservation Programs Manual, Part 528 - Agricultural Conservation Easement Program (ACEP), Subpart D - ACEP-ALE General Information and Eligibility Requirements. Full ACEP-ALE eligibility criteria includes land that i) Has prime, unique or other productive soil; ii) Contains historical or archaeological resources; iii) Enrollment would protect grazing uses and related conservation values by restoring or conserving eligible land; iv) Protecting the land will further a State or local policy consistent with the purposes of ACEP. Proposed projects that are supported by the ALCP but do not satisfy applicable ACEP-ALE eligibility requirements may still proceed with APR acquisition, provided that 50% match is achieved through alternate funding source(s). ACEP-ALE funded projects that include contiguous woodlands in excess of 40 acres, or 20% of the ACEP-ALE area (whichever is greater), will be required to complete a forest management plan that meets NRCS standards.
3. NRCS Soil Loss Tolerance or T value is used for qualifying farm practices of the USDA Natural Resources Conservation Service (NRCS) cost-share program. Soil loss tolerance is the determination of average annual soil loss erosion rate that can occur with little or no long term degradation of the soil resource on the field thus permitting crop productivity to be sustained economically for an indefinite period of time. T value ranges based on crop rooting depth, soil depth, topography, and soil type/geology. Farm practices used should bring estimated soil loss below the established tolerance "T" value - NRCS MA Field Office Technical Guide (FTOG).
4. Farmland of Local Importance must be identified by the appropriate local agency for the production of food, feed, fiber, forage, and oilseed crops. This farmland may include tracts of land that have been designated for agriculture by local ordinances. (USDA National Soil Survey Handbook, Part 622)
5. Right to Farm Ordinance or Bylaw adopted by local municipality generally in support and protection of standard agricultural activities that may otherwise be subject to nuisance related complaints or legal action. Often additional framework included to resolve nuisance related issues. (M.G.L c. 40A, §3; M.G.L c. 90, § 9; M.G.L c. 111, § 125A; M.G.L c. 128, § 1A)
6. Community Preservation Act (CPA) MGL. c. 44B enacted to allow municipality to adopt property tax surcharge of up to 3%, revenues from which to be appropriated for the advancement of four target areas: affordable housing, historic preservation, open space, and recreation projects.
7. M.G.L. c. 40L enables the establishment of local agricultural incentive areas that shall be composed principally of agricultural land, land in agricultural or horticultural use, and certain lands contiguous thereto.
8. Municipal Vulnerability Preparedness grant program (MVP) provides support for cities and towns in MA to begin the process of planning for climate change resiliency and implementing priority projects. The state awards communities with funding to complete vulnerability assessments and develop action-oriented resiliency plans. Communities who complete the MVP program become certified as an MVP community and are eligible for MVP Action Grant funding and other opportunities (MA E.O. No.569)
9. Environmental Justice (EJ) population is a neighborhood where one or more of the following criteria are true based on census block data: 1. Annual median household income is 65% or less of the statewide annual median household income; 2. Minorities make up 40% or more of the population; 3. 25% or more of households identify as speaking English less than "very well"; 4. Minorities make up 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150% of the statewide annual median household income (EEA Environmental Justice Policy 2021; MA E.O. No.552).
10. ME EEA Resilient Lands Initiative and Farmland Action Plan identify support for expanded capacity and funding to protect more Whole Farms through the APR program. Whole Farms generally may include open farmland, forest land, wetlands, and agriculture related infrastructure.
11. MA EEA Urban Agriculture goal to support commercial projects designed to increase the production, processing, and marketing of produce grown and sold in urban centers across the Commonwealth.
12. NHESP (MassWildlife Natural Heritage & Endangered Species Program) BioMap2 Core Habitat was developed to identify lands important to the protection of habitats for rare, vulnerable, or uncommon vertebrate, invertebrate, and plants species; priority natural communities; high-quality wetland, vernal pools, aquatic, and coastal habitats; and intact forest ecosystems. Core habitat is critical to the long-term persistence of rare species and other species of conservation concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth. CNL (Critical Natural Landscape) complements Core Habitat and includes large natural landscape blocks that provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience; and includes buffering uplands around coastal, wetland, and aquatic Core habitats to ensure their long-term integrity.
13. MA State Hazard Mitigation & Climate Adaptation Plan (SHMCAP) identifies natural hazards and preparedness/adaptation recommendations for both the built environment and natural resources. Specific impacts on commercial agriculture include drought, inland flooding, sea level rise, erosion, spread of invasive species, and other severe weather events
14. Sample Executive Orders that may be applicable: No. 525 South Coast Rail Corridor Plan (land preservation priority areas); No. 618 Biodiversity Conservation priorities



Project Name: Goodnow Tr MLCT - Soils  
New Marlborough, MA



Soil Type	% Soil Type	Soil Acres
All areas are prime farmland	9.5%	23.2
Farmland of local importance	18.7%	45.9
Farmland of statewide importance	1.4%	3.4

**APR area = 245.0 acres**

- All areas are prime farmland
- Farmland of local importance
- Farmland of statewide importance
- Prospective APR

N  
0 335 670 1,340 Feet  
Center: 73.243157°W 42.096825°N

Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

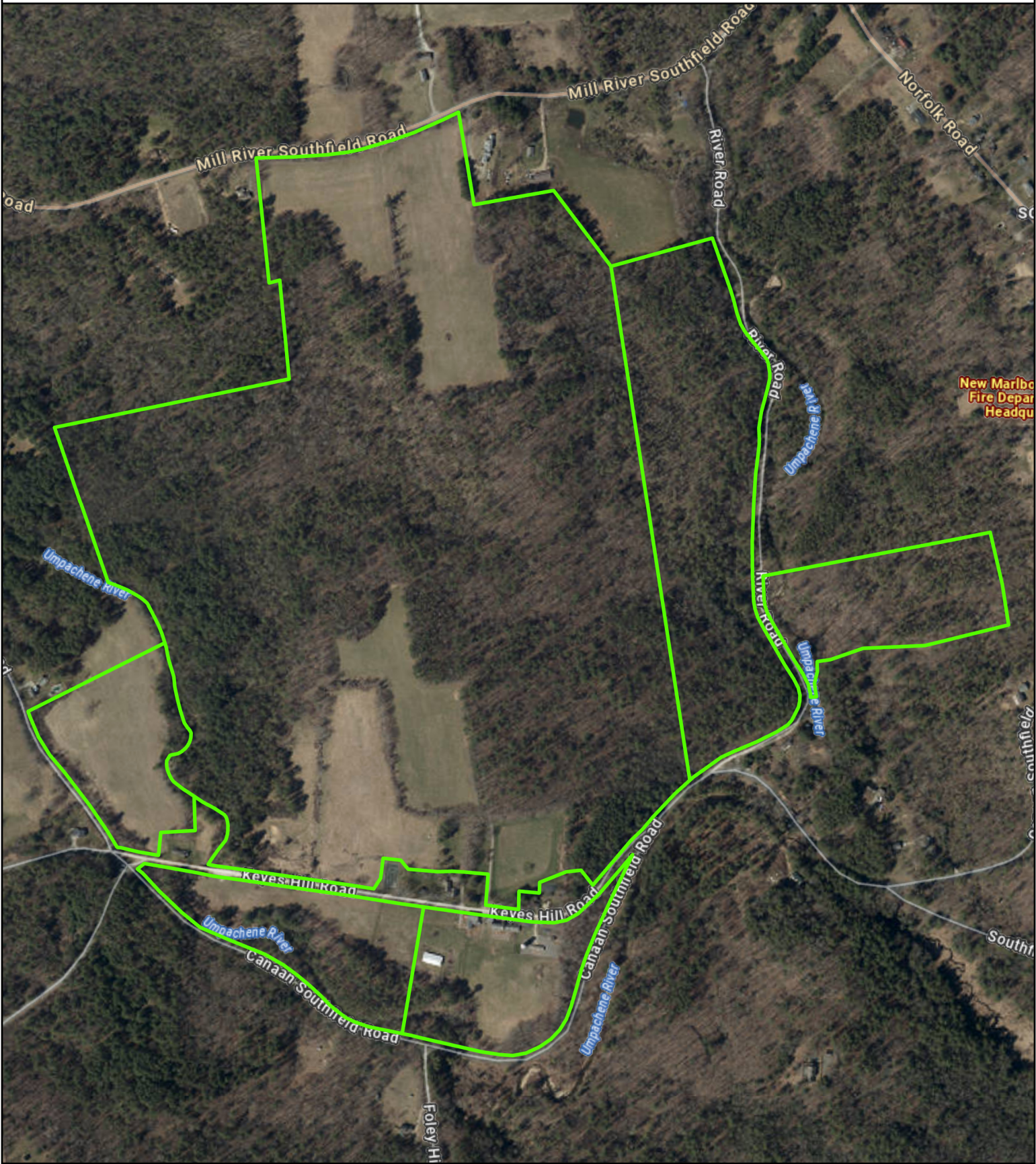


Created by Massachusetts Department of Agricultural Resources

Created: 2/7/2025 9:28 AM



Project Name: Goodnow Tr MLCT - Land Cover  
New Marlborough, MA



Land Cover	Acreage	Percent of area
Open Agriculture	55.66	22.7%

APR Project = 245.0 acres

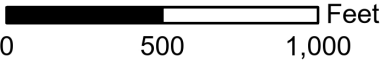
Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

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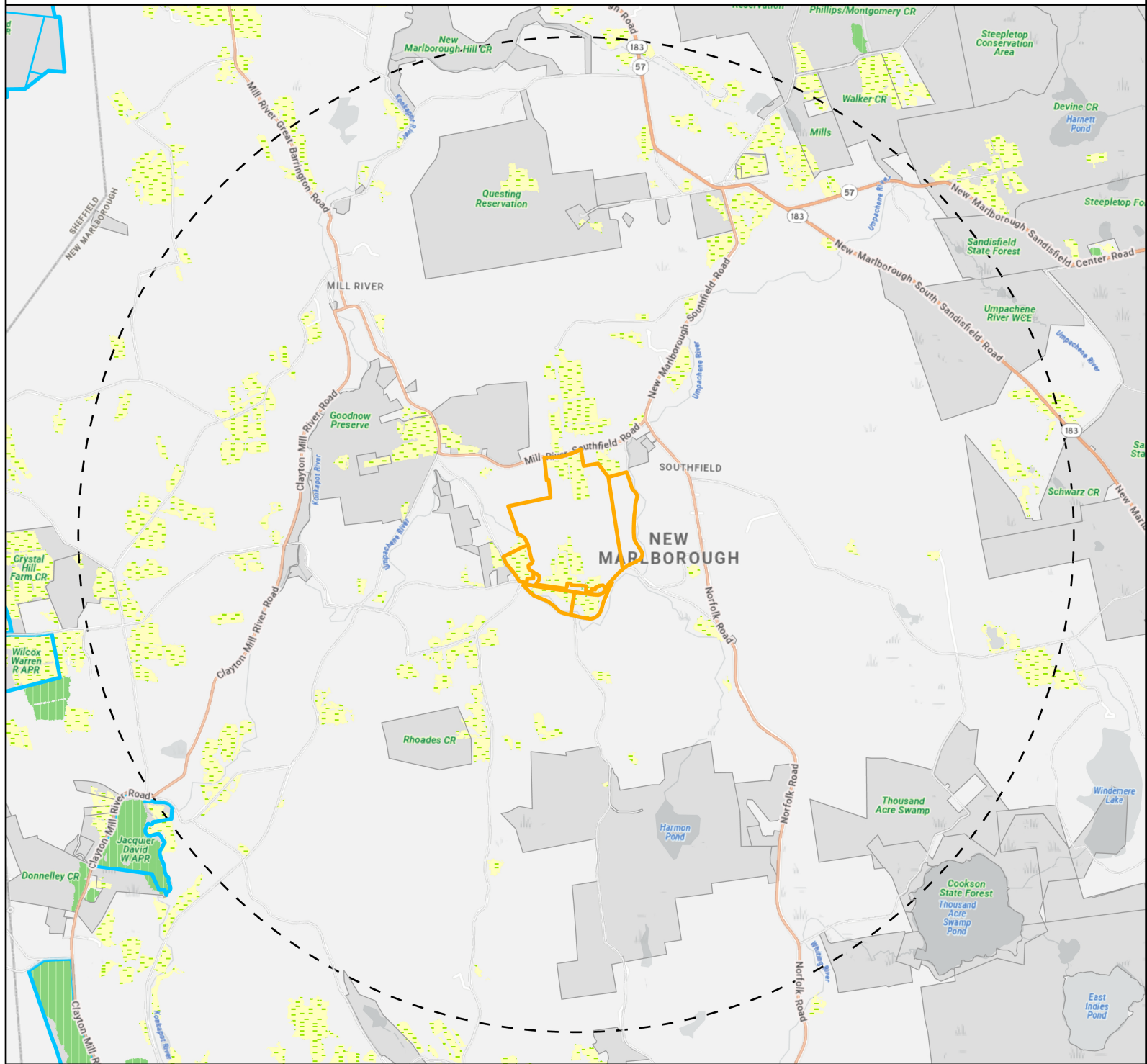
 Proposed APR



Center: 73.243157°W 42.096825°N



# Project Name: Goodnow Tr MLCT - 2.5 mile Block Map



## Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Pasture/Hay	2.1

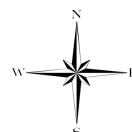
On Protected Openspace	Acres
Cultivated	0
Pasture/Hay	87.8

Within Buffer	Acres
Cultivated	0.2
Pasture/Hay	727.6

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Land cover data is from LCLU (2016).

- Existing APR
- Cultivated
- Pasture/Hay
- Protected and Recreational OpenSpace
- Prospective APR
- 2.5 mile buffer

There are 1 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 73.244679°W 42.096755°N

Data Provided by MassGIS, EEA Openspace, MassGIS, MassDOT & MDAR

Created by Massachusetts Department of Agricultural Resources

Created: 1/28/2025



MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES  
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

***Narrative for Vote of Interest***

*ALPC Meeting March 26, 2025*

**Golonka – Whately (Franklin County) and Hatfield (Hampshire County)**

Golonka Farm is a 58-acre parcel located on Route 5/10 in Whately and Hatfield. Jim Golonka and his wife Jan grow mixed vegetables on approximately 24 acres and the remainder is wooded. Nearly all the produce grown on the property is sold at their retail stand which will be included in the APR. Jim and Jan have taken the farm from a part-time operation to a full-time, well established retail farm business. Their plan is to continue to farm for a few more years and then hopefully sell the restricted land to a young farmer. They are currently enrolled in a succession planning course to assist them in that process.

Approximately 43 acres (73%) are mapped as prime soils, and 15 acres (26%) are mapped as state important soils. The property is located in a large, active APR block where farmland is in high demand. The Town of Whately has been very supportive of the APR Program and has contributed to 5 projects in the last 6 years so it is likely that trend will continue. The Town of Hatfield hasn't been approached for an APR match recently, but staff will work with the town to determine if a contribution is possible.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	24	Prime Farmland	43
Non-tillable Cropland		State Important Soils	15
Nursery/Orchard		Local Soils	
Pasture		Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	58 (100%)
Unmanaged Woodland	34		
Ponds/Wetlands			
Other			
TOTAL ACRES	58		
TOTAL ACRES FOR RESTRICTION	58		

CONSERVATION PLAN: No      CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 445 Points

**Staff Recommendation:** Vote of Interest



## APR Parcel Scoresheet for Applications Received

Date: March 26, 2025 ALPC

Prepared By: Michele Padula

Landowner's Name: Jim and Jan Golonka

Total Acres: 58

Property Address: State Road, Whately/Hatfield

Proposed APR Acres: 58

**Eligibility Thresholds - State <sup>(1)</sup>**

Yes

Products raised on APR Area are sold in the normal course of business (i.e. commercial operation)



APR Area in active agricultural production for at least previous two years



APR Area contains at least 5 contiguous acres of active agricultural land



APR Area includes site access (both legal &amp; practical)

**Eligibility Thresholds - Federal <sup>(2)</sup>**

Yes

ACEP-ALE Area is contiguous (although road and utility easement can bisect)



ACEP-ALE Area contains ≥ 33% open farmland



ACEP-ALE Area contains ≥ 50% of a combination of prime/state/farmland of local importance or;



ACEP-ALE Area meets any alternate eligibility criteria (historic/archaeological resource, grazing uses, furthers state or local policy)



ACEP-ALE Area is privately owned or tribal agricultural land



ACEP-ALE Area owner(s) meets adjusted gross income (AGI) limitations as set forth in 7 CFR Part 1400

If sod/nursery operation, ACEP-ALE Area meets NRCS tolerance for soil loss <sup>(3)</sup>

State &amp; Federal Eligibility Comments:

**Proposed APR Area Attributes**

Soils	Acres	Percent %				
Prime Farmland:	43	73	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:	15	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance <sup>(4)</sup> :						

Soil Description/Comments:

Score (0-75)

65

NRCS Qualifier: In some local areas there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. Where appropriate, these lands are to be identified by the local agency or agencies concerned. In places, additional farmlands for local importance may include tracts of land that have been designated for agriculture by local ordinance. 7 CFR s. 657.5

Size	Acres				
Total APR Land Area	58	50+ <input checked="" type="checkbox"/>	26-50 <input type="checkbox"/>	11-25 <input type="checkbox"/>	5-10 <input type="checkbox"/>

APR Area Size Comments:

Score (0-50)

40

Open Agriculture	Acres	Percent %				
Land in Open Ag Use	25	43	50+ % <input type="checkbox"/>	26-50% <input checked="" type="checkbox"/>	11-25% <input type="checkbox"/>	5-10% <input type="checkbox"/>

Open Agriculture Comments:					Score (0-75)	50
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	1,050	20+	500+ <input checked="" type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments: property is located in a very large, productive APR block.					Score (0-50)	50
Land Use	Current Land Use (Majority)					
	vegetables		Row Crops, Small Fruits <input checked="" type="checkbox"/>	Hay/Forage Orchard, Vineyard <input type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Land Use Comments:					Score (0-75)	75
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	25	100	Row Crops, Small Fruits <input checked="" type="checkbox"/>	Hay/Forage Orchard, Vineyard <input type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Potential Land Use Comments:					Score (0-50)	50
Ownership/Succession			Yes	No		
Land owner is also farm operator			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Farm owner/operator owns other APR Land with no current Stewardship violations			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator has participated in Ag. business training			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator has completed a formal business plan (professionally prepared)			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Existing ag. infrastructure is well maintained			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Farm owner has completed a formal succession plan (professionally prepared)			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator has successfully completed Farm Viability Enhancement Program (FVEP) or other MDAR Grant Program			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Ownership/Succession Comments: Landowners are currently participating in succession planning courses. Successor has not been identified but they are in discussions with a local farmer to purchase the land when the owners retire in 3-4 years. Parcel is located in an area of high demand for ag land.					Score (0-75)	40
Development Pressure	Prior 5 Year Average					

# of permits issued for new residential construction		25+ <input type="checkbox"/>	15-25 <input type="checkbox"/>	6-15 <input type="checkbox"/>	0-5 <input checked="" type="checkbox"/>
Development Pressure Comments: Low inventory buy high demand for single family homes/lots in Whately and Hatfield.				Score (0-25)	5
<b>Community Priorities</b>		<b>Yes</b>	<b>No</b>		
Right to Farm Bylaw (5)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Community Preservation Act Fund (CPA) (6)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Open Space Plan incorporates agricultural priorities		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Existing Agricultural Incentive Area or Zoning District (7)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Related Municipal Vulnerability Preparedness (MVP) Grant Project (8)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
<b>Statewide Conservation Priorities</b>		<b>Yes</b>	<b>No</b>		
Property is within or directly abuts a designated Environmental Justice (EJ) Neighborhood (9)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Property includes Whole Farm elements (infrastructure, woodlands, etc.) (10)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Property is identified as an urban agriculture priority (11)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Property abuts or would connect existing protected open space		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Property is within NHESP Biomap2 Core Habitat or CNL (    acres;    %) (12)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm operator utilizes Climate Smart and/or healthy soils practices (cover crops, no till, rotational grazing, riparian buffer, habitat linkage, energy efficiency, drought preparedness, invasive species remediation, etc.) (13)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Property attributes align with any other applicable executive orders (14)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Community and State Priorities Comments:				Score (0-50)	20
<b>Potential Financial Support</b>		<b>Likely</b>	<b>Unlikely</b>		
Municipal Funding (5-10%)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Land Trust or other Non-profit		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Other Grants or Funding Sources		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Land Owner Bargain Sale or Gift		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Financial Support Comments: The town of Whately has contributed 5% of the acquisition cost on 4 projects over the last 5 years so it is very likely that they will contribute funds to the Golonka project. Staff is uncertain about the town of Hatfield.					

**Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)**

This is a full-time, well established retail vegetable operation. Owners would like it preserved so the next generation of farmers can grow food for locals.		
	<b>Score (0-50)</b>	50
<b>Total Evaluation Score</b>		<b>445</b>
<b>Recommendation for Vote of Interest (VOI)</b>	<b>Yes</b>	<b>No</b>
<i>Comments: Successful retail operation with a great soil resource located in a large active APR block.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Commonwealth (MDAR) Funded</b>	<b>Federal (NRCS) Funded (2)</b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Citation References</b>		
1. State eligibility requirements in accordance with M.G.L c. 61A, §§ 1 through 5 and 330 CMR 22.00: Agricultural Preservation Restriction Program. APR Program policy that applicants who have rejected a prior APR offer may not re-apply within a three-year period.		
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9. Environmental Justice (EJ) population is a neighborhood where one or more of the following criteria are true based on census block data: 1. Annual median household income is 65% or less of the statewide annual median household income; 2. Minorities make up 40% or more of the population; 3. 25% or more of households identify as speaking English less than "very well"; 4. Minorities make up 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150% of the statewide annual median household income (EEA Environmental Justice Policy 2021; MA E.O. No.552).

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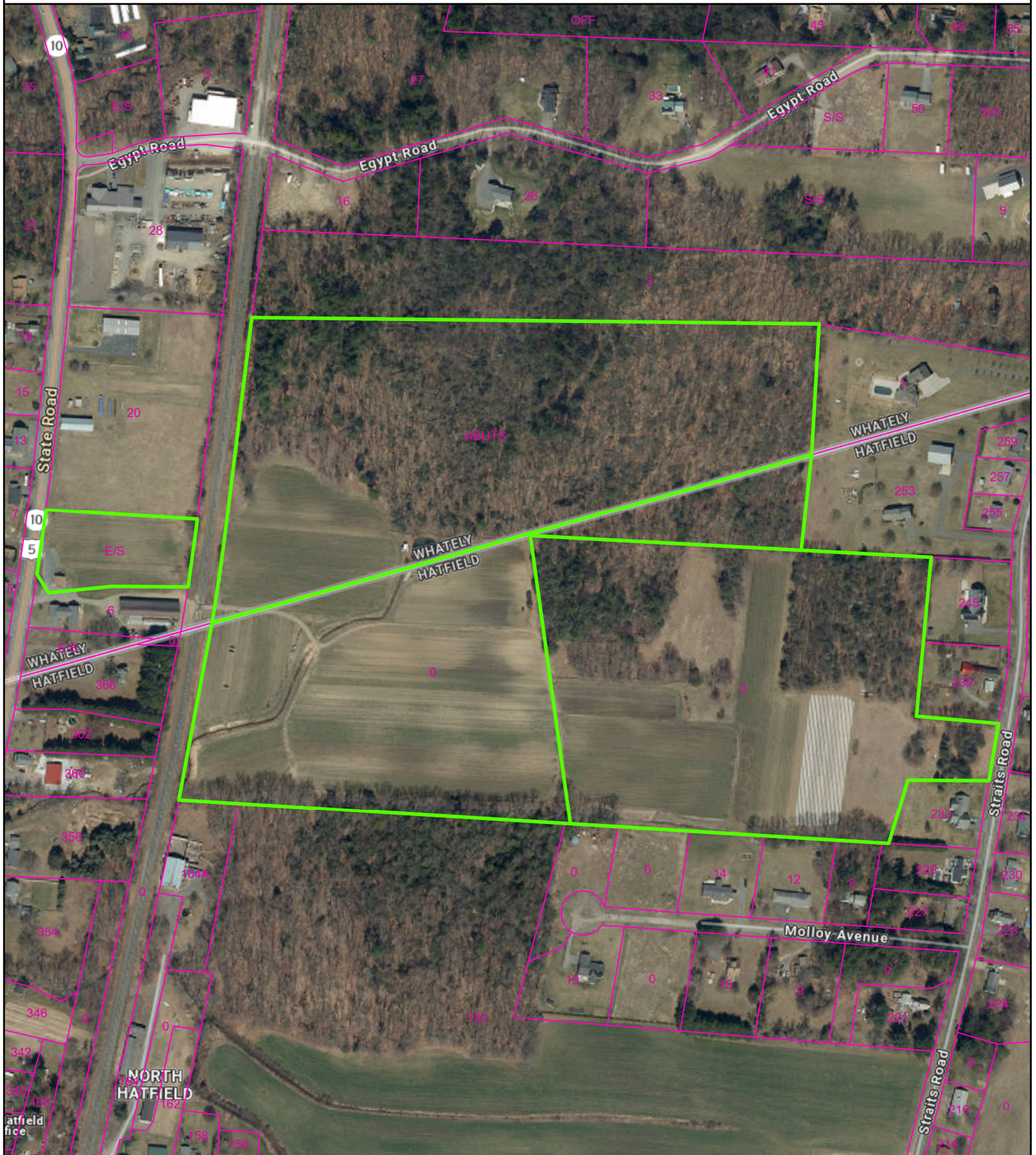
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13. MA State Hazard Mitigation & Climate Adaptation Plan (SHMCAP) identifies natural hazards and preparedness/adaptation recommendations for both the built environment and natural resources. Specific impacts on commercial agriculture include drought, inland flooding, sea level rise, erosion, spread of invasive species, and other severe weather events

14. Sample Executive Orders that may be applicable: No. 525 South Coast Rail Corridor Plan (land preservation priority areas); No. 618 Biodiversity Conservation priorities



# Project Name: Golonka - Land Cover Hatfield & Whately, MA



Land Cover	% Land Cover	Acreage
Open Agriculture	42.6%	24.91

**APR Project = 58.41 acres**

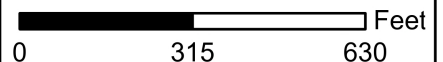
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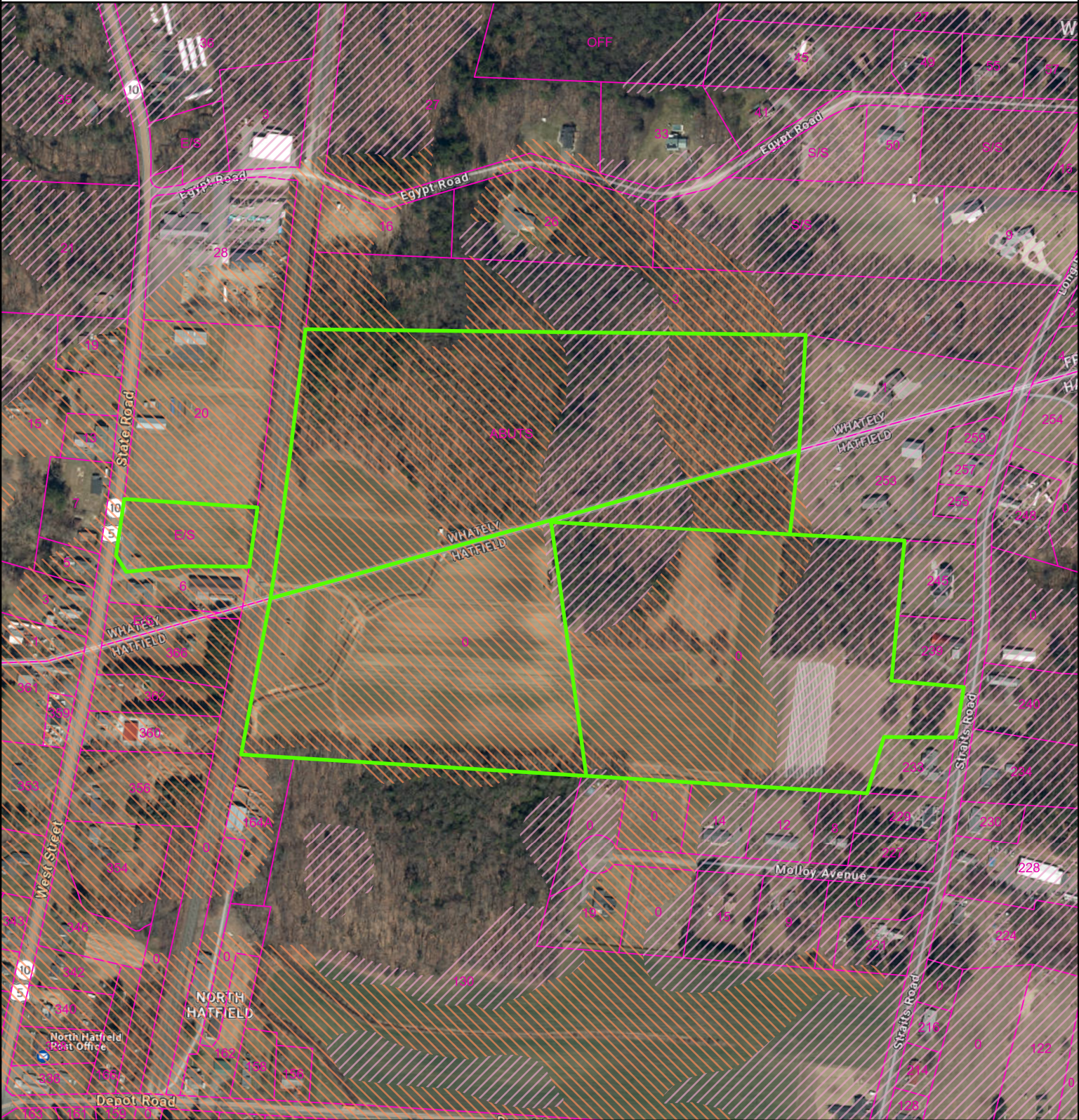
- Existing APR
- Prospective APR



Center: 72.6167°W 42.416009°N



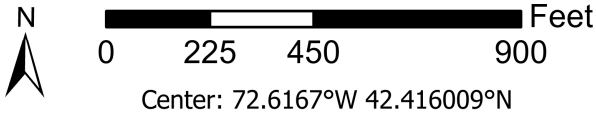
# Project Name: Golonka - Soils Hatfield & Whately, MA



Soil Type	% Soil Type	Soil Acres
All areas are prime farmland	73.4%	42.86
Farmland of statewide importance	26.1%	15.24

APR area = 58.41 acres

- MassGIS Tax Parcels
- All areas are prime farmland
- APR Polys For AGOL
- Farmland of statewide importance



Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

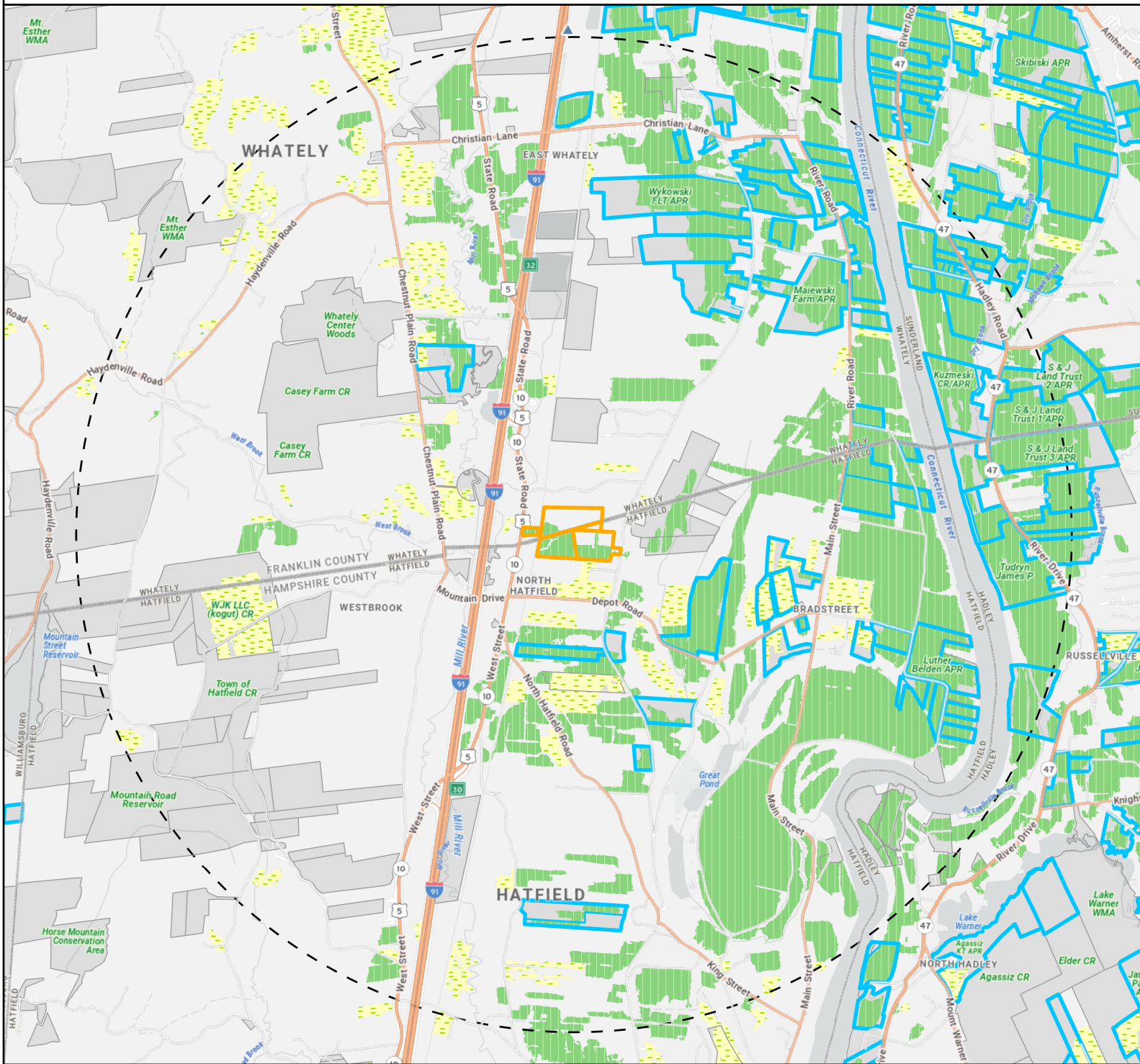


Created by Massachusetts Department of Agricultural Resources

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# Project Name: Golonka - 2.5 mile Block Map



## Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	907.9
Pasture/Hay	46.2

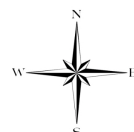
On Protected Openspace	Acres
Cultivated	985.7
Pasture/Hay	138.9

Within Buffer	Acres
Cultivated	2895
Pasture/Hay	590.2

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Land cover data is from LCLU (2016).

- Existing APR
- Cultivated
- Pasture/Hay
- Protected and Recreational OpenSpace
- Prospective APR
- 2.5 mile buffer

There are 45 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.61646°W 42.415965°N

Data Provided by MassGIS, EEA Openspace, MassGIS, MassDOT & MDAR

Created by Massachusetts Department of Agricultural Resources

Created: 1/28/2025



MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES  
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

***Narrative for Vote of Interest***

*ALPC Meeting March 26, 2025*

**Olszewski Realty LLC – Whately - Franklin County**

Olszewski Realty LLC is managed by four Olszewski siblings. The property, located on River Road in Whately, was purchased by their father in the 1970's and has always been leased to local farmers. The property consists of 31 acres, including 18 acres of tillable land. The remainder is wooded. All the open land is being used for vegetable production with half rented by Teddy Smiarowski and half rented by Galenski Farm. Both farmers are full time operators who farm a significant amount of land in the CT River Valley.

Approximately 18 acres (59%) of the soils are mapped as prime, with 2.5 acres (8%) mapped as potential FLI. The property is located in a large, active APR block where farmland is in high demand. The Town of Whately has been very supportive of the APR Program and has contributed to 5 projects in the last 6 years so it is likely that trend will continue.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	18	Prime Farmland	18
Non-tillable Cropland		State Important Soils	
Nursery/Orchard		Local Soils	2.5
Pasture		Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	20.5 (67%)
Unmanaged Woodland	13		
Ponds/Wetlands			
Other			
TOTAL ACRES	31		
TOTAL ACRES FOR RESTRICTION	31		

CONSERVATION PLAN: No      CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 375 Points

**Staff Recommendation:** Vote of Interest



## APR Parcel Scoresheet for Applications Received

Date: March 26, 2025 ALPC

Prepared By: Michele Padula

Landowner's Name: Olszewski

Total Acres: 31.2

Property Address: River Road, Whately

Proposed APR Acres: 31.2

Eligibility Thresholds - State <sup>(1)</sup>	Yes
Products raised on APR Area are sold in the normal course of business (i.e. commercial operation)	<input checked="" type="checkbox"/>
APR Area in active agricultural production for at least previous two years	<input checked="" type="checkbox"/>
APR Area contains at least 5 contiguous acres of active agricultural land	<input checked="" type="checkbox"/>
APR Area includes site access (both legal & practical)	<input checked="" type="checkbox"/>
Eligibility Thresholds - Federal <sup>(2)</sup>	Yes
ACEP-ALE Area is contiguous (although road and utility easement can bisect)	<input checked="" type="checkbox"/>
ACEP-ALE Area contains ≥ 33% open farmland	<input checked="" type="checkbox"/>
ACEP-ALE Area contains ≥ 50% of a combination of prime/state/farmland of local importance or;	<input checked="" type="checkbox"/>
ACEP-ALE Area meets any alternate eligibility criteria (historic/archaeological resource, grazing uses, furthers state or local policy)	<input type="checkbox"/>
ACEP-ALE Area is privately owned or tribal agricultural land	<input checked="" type="checkbox"/>
ACEP-ALE Area owner(s) meets adjusted gross income (AGI) limitations as set forth in 7 CFR Part 1400	<input checked="" type="checkbox"/>
If sod/nursery operation, ACEP-ALE Area meets NRCS tolerance for soil loss <sup>(3)</sup>	<input type="checkbox"/>

State &amp; Federal Eligibility Comments:

## Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	18.4	59	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:			<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance <sup>(4)</sup> :	2.5	8				
Soil Description/Comments: Property contains 2.5 acres (8%) of FLI. Verification will not be requested as the amount of Prime soils confirms eligibility.					Score (0-75)	35
NRCS Qualifier: In some local areas there is concern for certain additional farmlands for the production of food, feed, fiber, forage, and oilseed crops, even though these lands are not identified as having national or statewide importance. Where appropriate, these lands are to be identified by the local agency or agencies concerned. In places, additional farmlands for local importance may include tracts of land that have been designated for agriculture by local ordinance. 7 CFR s. 657.5						
Size	Acres					
Total APR Land Area	31.2	50+	26-50	11-25	5-10	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
APR Area Size Comments:					Score (0-50)	30
Open Agriculture	Acres	Percent %				
Land in Open Ag Use	18.5	59	50+ %	26-50%	11-25%	5-10%
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Open Agriculture Comments:					Score (0-75)	50
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	1190		500+ <input checked="" type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments: Located within a very large block of productive APR land. Abutts Galenski APR application which will close by 6/30/25					Score (0-50)	50
Land Use	Current Land Use (Majority)					
	vegetables		Row Crops, Small Fruits <input checked="" type="checkbox"/>	Hay/Forage Orchard, Vineyard <input type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Land Use Comments: Half of the property is used by Galenski Farms and the other half is used by Teddy Smiarowski, two very large successful vegetable operations.					Score (0-75)	75
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	18.5	100	Row Crops, Small Fruits <input checked="" type="checkbox"/>	Hay/Forage Orchard, Vineyard <input type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Potential Land Use Comments:					Score (0-50)	50
Ownership/Succession			Yes	No		
Land owner is also farm operator			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator owns other APR Land with no current Stewardship violations			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator has participated in Ag. business training			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator has completed a formal business plan (professionally prepared)			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Existing ag. infrastructure is well maintained			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Farm owner has completed a formal succession plan (professionally prepared)			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm owner/operator has successfully completed Farm Viability Enhancement Program (FVEP) or other MDAR Grant Program			<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Ownership/Succession Comments: Landowners would like to maintain ownership of the parcel and continue to lease it out to local farmers. Parcel is located in an area of high demand for ag land.					Score (0-75)	15
Development Pressure	Prior 5 Year Average					

# of permits issued for new residential construction	4+	25+ <input type="checkbox"/>	15-25 <input type="checkbox"/>	6-15 <input type="checkbox"/>	0-5 <input checked="" type="checkbox"/>
Development Pressure Comments: High demand for single family homes/lots in the area but limited inventory in Whately.				Score (0-25)	5
<b>Community Priorities</b>	<b>Yes</b>		<b>No</b>		
Right to Farm Bylaw (5)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Community Preservation Act Fund (CPA) (6)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Open Space Plan incorporates agricultural priorities	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Existing Agricultural Incentive Area or Zoning District (7)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Related Municipal Vulnerability Preparedness (MVP) Grant Project (8)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
<b>Statewide Conservation Priorities</b>	<b>Yes</b>		<b>No</b>		
Property is within or directly abuts a designated Environmental Justice (EJ) Neighborhood (9)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Property includes Whole Farm elements (infrastructure, woodlands, etc.) (10)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Property is identified as an urban agriculture priority (11)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Property abuts or would connect existing protected open space	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Property is within NHESP Biomap2 Core Habitat or CNL ( __ acres; __ %) (12)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Farm operator utilizes Climate Smart and/or healthy soils practices (cover crops, no till, rotational grazing, riparian buffer, habitat linkage, energy efficiency, drought preparedness, invasive species remediation, etc.) (13)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Property attributes align with any other applicable executive orders (14)	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Community and State Priorities Comments:				Score (0-50)	20
<b>Potential Financial Support</b>	<b>Likely</b>		<b>Unlikely</b>		
Municipal Funding (5-10%)	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Land Trust or other Non-profit	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Other Grants or Funding Sources	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
Land Owner Bargain Sale or Gift	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
Financial Support Comments: The town of Whately has contributed 5% of the acquisition cost on 4 projects over the last 5 years so it is very likely that they will contribute funds to the Olszewski.					

**Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)**

	<b>Score (0-50)</b>	40
<b>Total Evaluation Score</b>		<b>370</b>
<b>Recommendation for Vote of Interest (VOI)</b>	<b>Yes</b>	<b>No</b>
<i>Comments:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<b>Commonwealth (MDAR) Funded</b>	<b>Federal (NRCS) Funded <sup>(2)</sup></b>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Citation References</b>		
1. State eligibility requirements in accordance with M.G.L c. 61A, §§ 1 through 5 and 330 CMR 22.00: Agricultural Preservation Restriction Program. APR Program policy that applicants who have rejected a prior APR offer may not re-apply within a three-year period.		
2. Federal Eligibility Requirements in accordance with USDA Conservation Programs Manual, Part 528 - Agricultural Conservation Easement Program (ACEP), Subpart D - ACEP-ALE General Information and Eligibility Requirements. Full ACEP-ALE eligibility criteria includes land that i) Has prime, unique or other productive soil; ii) Contains historical or archaeological resources; iii) Enrollment would protect grazing uses and related conservation values by restoring or conserving eligible land; iv) Protecting the land will further a State or local policy consistent with the purposes of ACEP. Proposed projects that are supported by the ALCP but do not satisfy applicable ACEP-ALE eligibility requirements may still proceed with APR acquisition, provided that 50% match is achieved through alternate funding source(s). ACEP-ALE funded projects that include contiguous woodlands in excess of 40 acres, or 20% of the ACEP-ALE area (whichever is greater), will be required to complete a forest management plan that meets NRCS standards.		
3. NRCS Soil Loss Tolerance or T value is used for qualifying farm practices of the USDA Natural Resources Conservation Service (NRCS) cost-share program. Soil loss tolerance is the determination of average annual soil loss erosion rate that can occur with little or no long term degradation of the soil resource on the field thus permitting crop productivity to be sustained economically for an indefinite period of time. T value ranges based on crop rooting depth, soil depth, topography, and soil type/geology. Farm practices used should bring estimated soil loss below the established tolerance "T" value - NRCS MA Field Office Technical Guide (FTOG).		
4. Farmland of Local Importance must be identified by the appropriate local agency for the production of food, feed, fiber, forage, and oilseed crops. This farmland may include tracts of land that have been designated for agriculture by local ordinances. (USDA National Soil Survey Handbook, Part 622)		
5. Right to Farm Ordinance or Bylaw adopted by local municipality generally in support and protection of standard agricultural activities that may otherwise be subject to nuisance related complaints or legal action. Often additional framework included to resolve nuisance related issues. (M.G.L c. 40A, §3; M.G.L c. 90, § 9; M.G.L c. 111, § 125A; M.G.L c. 128, § 1A)		
6. Community Preservation Act (CPA) MGL. c. 44B enacted to allow municipality to adopt property tax surcharge of up to 3%, revenues from which to be appropriated for the advancement of four target areas: affordable housing, historic preservation, open space, and recreation projects.		
7. M.G.L. c. 40L enables the establishment of local agricultural incentive areas that shall be composed principally of agricultural land, land in agricultural or horticultural use, and certain lands contiguous thereto.		



8. Municipal Vulnerability Preparedness grant program (MVP) provides support for cities and towns in MA to begin the process of planning for climate change resiliency and implementing priority projects. The state awards communities with funding to complete vulnerability assessments and develop action-oriented resiliency plans. Communities who complete the MVP program become certified as an MVP community and are eligible for MVP Action Grant funding and other opportunities (MA E.O. No.569)
9. Environmental Justice (EJ) population is a neighborhood where one or more of the following criteria are true based on census block data: 1. Annual median household income is 65% or less of the statewide annual median household income; 2. Minorities make up 40% or more of the population; 3. 25% or more of households identify as speaking English less than "very well"; 4. Minorities make up 25% or more of the population and the annual median household income of the municipality in which the neighborhood is located does not exceed 150% of the statewide annual median household income (EEA Environmental Justice Policy 2021; MA E.O. No.552).
10. ME EEA Resilient Lands Initiative and Farmland Action Plan identify support for expanded capacity and funding to protect more Whole Farms through the APR program. Whole Farms generally may include open farmland, forest land, wetlands, and agriculture related infrastructure.
11. MA EEA Urban Agriculture goal to support commercial projects designed to increase the production, processing, and marketing of produce grown and sold in urban centers across the Commonwealth.
12. NHESP (MassWildlife Natural Heritage & Endangered Species Program) BioMap2 Core Habitat was developed to identify lands important to the protection of habitats for rare, vulnerable, or uncommon vertebrate, invertebrate, and plants species; priority natural communities; high-quality wetland, vernal pools, aquatic, and coastal habitats; and intact forest ecosystems. Core habitat is critical to the long-term persistence of rare species and other species of conservation concern, as well as a wide diversity of natural communities and intact ecosystems across the Commonwealth. CNL (Critical Natural Landscape) complements Core Habitat and includes large natural landscape blocks that provide habitat for wide-ranging native species, support intact ecological processes, maintain connectivity among habitats, and enhance ecological resilience; and includes buffering uplands around coastal, wetland, and aquatic Core habitats to ensure their long-term integrity.
13. MA State Hazard Mitigation & Climate Adaptation Plan (SHMCAP) identifies natural hazards and preparedness/adaptation recommendations for both the built environment and natural resources. Specific impacts on commercial agriculture include drought, inland flooding, sea level rise, erosion, spread of invasive species, and other severe weather events
14. Sample Executive Orders that may be applicable: No. 525 South Coast Rail Corridor Plan (land preservation priority areas); No. 618 Biodiversity Conservation priorities

Project Name: Olszewski - Land Cover  
Whately, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	18.5	59.2%

**APR Project = 31.19 acres**

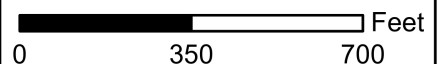
Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

Created: 1/28/2025 10:19 AM



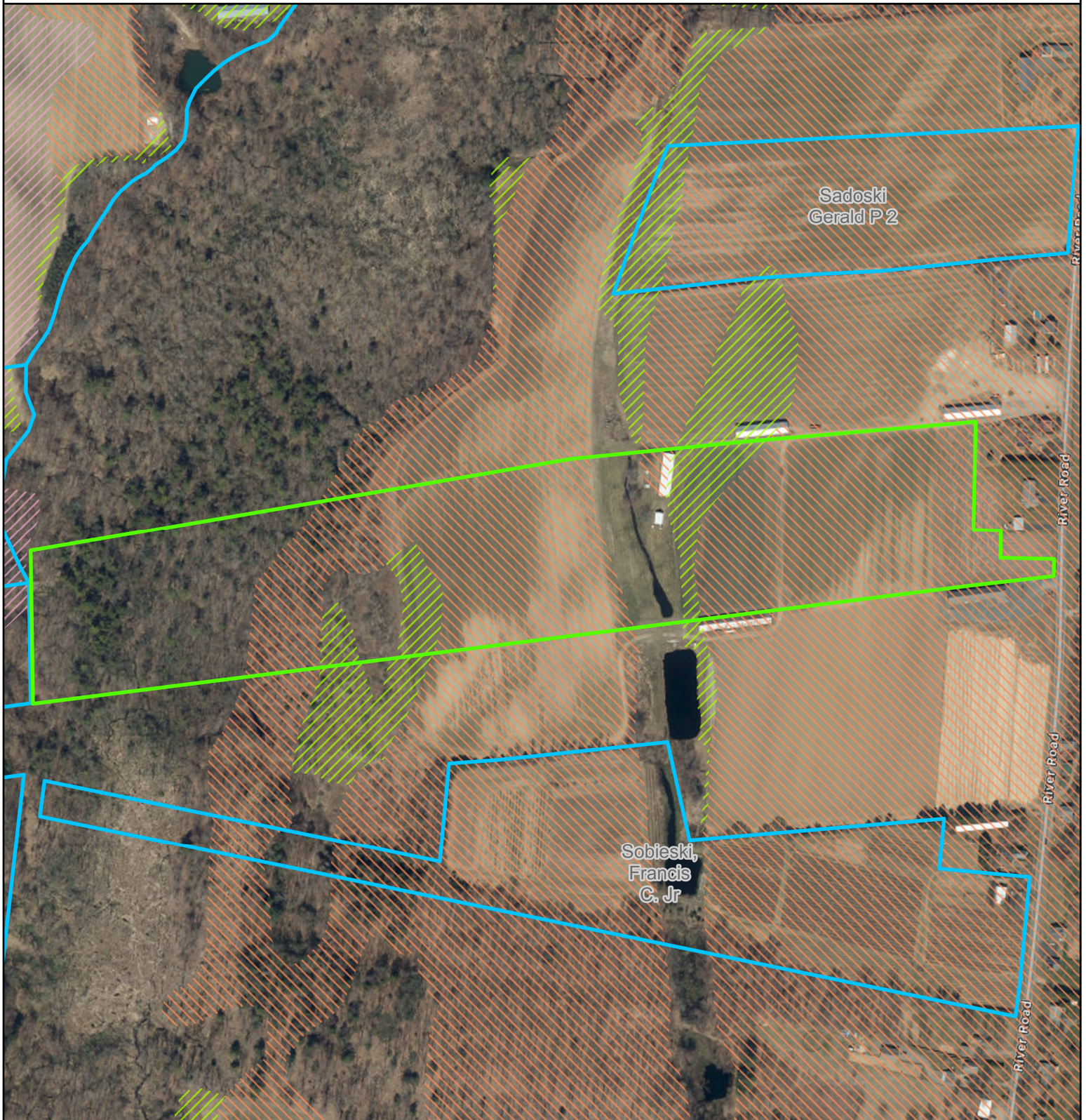
- Prospective APR
- Existing APR



Center: 72.599402°W 42.456395°N



Project Name: Olszewski - Soils  
Whately, MA



Soil Type	% Soil Type	Soil Acres
All areas are prime farmland	59.1%	18.4
Likely Farmland of Local Importance	7.9%	2.5

**APR area = 31.2 acres**

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

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0 212.5 425 850 Feet

Center: 72.599402°W 42.456395°N

Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

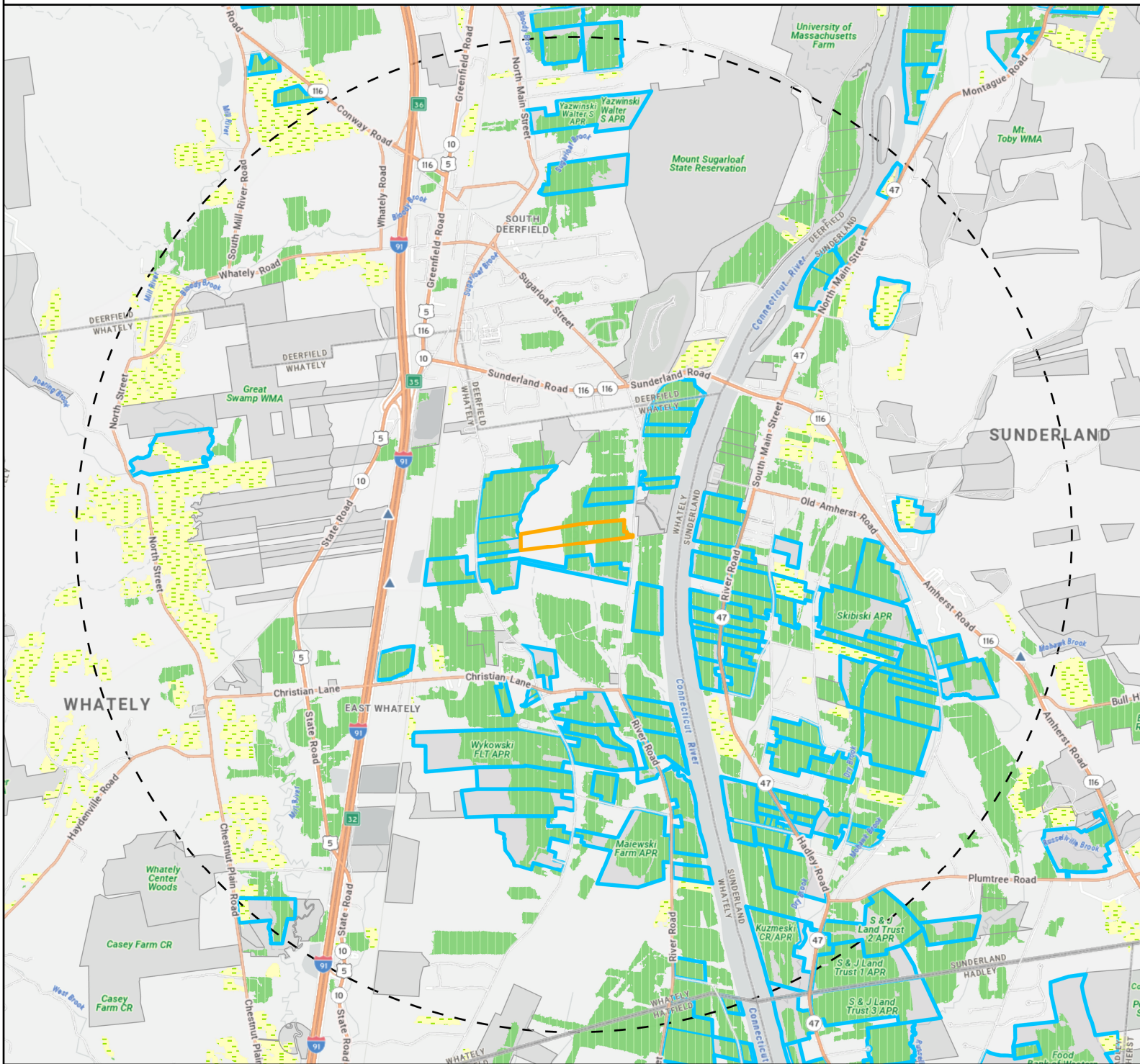


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# Project Name: Olszewski - 2.5 mile Block Map



## Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	1138.7
Pasture/Hay	51.9

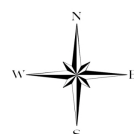
On Protected Openspace	Acres
Cultivated	1297.3
Pasture/Hay	73.5

Within Buffer	Acres
Cultivated	2704.1
Pasture/Hay	639.8

This map shows active agricultural areas and APRs within 2.5 miles of the project area. Land cover data is from LCLU (2016).

- Existing APR
- Cultivated
- Pasture/Hay
- Protected and Recreational OpenSpace
- Prospective APR
- 2.5 mile buffer

There are 72 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.599673°W 42.456416°N

Data Provided by MassGIS, EEA Openspace, MassGIS, MassDOT & MDAR

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Created: 1/28/2025

