

MINUTES: Agricultural Preservation Committee Meeting

Thursday, June 12, 2025

MEMBERS PRESENT:

Commissioner, Ashley Randle, Department of Agricultural Resources
Rita Thibodeau Natural Resources Conservation Services, Non-voting Member
Clem Clay, UMass Center of Agriculture
Becca George, EOHLC
Kurt Gaertner, EOEEA
Al Rose, Board of Agriculture
Karen Schwalbe, MA Farm Bureau Federation
Kathy Orlando, Sheffield Land Trust
Fred Dabney, Farmer Member
Brittany Overshiner, Farmer Member
John Kinchla, Farmer Member
Warren Shaw Farmer Member

ALSO PRESENT:

Jill Ward, 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
Jake Lehan, 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
Jay Rosa, Dept of Agricultural Resources
Kristina Smith, Dept of Agricultural Resources
Julie Weiss, Dept of Agricultural Resources
Jamie Pottern, American Farmland Trust
Nick Pitel, Berkshire Natural Resource Council

I. Updates:

1. General Updates:

Commissioner Ashley Randle welcomed Al Rose to introduce himself as a new substitute member. He is a 4th generation farmer of fruits and berries. Commissioner Randle informed the members that the meeting was being recorded.

The Commissioner provided updates from MDAR and explained that the Department had no further impact from the federal Government with our grant programs as may be disclosed in the media. MDAR has not experienced any additional funding cuts, since the FLPA and local food schools' cuts. MDAR is still prioritizing farmland protection and moving forward on APR projects. We are waiting on the federal outcome for reconciliation with conservation funding at USDA with respect to the ACEP ALE program, and the Department is optimistic that ACEP ALE will continue. Also, the Northeast state agricultural departments emphasized to USDA's Secretary prioritization of small and mid-size farms and farm viability, which includes farmland protection.

The Commissioner mentioned the Department's promotion of June as Dairy month and the recent successful APR completions with 3 dairy farm closings for more than 7.4 million dollars, while preserving roughly 600 acres of working farmland. The three dairy farms included multi-generation family member farms including Pine Island Farm in Sheffield, currently the largest dairy operation in the state, the Herrick Farm Trust in Rowley, one of the oldest working farms in Essex County, and Balsam Hill Farm, Ian and Morven Allen, in Sheffield, which adds to their existing APR property. A substantial amount of the funding for these projects came from the American Rescue Plan Act, which was a one-time funding source.

2. APR Program

The Commissioner reported that, to date, the APR Program has acquired 8 APR farm properties during FY25. These projects helped protect approximately 946 total acres with an APR value of \$12,200,000, and a MDAR investment of \$11,183,350. Local contributions for these 8 projects were \$560,400 and Landowner bargain sales of \$252,500. With respect to the State Bond, program funding levels remaining in the 2014 Environmental Bond is \$520,972.12 and the 2018 Environmental Bond \$19,800,000.00. To date, the program has acquired 970 APR farm properties, while protecting approximately 77,115 acres. Regarding pending projects, currently there are 14 pending

votes of interest projects, with roughly 1,100.18 acres to be protected. There are 13 pending final voted projects with approximately 946.36 acres at an APR value of \$8,635,150, with a MDAR cost of \$7,929,265. This also includes an estimated \$880,558 in local contributions and landowner bargain sales of roughly \$41,227. The APR program currently has 27 active projects voted by the ALPC with 2,047 acres of farmland to be protected. Additionally, MDAR has received 36 applications during the quarterly evaluation reviews for calendar year 2024 to the current day. Today, 7 of these projects are on the ALPC's agenda. The next quarterly cut-off for APR applications for Department staff evaluation is June 30th.

The Commissioner provided some brief updates about USDA NRCS. At the March 26th ALPC meeting, we reported that five APR projects were submitted for enrollment consideration with NRCS for ACEP-ALE or IRA funding. At that time MDAR reported that one of the five applications was selected for funding, and we were still awaiting news on the remaining four projects. We are pleased to update the members that 2 additional projects were selected for enrollment with ACEP-ALE. This brings the total number of applications selected to 3, with ACEP-ALE agreements totaling \$462,000. In addition, the Massachusetts office of NRCS has requested additional ACEP-ALE classic funds to potentially enroll a fourth APR project, and we are awaiting news on this request.

Rita Thibodeau from the Massachusetts NRCS added to the Commissioner's report that MDAR was also supposed to receive funding from Inflation Reduction Act funds under ALE, but the funds were placed on hold. Nevertheless, the NRCS office was able to spend in total \$409,000 of IRA ACEP-ALE funds and \$1.9 million of Farm Bill ACEP-ALE funds and were to get 6 to 7 projects on contract, with a request for additional funds. Regarding the Wetland Reserves Program ("WRE"), the Massachusetts NRCS office is obligating 3 projects and placing funds into restoration contracts, roughly totaling \$1.2 million in other easements, which is doing rather well for a smaller state.

Karen Schwabe asked what amount the next Environmental Bond Bill might have? Commissioner Randle indicated that MDAR can get the information and that the Environmental Bond bill should be out soon. Clem Clay asked about the number of projects being funded with Federal Funds, and about the difference of four projects between the MDAR and NRCS reports. Rita Thibodeau explained that three land trust projects and one municipality project had been funded, and that land trust and municipalities have similar opportunities to receive ALE funds.

II. VOTE

The minutes from the March 26, 2025 meeting were sent to the ALPC members in advance of the meeting, so the Commissioner asked for a motion for approval of the meeting minutes. Motion made by Kurt Gaertner, seconded by Karen Schwalbe. Kathy Orlando had a few grammatical corrections. The motion was approved with grammatical correction by Kathy Orlando. Clem Clay, Warren Shaw, Becca George, and Al Rose abstaining.

III. VOTES: Final Votes

1. *Estate of Joseph Koski - 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 Warren Shaw and seconded by Fred Dabney. The motion was unanimously approved.
2. *Teresa and Michael Eisenburg - West Stockbridge*: 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 Warren Shaw and seconded by Clem Clay. The motion was unanimously approved.
3. *Tolper Family Nominee Trust - Hadley*: The presentation and recommendation were given by Chris Chisholm and are attached to these meeting minutes. Clem Clay asked about practical access to the property. Chris Chisholm clarified that there is sufficient frontage to enter directly into the field and also has an option to enter through an easement over the existing driveway. Warren Shaw asked about adjacent parcels whether they are APR. Chris stated that the nearby field could be considered for a future APR. A motion to approve the project was made by Warren Shaw and seconded by Clem Clay. The motion was unanimously approved.

IV. VOTES: Vote of Interest:

1. *Ronald Boyden - Conway*: 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 Fred Dabney and seconded by Warren Shaw. The motion was unanimously approved.
2. *John J. Gwozdz - Cheshire*: 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 Warren Shaw and seconded by Karen Schwalbe. The motion was unanimously approved.

3. *Susan Kramer, Trust of the Kramer Investment Trust – Gill*: 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 Al Rose and seconded by Warren Shaw. The motion was unanimously approved.
4. *Mark and Elizabeth Kolasinski - Sunderland*: 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 Warren Shaw and seconded by Clem Clay. The motion was unanimously approved.
5. *Spring River Farm LLC; TRDN LLC - Boxborough*: 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 Warren Shaw and seconded by Fred Dabney. The motion was unanimously approved.
6. *Snyder (Gift) – Amherst*: 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 Warren Shaw and seconded by Fred Dabney. The motion was approved with Clem Clay abstaining.

V. VOTES: Vote of No Interest:

1. *Stephan Family Realty Trust – Framingham*: The presentation and recommendation were given by Chris Chisholm and are attached to these meeting minutes.

Warren Shaw shared his thoughts on this parcel and knows the owner who is very interested in preventing this land from being developed. He has been made aware of the community's interest in cost sharing with this project. Also, Warren is aware of the non-agricultural uses on the property, which the landowner has allowed to cover the mortgage. Warren would like to take no action until we can see what interest the municipality has in cost sharing and how much money they can contribute, while sticking to our principles. A motion to take no action was made by Warren Shaw and seconded by Kathy Orlando.

Kathy Orlando agreed with Warren to allow more community efforts to keep the land open for agriculture. She expressed that a pathway towards protection of the property could allow the owners to reinvest into the farm, and the importance of advancing farmland protection to counteract climate change.

Ron Hall gave additional background on the staff's assessment process. In part the analysis by staff looks at eligibility, funding resources, land resources, and the farm operation's viability and sustainability, which then directs a staff recommendation on the property. Staff had great concern about non-agricultural activities on the property, and the non-agricultural businesses that were sustaining the property had to be removed.

John Kinchla agreed with taking no action currently. As a new committee member, John asked about the evaluation form and how this project score compares to other project ratings, and how barns may be factored into the rating. Chris Chisholm mentioned the project's 242 rating was in the bottom third of scores, and Michele Padula clarified that it was a very low score.

Kurt Gaertner asked if the ALPC deferred a vote today, how long should it be deferred for? Kurt also asked if DCR had been engaged given the parcel's location near Callahan Park and their potential interest in the property. Chris Chisholm had met with representatives from DCR and Sudbury Valley Trustees, and she explained that DCR did not feel the property would be a priority but may consider a trail project. Chris indicated that the City of Framingham doesn't believe they can offer much funding. She also explained that the difference in debt owed by the landowner and the amount MDAR could offer, due to the APR program cap, was significant. When conducting a cost benefit analysis, it was not prudent to recommend favorably. Commissioner Randle added that when considering the viability of the parcel in the future, financial considerations were very much taken under advisement.

Kathy Orlando mentioned the process of partners cobbling together a project when the community supports it, to determine if they have the resources. She supports deferring the vote to allow partners a chance to discuss the merits of the property. John Kinchla agreed with deferring the vote and believed that the community should be allowed time to put a proposal together, and he could see some potential use as a nursery. Chris Chisholm stated that prospective partner discussions have happened, and organizations certainly can come together to discuss potential options, however reiterated that any scenario needs to consider stewardship issues in the future. Warren agreed with the matters of concern that Chris raised but would like to see MDAR be at the discussion table to see if the property possibly could be saved as a farm.

Commissioner Randall said for a no action vote, the ALPC would need to determine a timeline and next steps for the APR staff to have some direction. Warren

recommended a one-year timeframe to explore other possibilities with community partners. Linda Kirchman, with the Agricultural Advisory Committee for the City of Framingham, informed the ALPC members that there is a farmer who lives in Framingham who raises sheep and goats on a farm in New Hampshire and would like to bring them back to Framingham. Linda Kirchman would like to have some time to pursue this further with the landowner and the City of Framingham.

The ALPC members discussed the merits of approving the vote of no interest versus the ALPC taking no action. Attorney Cory Fox was brought in to consult, saying it may be preferable to defer the vote to a later date. Warren Shaw amended the motion to defer the vote for further consultation with the city, until a future ALPC meeting, and Kathy Orlando seconded the motion. The motion was unanimously approved.

Commissioner Randall asked for any other items. There was a brief discussion on the importance of the evaluation/ score sheet with committee members decision process. Members reaffirmed the significance of the score sheets completed by staff and reliance on the information when making their decisions while also incorporating the community knowledge that the ALPC composition is designed to bring into the process.

Clem Clay announced that he has a new boss, Dr. Lynne Mclandsborough. She was formerly Interim and is now the permanent Director of the Center for Agriculture, Food and the Environment, and she is the Director of Extension and the Massachusetts Agricultural Experiment Station.

Commissioner Randle entertained a motion to adjourn. The motion was made by Warren Shaw, and second by Karen Schwalbe. The motion was unanimously approved.

Adjourned at 11:25 a.m.

Meeting minutes were submitted by Jill Ward and Ronald Hall

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

Narrative for Final Vote 6/12/2025

Estate of Joseph T. Koski – Hadley – Hampshire County

This ± 22.97-acre property consists of approximately 14.02 acres of open agricultural land with the remaining acreage consisting of woodland and wetland areas. The APR is being proposed on a 15.81-acre portion with the remaining 7.45 +/- acre wooded area with a house and out-buildings will be excluded. The exclusion will be added to several family house lots adjacent to the field. The property itself is in a highly active agricultural area with 67 existing APRs within a 2.5-mile radius. The property has always been used for mixed vegetables and is currently rented by Jekanowski for potatoes. The Jekanowski family owns an APR property across Roosevelt Street from this parcel.

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

Market Value Before Restriction - \$795,000 (\$50,284.63/acre)

Market Value After Restriction (agricultural value) - \$175,000(\$11,068.94/acre)

APR value - \$620,000 (\$39,215.68/acre)

The Commonwealth's offer of \$578,770 (\$36,607.84/acre) qualifies for the "APR Purchase Price Limitations" policy requirements and was accepted by the family. The Town of Hadley has committed to the local matching funds of \$41,230; therefore, the combined paid consideration for the property to be protected by an APR is \$620,000

Staff Recommendation:

This property represents a valuable agricultural resource and is a critical farm parcel for the Hadley farming community. The Town of Hadley is highly supportive of the project.

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 Kestrel 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: Estate of Joseph T. Koski

ACRES: 15.81

PROPERTY LOCATION: Knightly Road, Hadley

COUNTY: Hampshire

ALPC DATE: June 12, 2025

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$795,000 (\$50,284.63/acre)

MARKET VALUE AFTER APR: \$175,000 (\$11,068.94/acre)

APR VALUE: \$620,000 (\$39,215.68/acre)

APPRAISER: O'Connor Real Estate Associates

LOCAL CONTRIBUTION \$ 41,230.00

BARGAIN SALE: \$ 0

COMMONWEALTH'S SHARE: \$578,770 (\$36,607.84/acre)

COMMENTS: Great farmland resource in a very supportive community.

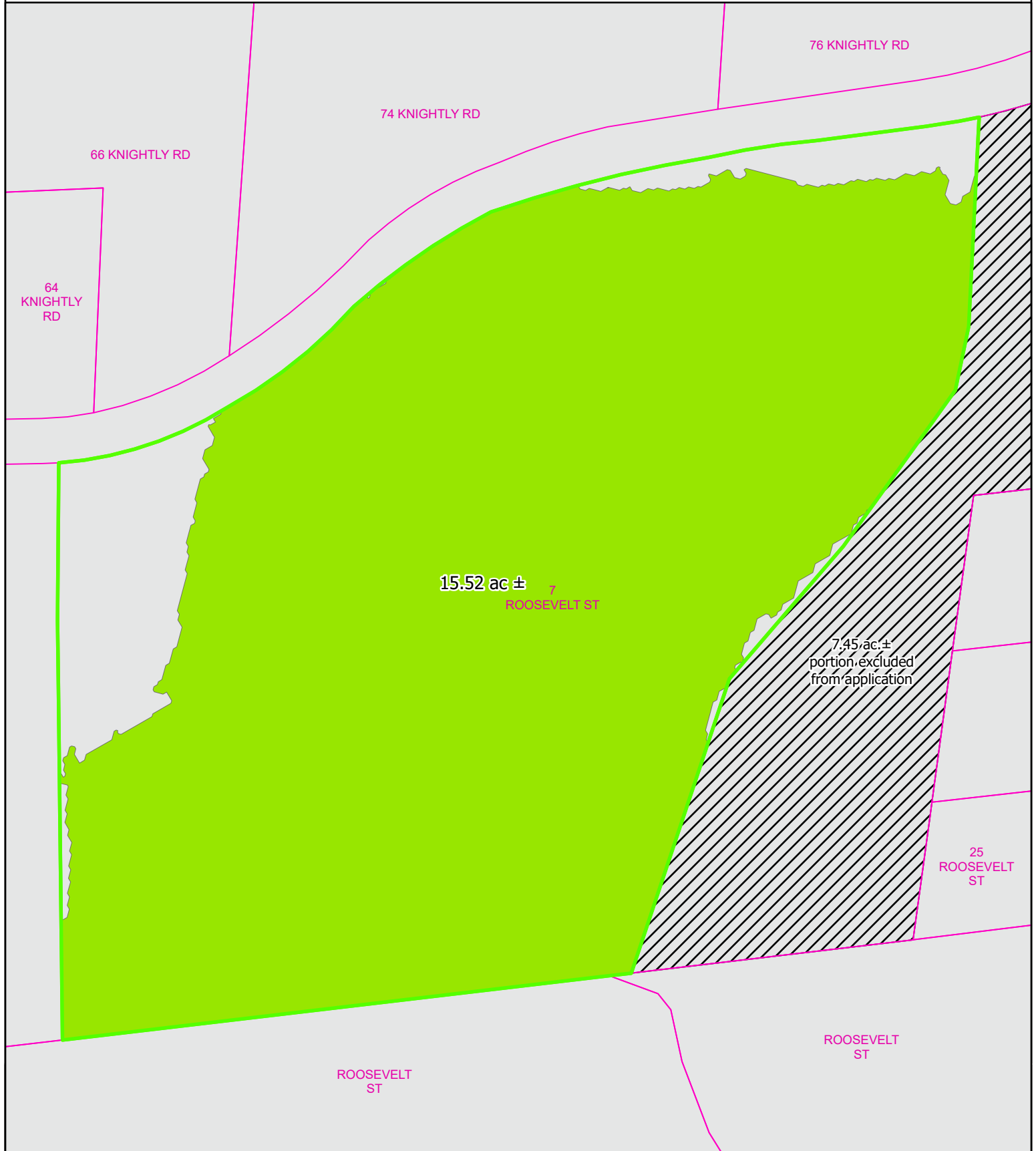


Photo #	Waypoint #	Description	Direction
1		Cover Crop	E



Photo #	Waypoint #	Description	Direction
2		Corn crop Southwest of Knightly Road	SW

Project Name: Koski - Landcover Hadley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	14.02	90.3%

APR Project = 15.52 acres

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

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- Massachusetts Parcels Feature Layer
- APR Project

0 125 250 Feet

Center: 72.549906°W 42.397043°N



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

Narrative for Final Vote 6/12/2025

Teresa and Michael Eisenberg – West Stockbridge – Berkshire County

The 12.66-acre property is located on Woodruff Road within an active commercial agricultural area with 2 existing APRs (Baldwin & Fadding) located within a 2.5-mile radius, totaling more than 350 acres protected by agricultural preservation.

The property was historically part of the Barrett Farm and is currently utilized by the Eisenberg family to produce hay, vegetables, and cut flowers. 2-3 hay cuttings per year typically yield 70-100 round bales. Hay is primarily sold directly to area farmers. Portions of land dedicated to vegetable and flower production are rotated but typically average about 2 acres in area. All vegetables and flowers produced are sold from a farmstand located on the property near Woodruff Road.

Soils for the proposed APR include 5.8 acres of prime farmland (46.2%) and 3.16 acres of farmland of statewide importance (24.9%). In total, approximately 10.7 acres (85%) are currently utilized for open agricultural land.

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

Market Value Before Restriction - \$415,000 (\$32,780/acre)

Market Value After Restriction (agricultural value) - \$40,000 (\$3,554/acre)

APR value - \$375,000 (\$29,620/acre)

West Stockbridge is a right to farm community; therefore, the requested local match of 5% is \$18,750. It is expected that this match will be covered by landowner bargain sale. The Commonwealth's offer of \$356,250 was accepted by Teresa and Michael Eisenberg; therefore, the combined paid consideration for the property to be protected by APR is \$375,000.

Staff Recommendation:

This property represents a valuable agricultural resource and is a critical farm parcel for the Town of West Stockbridge 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 West Stockbridge 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: Teresa and Michael Eisenberg

ACRES: ± 12.66 acres

PROPERTY LOCATION: 20 Woodruff Road, West Stockbridge

COUNTY: Berkshire

ALPC DATE: June 12, 2025

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$ 415,000 (\$32,780 /acre)

MARKET VALUE AFTER APR: \$ 40,000 (\$3,554 /acre)

APR VALUE: \$ 375,000 (\$29,620 /acre)

APPRAISER: O'Connor Real Estate Associates, Inc.

LOCAL CONTRIBUTION \$ 0

BARGAIN SALE: \$ 18,750

COMMONWEALTH'S SHARE: \$ 356,250 (\$28,139 /acre)

COMMENTS: The Town of West Stockbridge is supportive of the APR program with three APRs of substantial acreage completed in the town over the last 10 years. The agricultural economy is well established with the Eisenberg property being a significantly important contribution to the quality and productivity of farmland in the area.

Project Name: Eisenberg - Landcover West Stockbridge, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	10.78	85.1%

APR Project = 12.66 acres

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

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Agricultural Resources

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- Massachusetts Parcels Feature Layer
- APR Project



0 105 210 Feet

Center: 73.405678°W 42.340046°N

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

Narrative for Final Vote 6/12/2025

Tolper Family Nominee Trust – Hadley – Hampshire County

This ± 9.5-acre property consists of approximately 8.17 acres of open agricultural land with two tobacco barns. A small 1.38-acre exclusion is proposed to encompass the house and a few outbuildings. The APR is being proposed on a 8.17-acre open agricultural land. The property itself is in a highly active agricultural area with 1,000+ acres of existing APRs within a 2.5-mile radius. The Niedbala family, who own several other APRs, rent the property and use it for corn and potatoes.

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

Market Value Before Restriction - \$355,000 (\$43,451.65/acre)

Market Value After Restriction (agricultural value) - \$105,000 (\$12,851.89/acre)

APR value - \$250,000 (\$30,599.75/acre)

The Commonwealth's offer of \$237,500 (\$29,069.76/acre) qualifies for the "APR Purchase Price Limitations" policy requirements and was accepted by the family. The Town of Hadley has committed to the local matching funds of 5% or \$12,500; therefore, the combined paid consideration for the property to be protected by an APR is \$250,000

Staff Recommendation:

This property represents a valuable agricultural resource and is a critical farm parcel for the Hadley farming community. The Town of Hadley is highly supportive of the project.

The Final Vote is conditioned on:

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

ACRES: 8.17

PROPERTY LOCATION: Middle Street, Hadley

COUNTY: Hampshire

ALPC DATE: June 12, 2025

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$355,000 (\$43,451.65/acre)

MARKET VALUE AFTER APR: \$105,000(\$12,851.89/acre)

APR VALUE: \$250,000 (\$30,599.75/acre)

APPRAISER: O'Connor Real Estate Associates

LOCAL CONTRIBUTION \$12,500.00

BARGAIN SALE: \$ 0

COMMONWEALTH'S SHARE: \$237,500 (\$29,069.76/acre)

COMMENTS: Great farmland resource in a very supportive community.



Photo #	Waypoint #	Description	Direction
1		Crop field and tobacco barn	E

Project Name: Peter Panish - Landcover Hadley, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	7.17	87.8%

APR Project = 8.17 acres

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

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Created: 4/11/2024 2:34 PM



- Massachusetts Parcels Feature Layer
- APR Project



0 170 340 Feet

Center: 72.58755°W 42.34919°N

MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

ALPC Meeting June 12, 2025

Boyden - Conway – Franklin County

Ron Boyden is the owner of this 280+/- acre dairy farm on Route 116 and Roaring Brook Road in Conway. Ron operates the farm business with his brother William, but Ron is the sole owner of the land. Approximately 143 acres will be considered for APR. The parcel contains 90 acres of open ag land including 18 acres of corn silage, 50 acres of hay and 27 acres of pasture. Ron also owns the Eldridge APR in Conway and leases an additional 80 acres in the area. The dairy herd consists of 150 animals include 90 milking animals. The farm infrastructure consisting of a large dairy barn, 2 tobacco barns being used for storage and to house heifers, and 2 equipment sheds will likely be included in the restriction. The property abuts the Antes APR.

The 143 acre parcel includes 38 acres of prime soils, 9 acres of state important soils, and 49 acres of Farmland of Local Importance (FLI). Ron understands that if he accepts an APR offer in the future, and if an Agricultural Lands Easement (ALE) Program application is submitted to NRCS, the FLI will have to be verified to determine if the parcel meets the 50% minimum prime/state/FLI requirement.

Ron's short term plan is to continue farming with his brother, but his long term plan is to sell the farm to his cousin Josh. Josh is a large animal veterinarian in New York and would like to continue the dairy operation with his wife who was raised on a dairy farm.

According to Ron, the Town of Conway is extremely supportive of local agriculture and would likely contribute funds to this APR.

The farm is currently subject to a lease option for a dual use solar project on 25 acres which expires in the Fall of 2025, but can be extended for one year. The proposed location is the prime soils in the center of the farm, so it can't be excluded from APR consideration. Staff will confer with Legal and NRCS representatives to determine the extend to which this lease will affect the application moving forward.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	68	Prime Farmland	38
Non-tillable Cropland		State Important Soils	9
Nursery/Orchard		Local Soils	49
Pasture	27	Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	96 (67%)
Unmanaged Woodland	46		
Ponds/Wetlands			
Other-ag structures	2		
TOTAL ACRES	143		
TOTAL ACRES FOR RESTRICTION	143		

CONSERVATION PLAN: Expired

CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 388 Points

Staff Recommendation: Vote of Interest. Appraisal is contingent upon confirmation that project can move forward with existing solar lease in place.

APR Parcel Scoresheet for Applications Received

Date: June 12, 2025 ALPC

Prepared By: Michele Padula

Landowner's Name: Ronald Boyden

Total Acres: 270

Property Address: Roaring Brook Road, Conway

Proposed APR Acres: 143

Eligibility Thresholds - State ⁽¹⁾	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 ⁽²⁾	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 ⁽³⁾	<input type="checkbox"/>
State & Federal Eligibility Comments: Parcel contains at least 50% prime/state /FLI pending verification of 49 acres of FLI	

Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	38	27	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:	9	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance ⁽⁴⁾ :	49	34				
Soil Description/Comments: Forty nine acres of FLI subject to future verification.					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	143	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)	50
Open Agriculture	Acres	Percent %				
Land in Open Ag Use	91	63	50+ % <input checked="" type="checkbox"/>	26-50% <input type="checkbox"/>	11-25% <input type="checkbox"/>	5-10% <input type="checkbox"/>

Open Agriculture Comments:					Score (0-75)	70
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	270		500+ <input type="checkbox"/>	251-500 <input checked="" type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments: several APR's in the town of Conway. Very close to Deerfield APR block.					Score (0-50)	25
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:					Score (0-75)	50
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	47	52	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:					Score (0-50)	35
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 checked="" type="checkbox"/>	<input 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: Owner will continue to farm with his brother in the short term. Eventually, with the help of APR, the land will be sold to owner's cousin who has large animal experience and will continue to operate the dairy with his wife.					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 for single family homes, but considerable demand.				Score (0-25)	3
Community Priorities	Yes	No			
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"/>			
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 type="checkbox"/>			
Community and State Priorities Comments:		Score (0-50)	40		
Potential Financial Support	Likely	Unlikely			
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: Conway is very supportive of local agriculture and landowner is certain that a contribution would be approved at town meeting.					

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

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	Score (0-50)	40
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Total Evaluation Score	388
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Recommendation for Vote of Interest (VOI)	Yes	No
<i>Comments: This field of primarily primes soils is located in a very large, productive block of APR land where commercial agriculture is thriving. The leasing farmer is using the land to increase the viability of his home APR farm. If that relationship</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded (2)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Citation References

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.

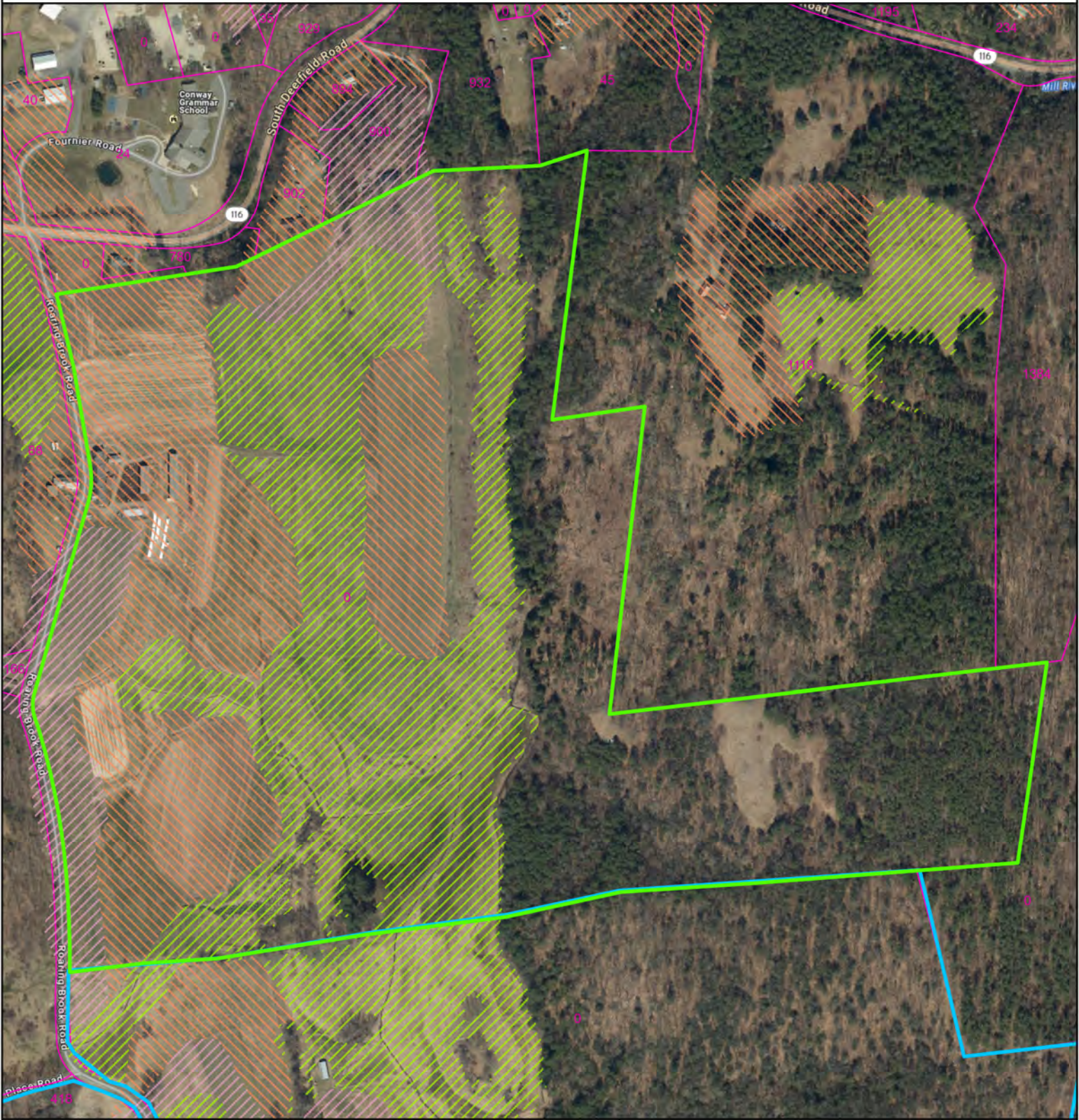
8. Municipal Vulnerability Preparedness grant program (MVP) provides support for cities and towns in MA to begin the process of planning for climate change resiliency and implementing priority projects. The state awards communities with funding to complete vulnerability assessments and develop action-oriented 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: Boyden Ronald - Soils
Conway, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	38.1	26.6%
Farmland of statewide importance	8.7	6.1%
Likely Farmland of Local Importance	48.8	34.1%

APR area = 143.2 acres

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



0 270 540 1,080 Feet

Center: 72.668239°W 42.505011°N

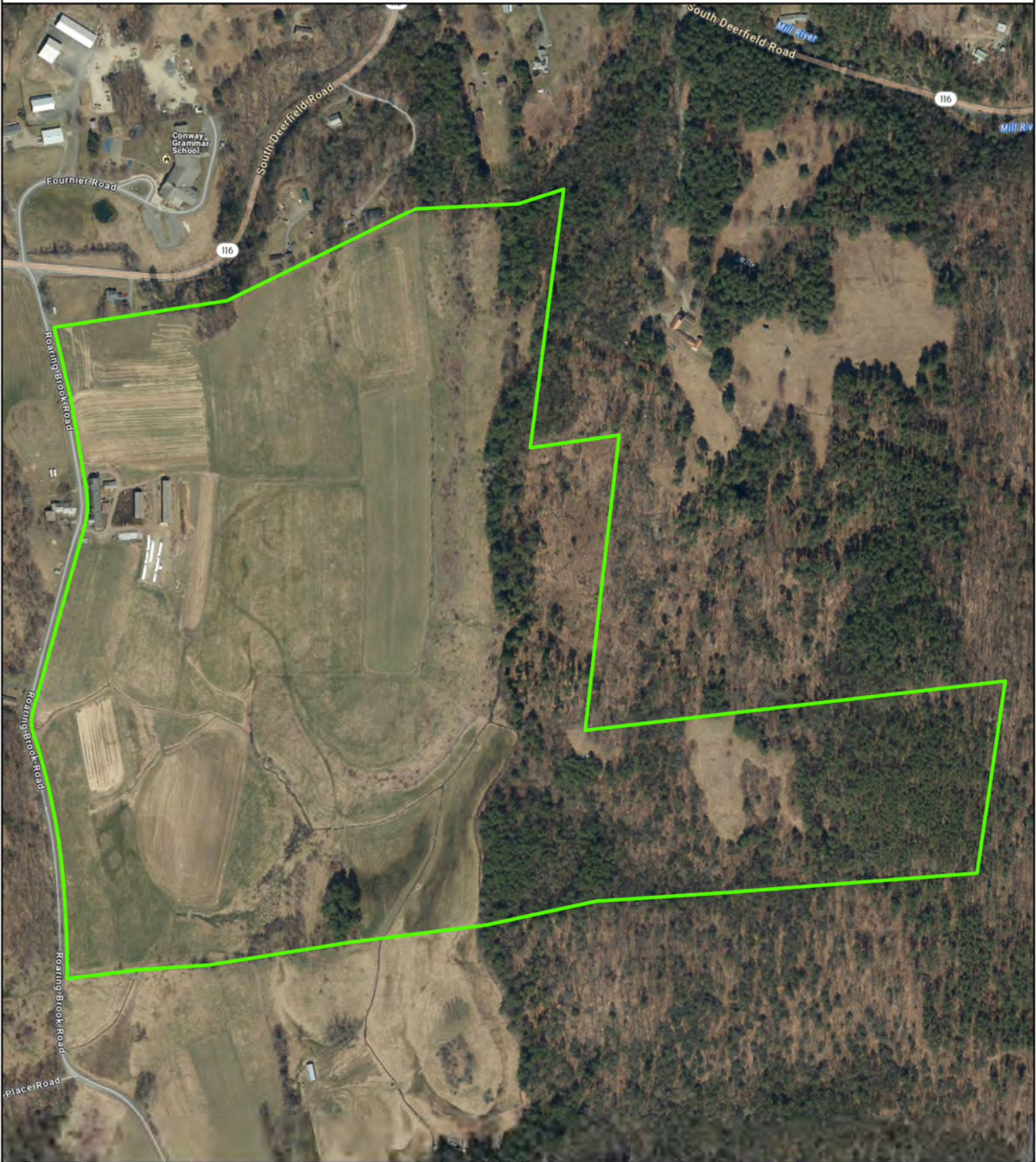
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery



Created by Massachusetts Department of Agricultural Resources

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Project Name: Boyden Ronald - Land Cover
Conway, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	91.01	63.5%


APR Project = 143.24 acres

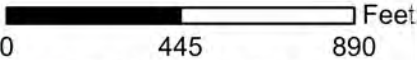
Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

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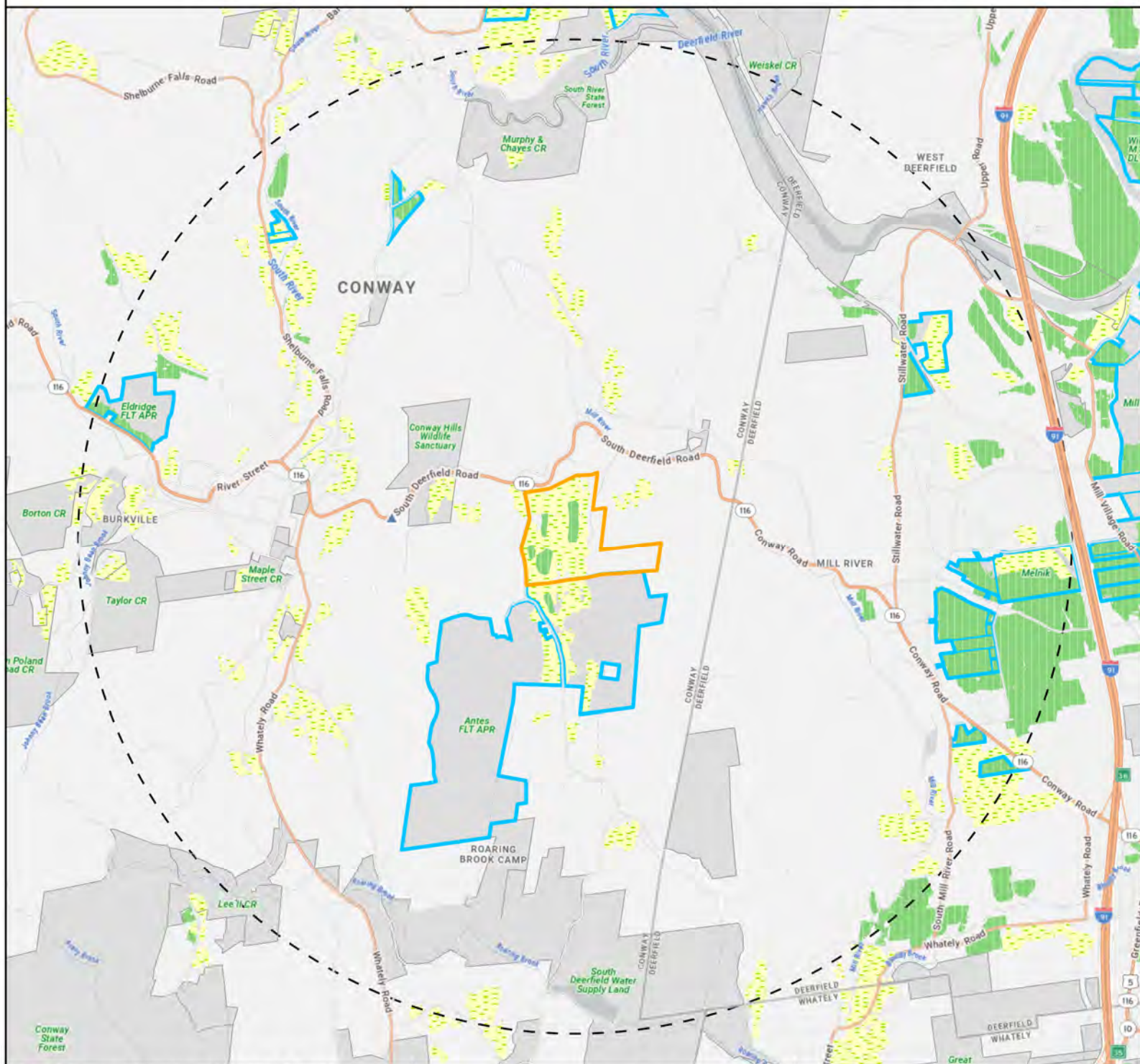


 Preacquisition_Polys



Center: 72.668239°W 42.505011°N

Project Name: Boyden Ronald - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	158
Pasture/Hay	110.3

On Protected Openspace	Acres
Cultivated	158.8
Pasture/Hay	153

Within Buffer	Acres
Cultivated	422.7
Pasture/Hay	761.4

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 10 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.669813°W 42.504405°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 June 12, 2025

Gwozdz – Cheshire - Berkshire County

John Gwozdz is the owner of this 220+/- acre dairy farm on Fales Road in Cheshire. John returned to his family farm 11 years ago after working on other farms for over 20 years. He started by raising heifers, but got into the dairy business and now maintains a herd of a 40-50 animals including 30 milkers. A Farm Viability grant to construct a new barn was awarded to John over 10 years ago and has since expired. He also received an FSIG grant recently for building improvements and the purchase of new equipment. John intends to increase the herd size to 60 after the construction has been completed. All infrastructure, with the exception of his house and garage/storage building, will be included in the APR.

Because the farm includes a large portion of woodland, approximately 80 acres will be considered for APR with the remainder excluded. Approximately 49 acres are open and used for hay and small areas of pasture. John also pastures animals in some of the wooded areas of the farm. The excluded woodland on the east side of the road will likely be sold to DFG to add to the Savoy Wildlife Management Area, however John may “gift” excess woodland to be included in the APR if it is not sold to DFG.

The open areas of the property being used for hay production consist of very rolling topography with some steep areas. Seventy percent of the land (56 acres) is considered Farmland of Local Importance (FLI) with only 2% prime soils. John understands that if he accepts an APR offer in the future, and if an Agricultural Lands Easement (ALE) Program application is submitted to NRCS, the FLI will have to be verified to determine if the parcel meets the 50% minimum prime/state/FLI requirement.

John is facing some health issues and doesn't think he'll be able to farm for more than another 5-10 years. Unfortunately, he does not have any family members to take over the operation when he does retire from farming. Staff has discussed concerns about the lack of a succession plan with John so he is working with BNRC to identify a farmer to lease or purchase the farm in the future.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland		Prime Farmland	2
Non-tillable Cropland	49	State Important Soils	
Nursery/Orchard		Local Soils (to be verified)	56
Pasture		Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	58 (73%)
Unmanaged Woodland/pasture	30		
Ponds/Wetlands			
Other-ag structures	1		
TOTAL ACRES	80		
TOTAL ACRES FOR RESTRICTION	80		

CONSERVATION PLAN: No CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 330 Points

Staff Recommendation: Vote of Interest.

APR Parcel Scoresheet for Applications Received

Date: June 12, 2025 ALPC

Prepared By: Michele Padula

Landowner's Name: John Gwozdz

Total Acres: 220

Property Address: Fales Road, Cheshire

Proposed APR Acres: 80

Eligibility Thresholds - State ⁽¹⁾

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 & practical)

Eligibility Thresholds - Federal ⁽²⁾

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 ⁽³⁾

State & Federal Eligibility Comments: Parcel contains at least 50% prime/state /FLI pending verification of 49 acres of FLI

Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	2	2	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance ⁽⁴⁾ :	56	70				
Soil Description/Comments: Fifty six acres of FLI subject to future verification.					Score (0-75)	55

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	80	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	49	61	50+ % <input checked="" type="checkbox"/>	26-50% <input 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:	550	6	500+ <input checked="" type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments:					Score (0-50)	30
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:					Score (0-75)	40
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	80	2	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: Property is very rolling with steep sections and consists mainly of FLI.					Score (0-50)	25
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 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Ownership/Succession Comments: Owner has health issues and will likely retire in the near future. No successors have been identified, but it is an ongoing process and local land trust understands the importance of succession and is working with John.					Score (0-75)	35

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 for single family homes, but considerable demand.				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 type="checkbox"/>	<input checked="" 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
Property attributes align with any other applicable executive orders (14)	<input type="checkbox"/>	<input type="checkbox"/>			
Community and State Priorities Comments:		Score (0-50)	20		
Potential Financial Support	Likely	Unlikely			
Municipal Funding (5-10%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Land Trust or other Non-profit	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>			
Financial Support Comments: BNRC is an active partner and has agreed to assist with funding if necessary.					

Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)		
	Score (0-50)	30
Total Evaluation Score		330
Recommendation for Vote of Interest (VOI)	Yes	No
Comments: This field of primarily primes soils is located in a very large, productive block of APR land where commercial agriculture is thriving. The leasing farmer is using the land to increase the viability of his home APR farm. If that relationship	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded ⁽²⁾
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Citation References		
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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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).		
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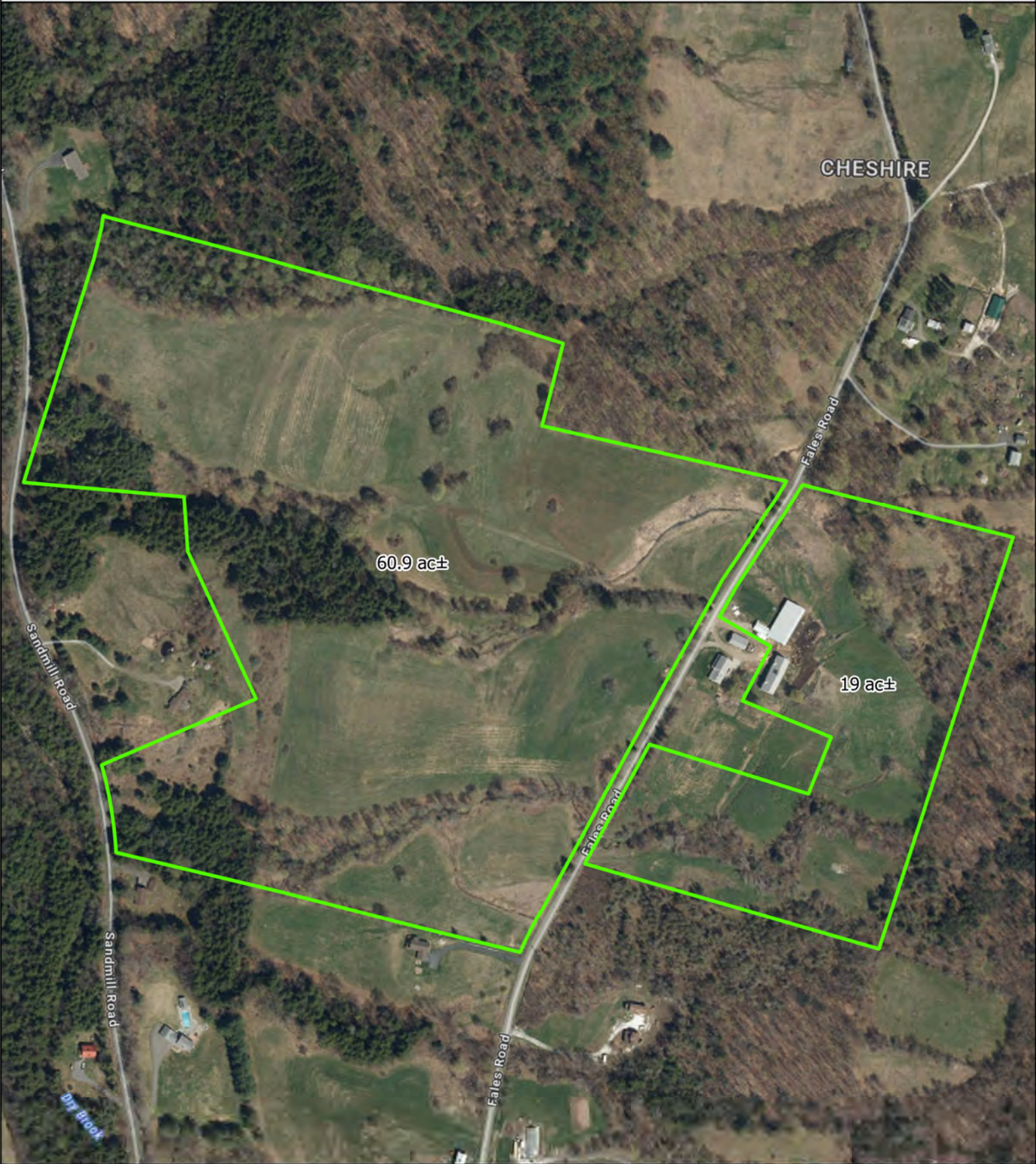
7. M.G.L. c. 40L enables the establishment of local agricultural incentive areas that shall be composed principally of agricultural land, land in agricultural or horticultural use, and certain lands contiguous thereto.
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9. Environmental Justice (EJ) 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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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: Gwozdz - Land Cover
Cheshire, MA



Land Cover	Acreage	Percent of area
Open Agriculture	48.7	61%


APR Project = 79.8 acres

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


Created By Massachusetts Department of Agricultural Resources

Created: 5/14/2025 3:51 PM



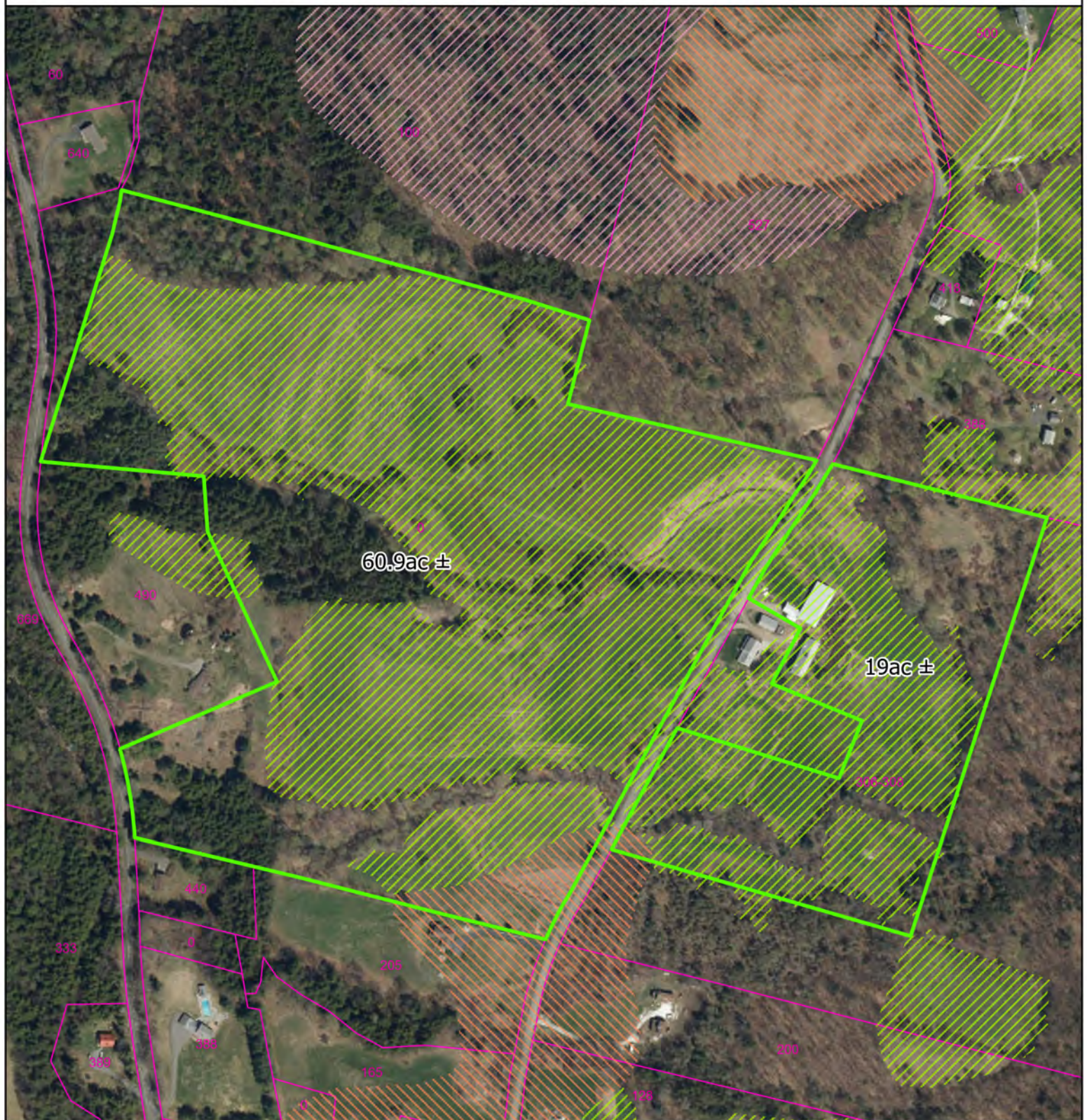
 Preacquisition_Polys



 Feet
0 337.5 675

Center: 73.096258°W 42.574073°N

Project Name: Gwozdz - Soils
Cheshire, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	1.9	2.4%
Likely Farmland of Local Importance	56.2	70.4%

APR area = 79.8 acres

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



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Center: 73.096258°W 42.574073°N

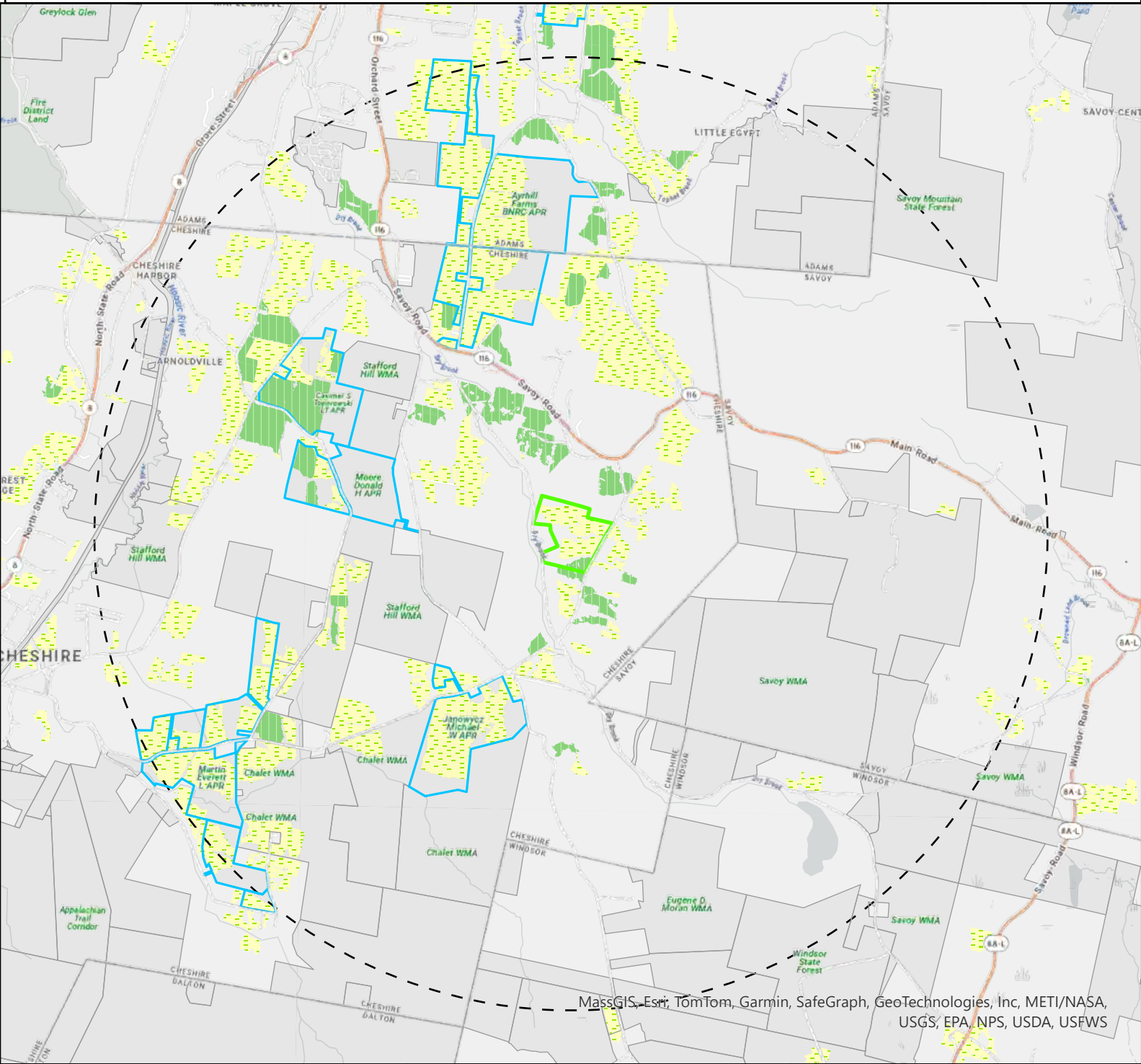
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery



Created by Massachusetts Department of Agricultural Resources

Created: 5/14/2025 3:31 PM

Project Name: Gwozdz - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	59.6
Pasture/Hay	495.9

On Protected Openspace	Acres
Cultivated	77
Pasture/Hay	611.7

Within Buffer	Acres
Cultivated	331.1
Pasture/Hay	1517.6

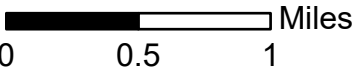
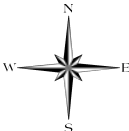
This map shows active agricultural areas and APRs within 2.5 miles of the project area. Active ag. is determined by the LCLU (2016) dataset.

- Existing APR
- Cultivated
- Pasture/Hay

Town Boundary

- Protected and Recreational OpenSpace
- Proposed APR

There are 6 APRs within 2.5 miles of this project.



Center: 73.097711°W 42.574085°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 3/22/2024



MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

ALPC Meeting June 12, 2025

Susan J. Kramer, Trustee of the Kramer Investment Trust – Gill – Franklin County

Sue Kramer is the owner of a 34 acre parcel on Boyle Road in Gill that includes her home, a significant amount of woodland and wetlands, and a 5.7 acre hay field that Cliff Hatch has been renting for over 20 years to support his small dairy herd (10-12 milkers). Cliff owns and operates nearby Upinngil Farm where, in addition to the dairy, he also grows strawberries and mixed vegetables. Everything produced on Upinngill Farm is sold through a retail stand located on the home farm, including raw milk, a variety of cheeses, strawberries, and vegetables. The stand also contains a bakery. Cliff supplements the product line by purchasing products from other local farms.

Cliff currently owns approximately 120 acres (including 3 APR parcels) and rents another 80 acres in the area. Cliff and Sue have agreed that he will purchase the field at its appraised agricultural value immediately following the APR closing. The ability to own land that he has been renting will add to the long term viability of his operation. A Purchase and Sale Agreement will be signed once that value has been determined.

A 7.2 acre parcel that contains the hayfield is being considered for APR. Of the total acreage, 5.5 acres are classified as prime soils and 5.7 acres are in ag production.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	5.7	Prime Farmland	5.5
Non-tillable Cropland		State Important Soils	
Nursery/Orchard		Local Soils	
Pasture		Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	5.5 (76%)
Unmanaged Woodland	1.5		
Ponds/Wetlands			
Other			
TOTAL ACRES	7.2		
TOTAL ACRES FOR RESTRICTION	7.2		

CONSERVATION PLAN: No

CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 320 Points

Staff Recommendation: Vote of Interest

APR Parcel Scoresheet for Applications Received

Date: June 12, 2025 ALPC

Prepared By: Michele Padula

Landowner's Name: Susan J. Kramer, Trustee of the Kramer Investment Trust

Total Acres: 34

Property Address: Boyle Road, Gill

Proposed APR Acres: 7.2

Eligibility Thresholds - State ⁽¹⁾	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 ⁽²⁾	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 ⁽³⁾	<input type="checkbox"/>

State & Federal Eligibility Comments:

Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	5.5	76	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance ⁽⁴⁾ :						
Soil Description/Comments: Very small parcel, but majority of the acreage is comprised of prime soils.					Score (0-75)	45

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	7.2	50+ <input type="checkbox"/>	26-50 <input type="checkbox"/>	11-25 <input type="checkbox"/>	5-10 <input checked="" type="checkbox"/>
APR Area Size Comments: Small parcel, but an important field for a local commercial farmer.				Score (0-50)	5

Open Agriculture	Acres	Percent %			
Land in Open Ag Use	5.7	79	50+ % <input checked="" type="checkbox"/>	26-50% <input checked="" type="checkbox"/>	11-25% <input type="checkbox"/>
					5-10% <input type="checkbox"/>

Open Agriculture Comments: Very small parcel, but majority of the land is in open ag use.					Score (0-75)	60
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	345	12	500+ <input type="checkbox"/>	251-500 <input checked="" type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments: considerable amount of APR land in Gill and neighboring communities, including 3 parcels owned by the leasing farmer.					Score (0-50)	30
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:					Score (0-75)	40
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	5.5	96	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: Commercial farmer who has been renting the land for years states that the highest and best use of the land is hay. Too wet for row crops.					Score (0-50)	20
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 checked="" type="checkbox"/>		<input 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 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 checked="" type="checkbox"/>		<input type="checkbox"/>	
Ownership/Succession Comments: Commercial farmer who has been renting the land for several years will purchase the parcel at agricultural value immediately after APR closing.					Score (0-75)	60

Development Pressure	Prior 5 Year Average				
# of permits issued for new residential construction	3	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 for single family homes/lots in Gill, but considerable demand.				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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>			
Community and State Priorities Comments:		Score (0-50)	20		
Potential Financial Support	Likely	Unlikely			
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 Gill is very supportive of local agriculture, however, Staff has not closed an APR recently in town, so contribution level is uncertain.					

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

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	Score (0-50)	35
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Total Evaluation Score	320
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Recommendation for Vote of Interest (VOI)	Yes	No
<i>Comments: This is a very small hay field, but it will be sold to a successful commercial farmer at agricultural value following the APR closing which will add to the viability of his operation.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded ⁽²⁾
	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Citation References

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)

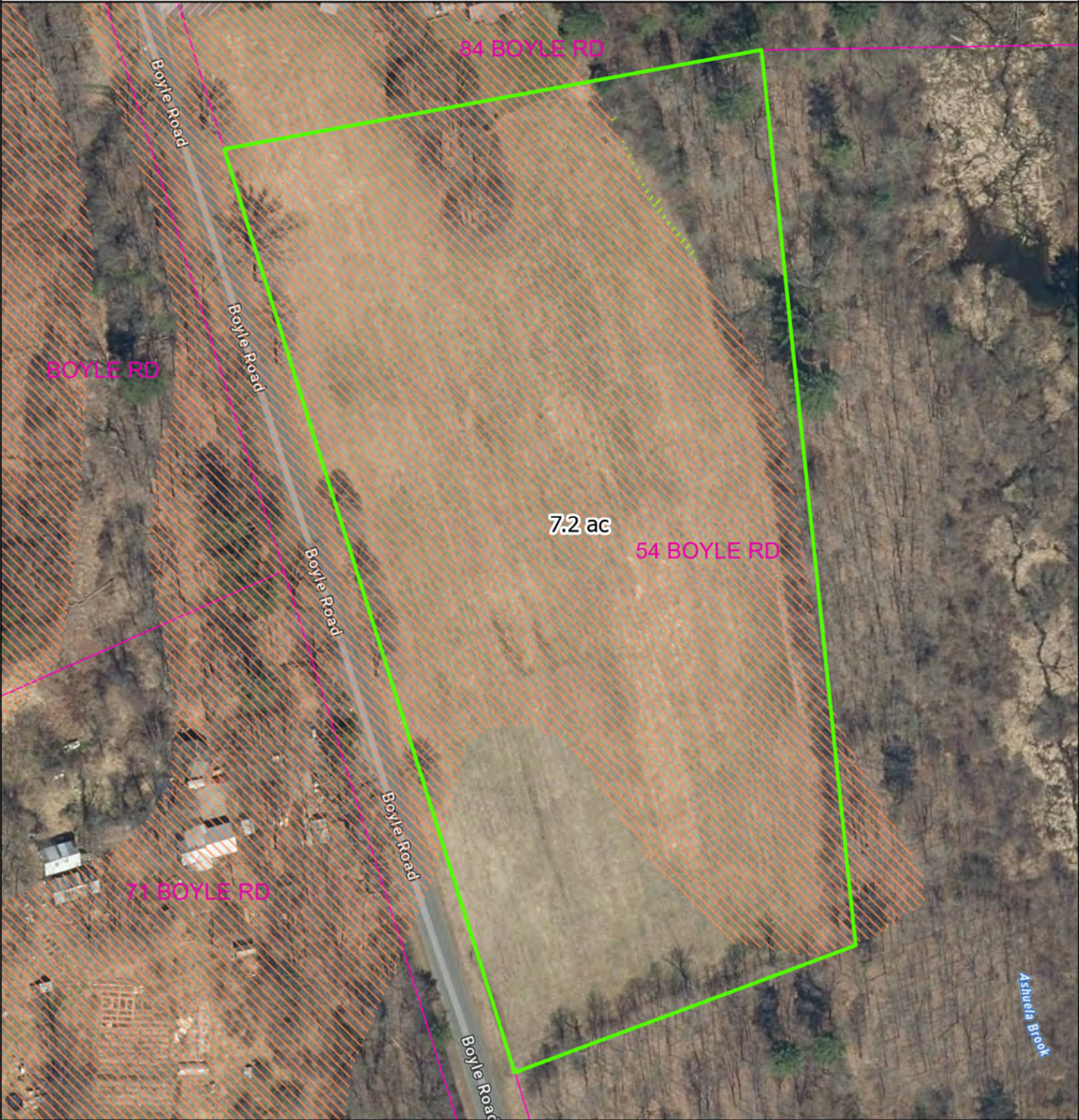
5. Right to Farm Ordinance or Bylaw adopted by local municipality generally in support and protection of standard agricultural activities that may otherwise be subject to nuisance related complaints or legal action. Often additional framework included to resolve nuisance related issues. (M.G.L c. 40A, §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: Kramer - Soils
Gill, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	5.51	76.1%
Likely Farmland of Local Importance	0.01	0.2%

APR area = 7.2 acres

- Prospective APR
- MassGIS Tax Parcels
- All areas are prime farmland
- Farmland of statewide importance
- Likely Farmland of Local Importance



0 62.5 125 250 Feet

Center: 72.499175°W 42.652208°N

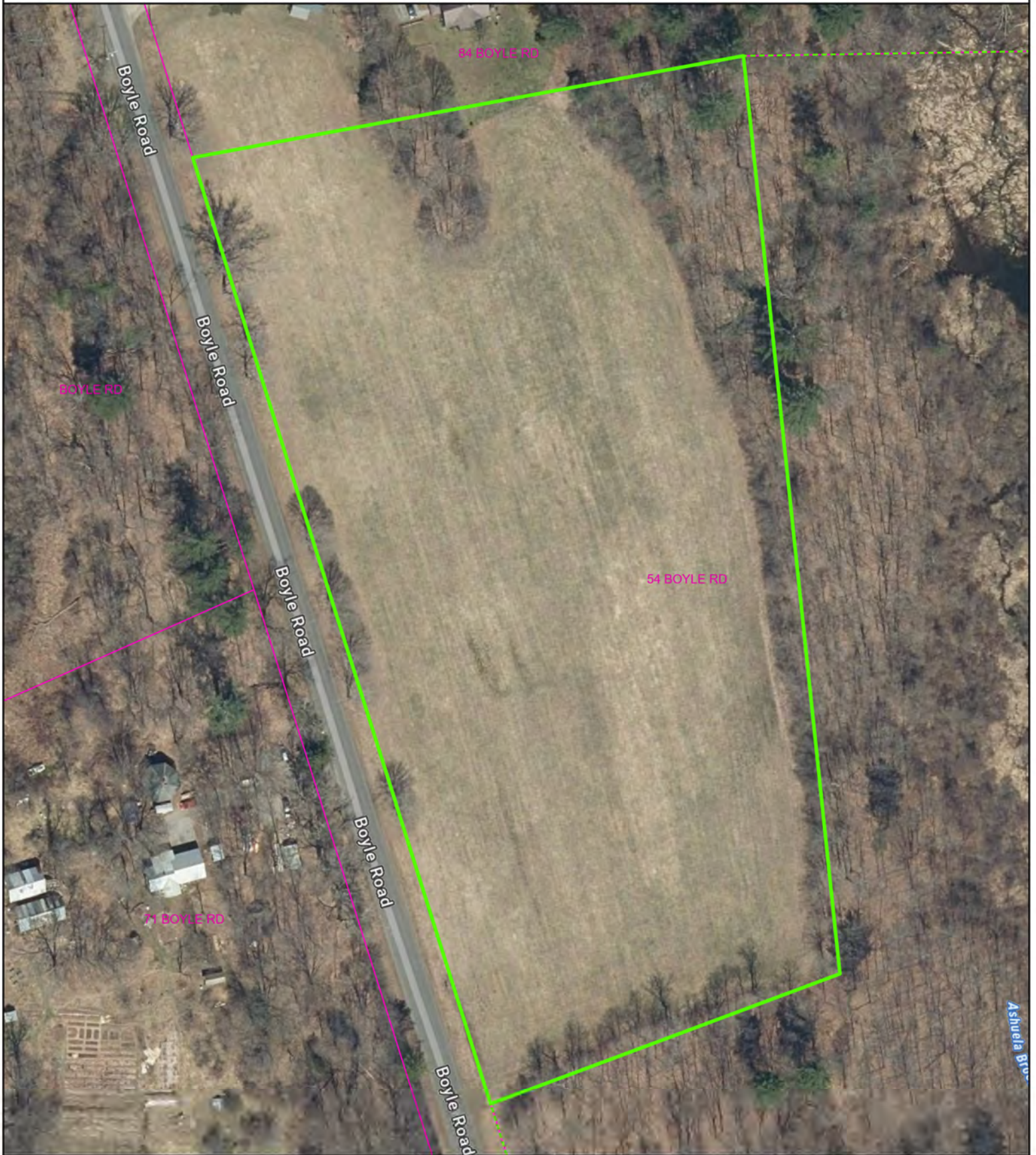
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery



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Project Name: Kramer - Land Cover
Gill, MA



Land Cover	Acreage	Percent of area
Open Agriculture	5.7	79.3%

APR Project = 7.2 acres

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


Created By Massachusetts Department of
Agricultural Resources

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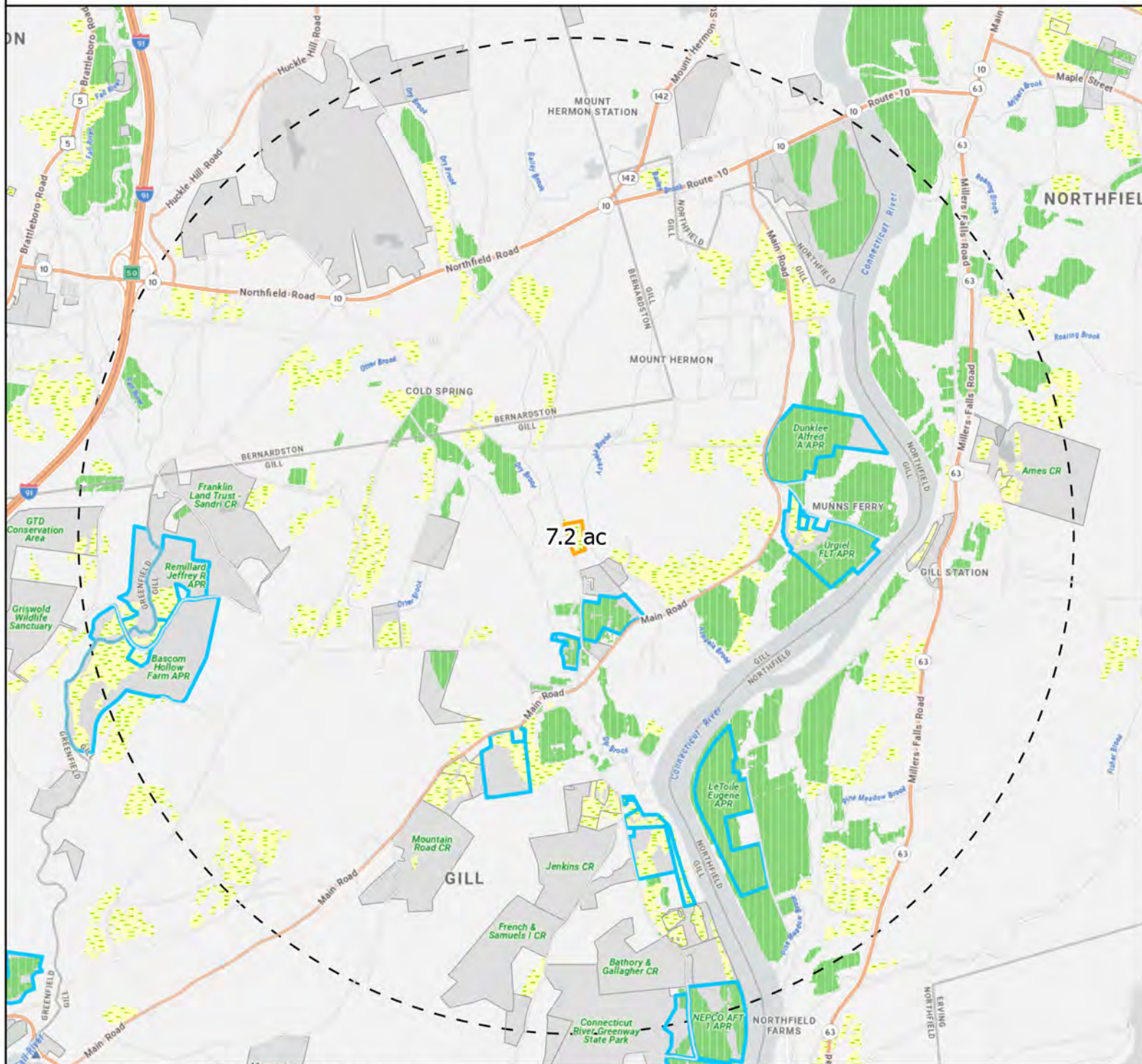
 Prospective APR



 Feet
0 95 190

Center: 72.499175°W 42.652208°N

Project Name: Kramer - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	245.4
Pasture/Hay	100

On Protected Openspace	Acres
Cultivated	352.5
Pasture/Hay	192.5

Within Buffer	Acres
Cultivated	1249.6
Pasture/Hay	930.1

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
- APR Project
- 2.5 mile buffer

There are 12 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.49905°W 42.652298°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 5/6/2025



MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

ALPC Meeting June 12, 2025

Kolasinski – Sunderland – Franklin County

Mark Kolasinski and his wife Libby own this 14.5 acre parcel on Russell Street in Sunderland, nearly all of which is in open active agricultural production. Approximately 11.6 acres (80%) are classified as prime soils.

Ten years ago Mark and Libby purchased the 2 acre excluded house from an elderly woman who had been leasing the field to local farmers for many years. The woman passed away recently and Mark and Libby inherited the remainder of the property. For the last several years the field has been leased to Jim Thomas who owns an APR farm less than a mile away where he operates a goat dairy and uses the field for hay for his goats. The owners intend to continue to lease the land to Jim.

The Kolasinski property is surrounded by active APR land and the Town of Sunderland is very supportive of the APR Program. Staff has closed several projects in Sunderland over the last few years, and the Hubbard project, which is located .5 miles away on Russell Street, should close by the end of June. It is very likely that the Town will contribute 5% towards the purchase of an APR on this property.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	13.6	Prime Farmland	11.6
Non-tillable Cropland		State Important Soils	
Nursery/Orchard		Local Soils	
Pasture		Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	11.6 (80%)
Unmanaged Woodland			
Ponds/Wetlands	.9		
Other			
TOTAL ACRES	14.5		
TOTAL ACRES FOR RESTRICTION	14.5		

CONSERVATION PLAN: No CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 375 Points

Staff Recommendation: Vote of Interest

APR Parcel Scoresheet for Applications Received

Date: June 12, 2025 ALPC

Prepared By: Michele Padula

Landowner's Name: Mark and Elizabeth Kolasinski

Total Acres: 14.5

Property Address: Russell Street, Sunderland

Proposed APR Acres: 14.5

Eligibility Thresholds - State ⁽¹⁾	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 ⁽²⁾	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 ⁽³⁾	<input type="checkbox"/>

State & Federal Eligibility Comments:

Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	11.6	80	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance ⁽⁴⁾ :						
Soil Description/Comments: A few small wet areas, but most of the property is comprised of prime soils.					Score (0-75)	55

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	14.5	50+ <input type="checkbox"/>	26-50 <input checked="" type="checkbox"/>	11-25 <input type="checkbox"/>	5-10 <input type="checkbox"/>
APR Area Size Comments:				Score (0-50)	20
Open Agriculture	Acres	Percent %			
Land in Open Ag Use	13.6	93	50+ % <input checked="" type="checkbox"/>	26-50% <input type="checkbox"/>	11-25% <input type="checkbox"/>

Open Agriculture Comments:					Score (0-75)	70
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	1,484	74	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. Abutts existing APR farms.					Score (0-50)	50
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:					Score (0-75)	40
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	11	80	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: Prime soils could likely be used for row crop production.					Score (0-50)	45
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 checked="" type="checkbox"/>	<input 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: Owners will continue to lease the hay field to a local APR farmer for his dairy goat operation. Property is located in an area of very high demand for agricultural land, so continued use for ag purposes is not a concern at this time.					Score (0-75)	30

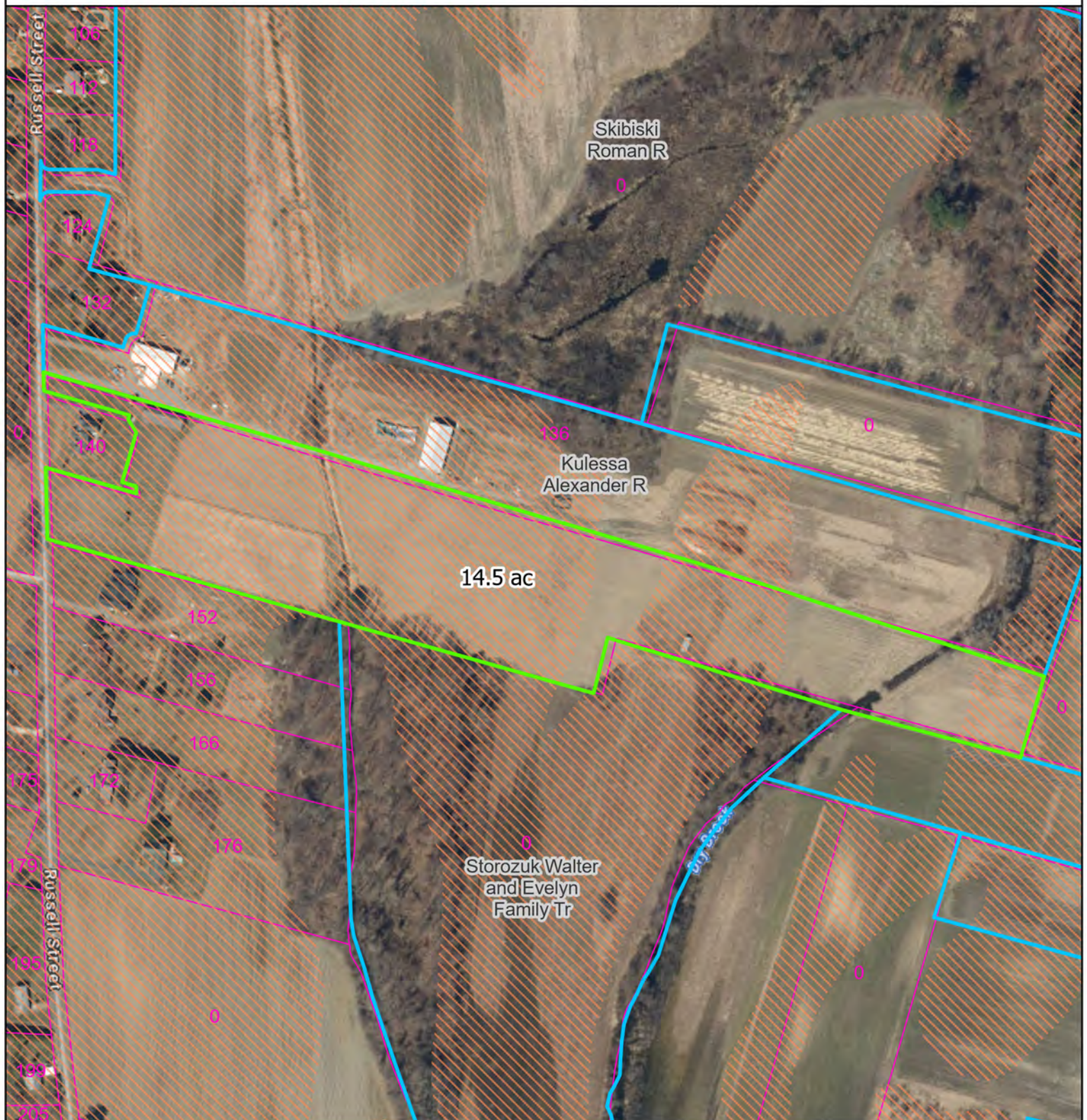
Development Pressure	Prior 5 Year Average				
# of permits issued for new residential construction	5	25+ <input type="checkbox"/>	15-25 <input type="checkbox"/>	6-15 <input type="checkbox"/>	0-5 <input checked="" type="checkbox"/>
Development Pressure Comments: Low inventory for single family homes, but considerable demand.				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 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"/>			
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>			
Community and State Priorities Comments:		Score (0-50)	25		
Potential Financial Support	Likely	Unlikely			
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 Sunderland has consistently contributed 5% towards recent projects, so it is very likely that 5% will be provided for this project.					

Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)		
	Score (0-50)	35
Total Evaluation Score		375
Recommendation for Vote of Interest (VOI)	Yes	No
Comments: This field of primarily primes soils is located in a very large, productive block of APR land where commercial agriculture is thriving. The leasing farmer is using the land to increase the viability of his home APR farm. If that relationship	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded (2)
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Citation References		
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: Kolasinski - Soils
Sunderland, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	11.62	80%

APR area = 14.5 acres

- Prospective APR
- Existing APR
- MassGIS Tax Parcels
- All areas are prime farmland

N
0 162.5 325 650 Feet
Center: 72.57178°W 42.448183°N

Data Provided by MDAR, NCRS, &
MassGIS 2021 Imagery



Created by Massachusetts Department
of Agricultural Resources

Created: 5/6/2025 10:38 AM

Project Name: Kolasinski - Land Cover
Sunderland, MA



Land Cover	Acreage	Percent of area
Open Agriculture	13.6	93.4%

APR Project = 14.5 acres

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

Created By Massachusetts Department of
Agricultural Resources

Created: 5/5/2025 5:08 PM



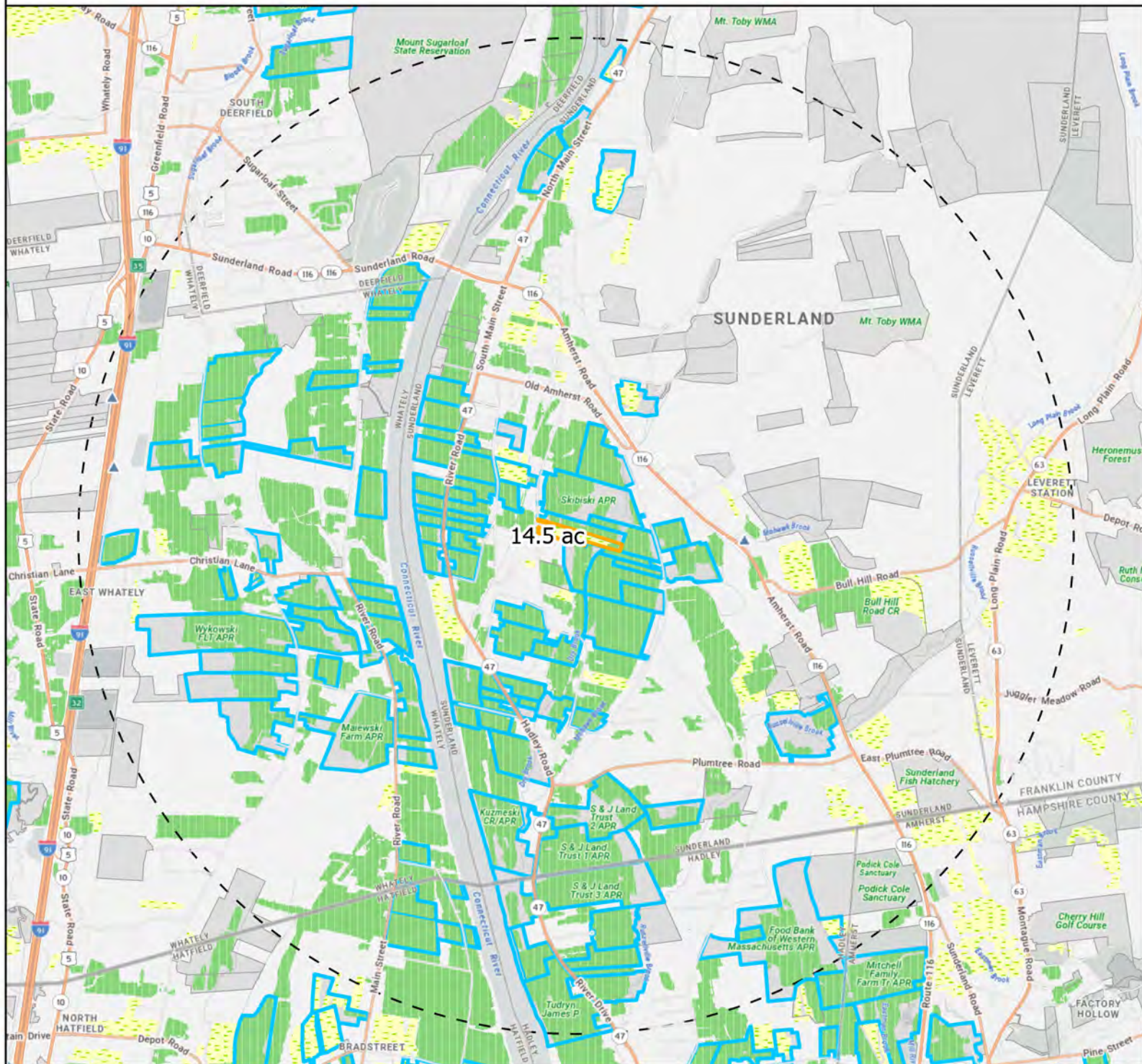
☐ Prospective APR



0 270 540 Feet

Center: 72.57178°W 42.448183°N

Project Name: Kolasinski - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	1412.6
Pasture/Hay	42.9

On Protected Openspace	Acres
Cultivated	1595.1
Pasture/Hay	89.2

Within Buffer	Acres
Cultivated	3020.1
Pasture/Hay	432.8

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
- APR Project
- 2.5 mile buffer

There are 74 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 72.572169°W 42.448103°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 5/6/2025



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

Narrative for Vote of Interest – 6.12.25

Spring River Farm LLC; TRDN LLC and Thomas Napoli – Boxborough – Middlesex

This 28.9 +/- acre property is located on Sargent Road in Boxborough. The property is farmed as part of the very successful Idylwilde Farm. The Napoli family has been farming in eastern Mass since 1898. Thomas and his Wife Catherine started selling produce from a pushcart door to door in Lexington. The pushcart was replaced by a farm stand in the 1930s. In 1969, the third generation of growers, Thomas, Richard and David, moved Idylwilde Farms to Acton in order to continue the tradition of quality and service that made the original stand famous. Today the business continues to be truly family operated. The fourth generation of farmers are already actively involved in the operation. The farm owns and operates an additional 24 acres of farmland not included in this application. The farmstand is open year-round selling not only the Napoli produce but produce and products from around the world. In the growing season, they sell produce from other local growers including value added products such as cheeses, wines and condiments. The business is extremely well run, and the family is highly respected with deep ties in the community.

The property consists of acres of 14+/- acres of vegetables, 4 greenhouses, and a farm equipment/maintenance building. The property is also utilized to compost farm materials and store a small amount of mulch for retail.

There are no exclusions on the property. Soils on the property consist of approximately .22 acres of prime soils (.8%) and 7.97 acres of state important soils (27.6%) and 16.98 acres of FLI soils (58.8%). The project would be eligible for ACEP- ALE funding, provided all qualifiers for designation of farmland of local importance soils are satisfied as determined by NRCS.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	14 ±	Prime Farmland	.22
Non-tillable Cropland	7 ±	State Important Soils	7.97
Nursery/Orchard		Local Soils	16.98
Pasture	1.5 ±	Unique Farmland	
Managed Woodland	±	TOTAL Prime, SI, LI	25.17 (87.2%)
Unmanaged Woodland	2.8 ±		
Ponds/Wetlands			
Other	3.6±		
TOTAL ACRES	28.9 ±		
TOTAL ACRES FOR RESTRICTION	28.9 ±		

APR Parcel Scoresheet Rating: 434

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



Photo #1	Waypoint #	Description	Direction
		Pasture along Sargent Road	Looking south into property



Photo #2	Waypoint #	Description	Direction
		Equipment maintenance and storage barn	Looking southwest



Photo #3	Waypoint #	Description	Direction
		Crop field and one of the greenhouses	Looking south

APR Parcel Scoresheet for Applications Received: 5.17.24 Date: 5.6.25

Prepared By: Chris C.

Landowner's Name: Spring River LLC	Total Acres: 28.9
Property Address: 142 Sargent Road, Boxboro	Proposed APR Acres: 28.9

Eligibility Thresholds - State ⁽¹⁾				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 ⁽²⁾				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 type="checkbox"/>					
If sod/nursery operation, ACEP-ALE Area meets NRCS tolerance for soil loss ⁽³⁾				<input checked="" type="checkbox"/>					
State & Federal Eligibility Comments: Land owner will not meet AGI limitations									
Proposed APR Area Attributes									
Soils	Acres	Percent %							
Prime Farmland:	0.22	0.8	85-100%	68-84%	51-67%	≤ 50%			
Farmland of Statewide Importance:	7.97	27.6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Farmland of Local Importance ⁽⁴⁾ :	16.98	58.8							
Soil Description/Comments: Over 81% prime, state and Farmland of Local importance					Score (0-75)	55			
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	28.9	50+ <input type="checkbox"/>	26-50 <input checked="" type="checkbox"/>	11-25 <input type="checkbox"/>	5-10 <input type="checkbox"/>				
APR Area Size Comments:					Score (0-50)	33			
Open Agriculture	Acres	Percent %							
Land in Open Ag Use	15.92	55.2	50+ % <input checked="" type="checkbox"/>	26-50% <input type="checkbox"/>	11-25% <input type="checkbox"/>	5-10% <input type="checkbox"/>			

Open Agriculture Comments:					Score (0-75)	60
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	53.7	2	500+ <input type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Location Comments:					Score (0-50)	13
Land Use	Current Land Use (Majority)					
small fruits and veggies			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	8.19	28.4	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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: Farming since 1898					Score (0-75)	65

Development Pressure	Prior 5 Year Average				
# of permits issued for new residential construction		25+ <input type="checkbox"/>	15-25 <input checked="" type="checkbox"/>	6-15 <input type="checkbox"/>	0-5 <input type="checkbox"/>
Development Pressure Comments:				Score (0-25)	18
Community Priorities	Yes	No			
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 type="checkbox"/>			
Related Municipal Vulnerability Preparedness (MVP) Grant Project (8)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Statewide Conservation Priorities	Yes	No			
Property is within or directly abuts a designated Environmental Justice (EJ) Neighborhood (9)	<input checked="" type="checkbox"/>	<input 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 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 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)	35		
Potential Financial Support	Likely	Unlikely			
Municipal Funding (5-10%)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Land Trust or other Non-profit	<input type="checkbox"/>	<input type="checkbox"/>			
Other Grants or Funding Sources	<input type="checkbox"/>	<input type="checkbox"/>			
Land Owner Bargain Sale or Gift	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Financial Support Comments: Will work with local land trust					

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

The Napoli family has been farming in eastern Mass since 1898. Thomas and his Wife Catherine started selling produce from a push cart door to door in Lexington. The pushcart was replaced by a farm stand in the 1930s. In 1969, the third generation of growers, Thomas, Richard and David moved Idylwilde Farms to Acton in order to continue the tradition of quality and service that made the original stand famous. Today the business continues to be truly family operated. The fourth generation of farmers are already actively involved in the operation. The farm owns and operates an additional 24 acres of farmland not included in this application. The farmstand is open year round selling not only the Napoli produce but produce and products from around the world. In the growing season, they sell produce from other local growers including value added products such as cheeses, wines and condiments. The business is extremely well run, and the family is highly respected with deep ties in the community.

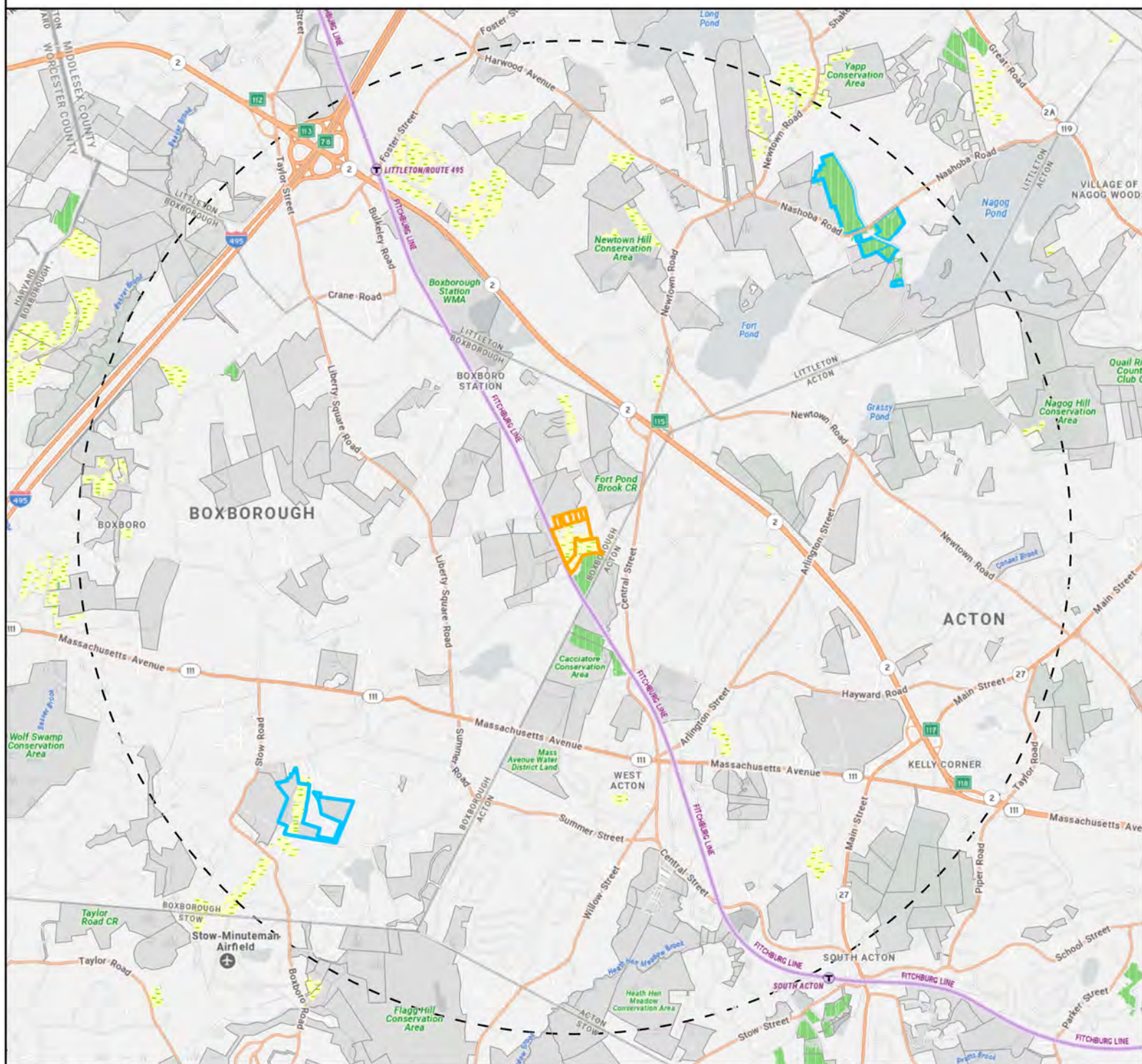
	Score (0-50)	30
Total Evaluation Score		434
Recommendation for Vote of Interest (VOI)	Yes	No
<i>Comments:</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded (2)
	<input type="checkbox"/>	<input type="checkbox"/>

Citation References

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.
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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.
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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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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: Spring River Farm LLC - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	44.3
Pasture/Hay	9.4

On Protected Openspace	Acres
Cultivated	55.4
Pasture/Hay	47.7

Within Buffer	Acres
Cultivated	77.1
Pasture/Hay	206.8

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
- APR Project
- 2.5 mile buffer

There are 2 APRs within 2.5 miles of this project.



0 0.5 1 Miles

Center: 71.482956°W 42.49247°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 5/6/2025



Project Name: Spring River Farm LLC - Land Cover Boxborough, MA



Land Cover	Acreage	Percent of area
Open Agriculture	15.92	55.2%

APR Project = 28.9 acres

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

Created By Massachusetts Department of Agricultural Resources

Created: 3/27/2025 5:02 PM



 Preacquisition_Polys



0 187.5 375 Feet

Center: 71.482706°W 42.492253°N

Project Name: Spring River Farm LLC - Soils
Acton & Boxborough, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	0.22	0.8%
Farmland of statewide importance	7.97	27.6%
Likely Farmland of Local Importance	16.98	58.8%

APR area = 28.87 acres

-  Preacquisition_Polys
-  All areas are prime farmland
-  Likely Farmland of Local Importance
-  Farmland of statewide importance



0 120 240 480 Feet

Center: 71.482706°W 42.492253°N

Data Provided by MDAR, NCRS, &
MassGIS 2021 Imagery



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of Agricultural Resources

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

Narrative for Acceptance of Gift APR

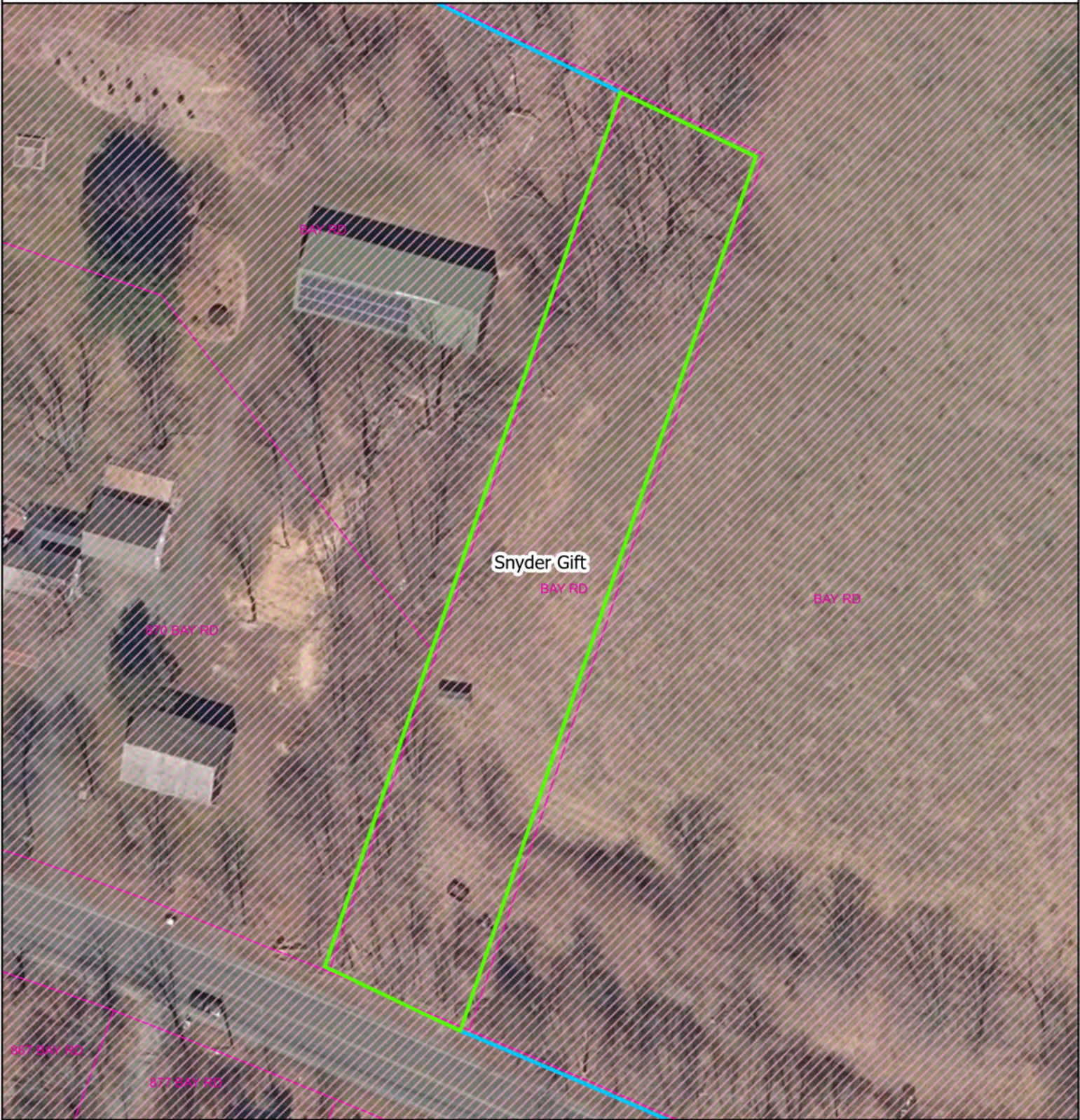
ALPC Meeting 6/12/25

Snyder – Amherst - Hampshire County

Ellen Snyder and her family would like to gift a .59-acre parcel of land into their existing APR property. The 54 +/- acre APR is actively farmed by Brookfield Farm, a mixed vegetable and livestock operation. The .59-acre parcel provides additional access to the upper pasture off Bay Road and is comprised of state important soils.

Staff Recommendation: Accept the gift APR on .59 acres and move ahead with an appraisal to determine the agricultural value to be used as a baseline value in the restriction document.

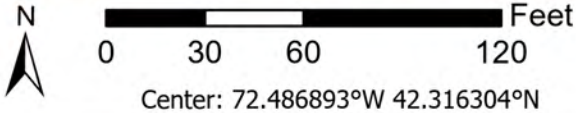
Project Name: Snyder Gift - Soils
Amherst, MA



Soil Type	Soil Acres	% Soil Type
Farmland of statewide importance	0.59	100%

APR area = 0.59 acres

- Existing APR
- APR project
- Farmland of statewide importance









Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery



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Created: 5/28/2025 3:18 PM

**Snyder Farm
Southeast Street
Amherst, MA**

-  Snyder Farm APR: 54 ac
-  Snyder Farm Ch 61A: 0.59 ac
-  Amherst Tax Parcels
-  Streams and Wetlands
-  Boundary Monuments Found
-  Abutter Soil & Tree Disturbance

*Boundaries and features are approximate.
Map by Ellen Snyder, March 2024*

0 250 500 Feet



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

Narrative for Vote of No Interest 6.12.25

D.W. Stephan, Trustee of the Stephan Family Realty Trust - Framingham – Middlesex County

This 112+/- acre property owned by D.W. Stephan, Trustee of the Stephan Family Realty Trust is located on Edmunds Road in Framingham. The APR application encompasses approximately 101.5 acres of land which consists of 7+/- acres of hay, 35+/- acres of pasture and 44 +/- acres of woodland/wetland. The application includes an area of approximately 5.7 acres containing the farm complex of 8+/- buildings and approximately 4 acres of road and non-agricultural areas. Approximately 24.52 acres are designated as prime soils.

This farm was established as a family farm in 1872 by the Gibbs family. It was sold to Charles Beebe in the early 1900s who turned it into an extension of McLean Hospital specifically for their son who lived a quiet life on the property for 40 years. In 1981 it was purchased by Allen Glick, the auto-dealer, who also purchased the surrounding 380 acres. DEM bought more than half of Glick's 400 acres to preserve as open space - Callahan State Park. Doug Stephan purchased the remaining property in 2002 to prevent it from being developed. Doug worked on the farm as a child and wanted to keep agriculture in the Community. He converted it back to a dairy farm and began selling raw milk but stopped the dairy in 2015 and is now trying to figure out how to keep it afloat. He raises a small group of replacement heifers for wholesale, some custom haying, and "leases out" various areas of the property to other non-agricultural business - antique shop in one of the barns, wood processor, doggie day care facility and a composting operation. Unfortunately, Doug has a significant mortgage on the property and is a financial bind. The majority of the soils on the parcel are FLI wet pasture soils which are suitable for a livestock operation, but the agricultural potential is limited.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	7.0	Prime Farmland	24.52
Non-tillable Cropland		State Important Soils	.92
Nursery/Orchard		Local Soils	25.68
Pasture	34.2	Unique Farmland	
Managed Woodland		TOTAL Prime, SI, LI	51.12(50.4%)
Unmanaged Woodland	55.0		
Ponds/Wetlands	6.3		
Other	10		
TOTAL ACRES	112.5		
TOTAL ACRES FOR RESTRICTION	101.5		

CONSERVATION PLAN: No (Forest Management Plan)

CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 242 Points

Staff Recommendation: The current farming activity taking place on the property is not able to sustain the business alone partially due to the limited prime and state important soils. The current business model relies on non-agricultural activities – antique store in one of the barns, wood processor, doggie day care and a commercial composting operation. These non-agricultural activities would need to be removed from the property to be APR compliant. The landowner is carrying a substantial mortgage and there is no long term viable agricultural plan for the property.

Staff recommends a Vote of No Interest.



Photo #	Description	Direction
1	Replacement heifers – barnyard	South



Photo #	Description	Direction
2	Round bales off access road	SW

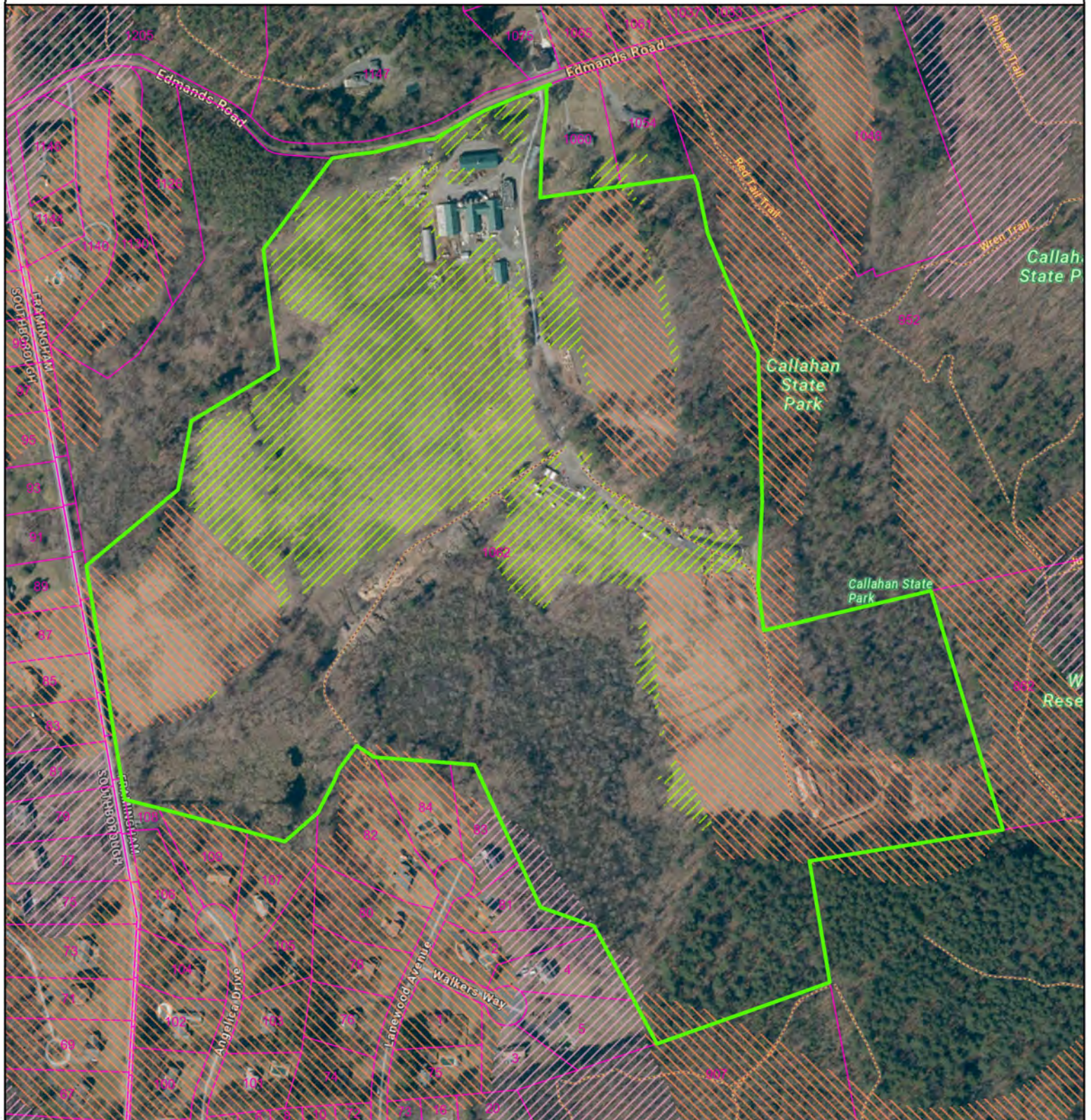


Photo #	Description	Direction
3	Milk room now used for antique shop	E



Photo #	Description	Direction
4	Black Earth Composting	S.

Project Name: Stephan Doug v6 - Soils
Framingham, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	24.52	24.2%
Farmland of statewide importance	0.92	0.9%
Likely Farmland of Local Importance	25.68	25.3%

APR area = 101.50 acres

- Preacquisition_Polys
- Farmland of statewide importance
- All areas are prime farmland
- Likely Farmland of Local Importance



0 225 450 900 Feet

Center: 71.480452°W 42.326169°N

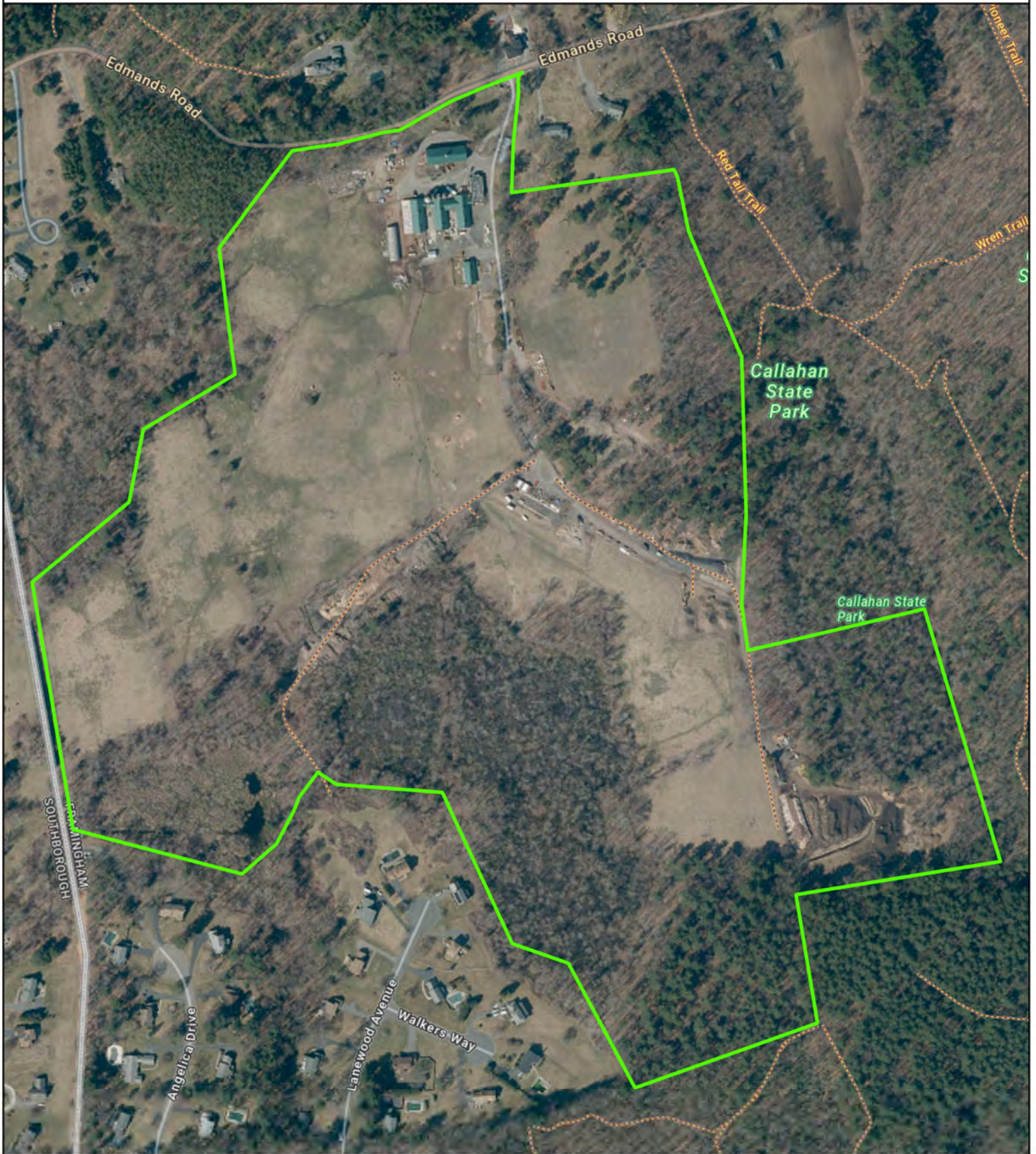
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery



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Project Name: Stephan Doug v6 - Land Cover Framingham, MA



Land Cover	Acreage	Percent of area
Open Agriculture	41.27	40.7%

APR Project = 101.5 acres

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


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Agricultural Resources

Created: 3/17/2025 10:41 AM



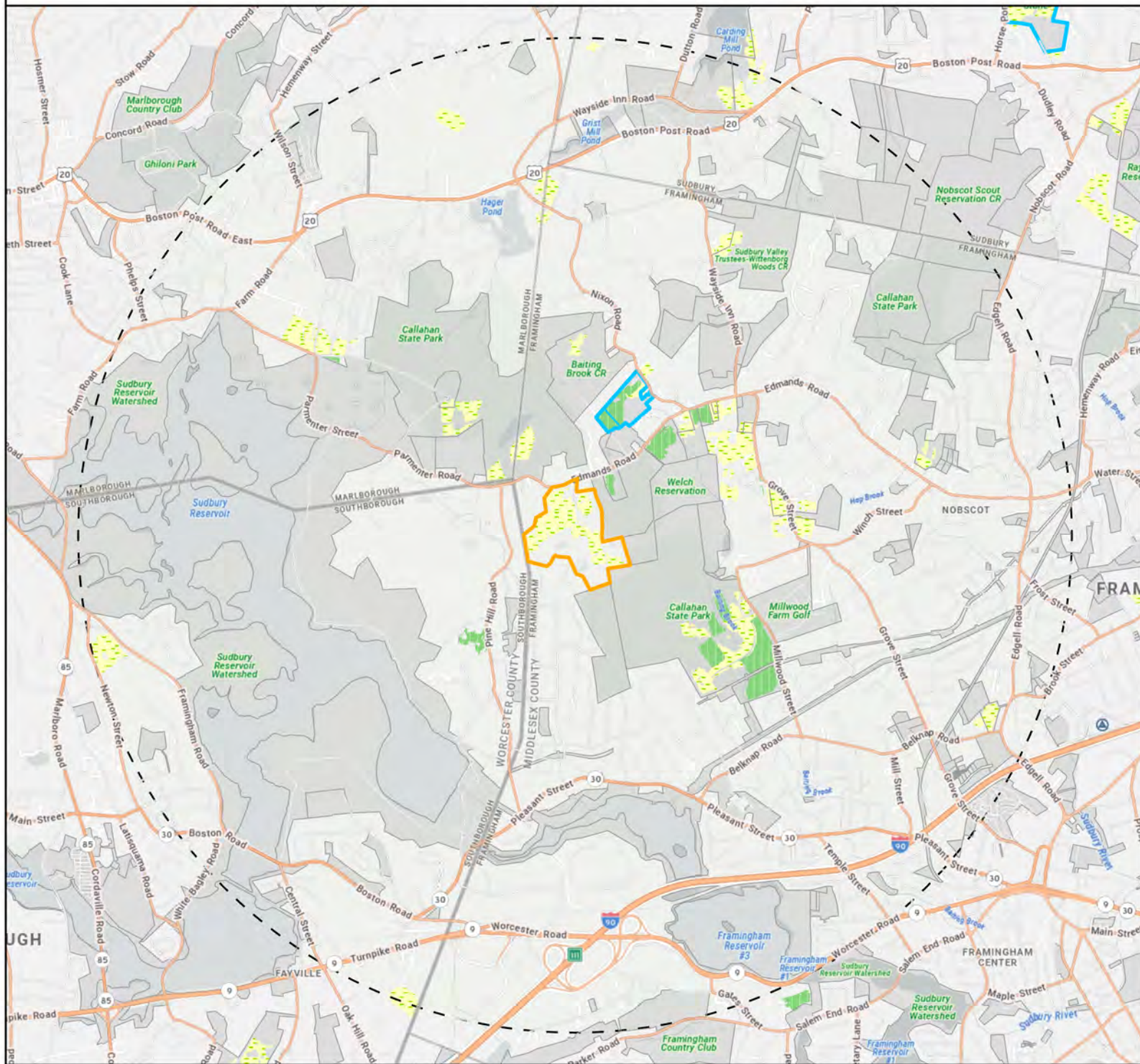
 Proposed APR



 Feet
0 337.5 675

Center: 71.480452°W 42.326169°N

Project Name: Stephan Doug v6 - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	12.4
Pasture/Hay	1.9

On Protected Openspace	Acres
Cultivated	70.1
Pasture/Hay	97.4

Within Buffer	Acres
Cultivated	77.3
Pasture/Hay	257.8

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
- APR Project

There is 1 APR within 2.5 miles of this project.



0 0.5 1 Miles

Center: 71.480647°W 42.326077°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 4/11/2025

