

MINUTES: Agricultural Lands Preservation Committee
Tuesday, November 12, 2024

MEMBERS PRESENT:

Commissioner, Ashley Randle, Department of Agricultural Resources
Rita Thibodeau, Natural Resources Conservation Service, Non-Voting Member
Clem Clay, UMass Center of Agriculture
Phillip DeMartino, EOHLC
Kurt Gaertner, EOEEA
Fred Dabney, Farmer Member
Warren Shaw, Farmer Member
Karen Schwalbe, Massachusetts Farm Bureau Federation
Kathy Orlando, Sheffield Land Trust

ALSO PRESENT:

David Viale, Department of Agricultural Resources
Jill Ward, Department of Agricultural Resources
Taylor Arsenault, Department of Agricultural Resources
Jill Banach, Department of Agricultural Resources
Chris Chisholm, Department of Agricultural Resources
Delia Delongchamp, Department of Agricultural Resources
Dorothy Du, Department of Agricultural Resources
Cory Fox, Department of Agricultural Resources
Ron Hall, Department of Agricultural Resources
Gerard Kennedy, Department of Agricultural Resources
Tyler Maikath, Department of Agricultural Resources
Nathan Moyer, Department of Agricultural Resources
Michele Padula, Department of Agricultural Resources
Winton Pitcoff, Department of Agricultural Resources
Margaret Callanan, Department of Agricultural Resources

I. Updates:

1) APR Program

Commissioner, Ashley Randle, provided APR program updates to the members of the ALPC. The APR program has acquired one APR projects in Fiscal Year 2025.

The first **project** closed this fiscal year was the Sterling Realty Trust, that protected roughly **21.49-acres**, with an **APR value of \$495,000**. Michael Padula, Trustee of the Sterling Realty Trust protected their family's farmland parcel

located in Sterling Massachusetts, which is currently used for hay production by local farmers.

Regarding State Bond Funding, Commissioner Randle reported that program funding levels remaining in the 2014 Environmental Bond is \$3,019,670.07 and the 2018 Environmental Bond \$19,800,000.00. The combined balance remaining in the 2014 and 2018 Bonds is \$22,819,670.07. The Commissioner also indicated that to date the program has acquired 963 farm properties, protecting approximately 75,839 acres. A summary of pending projects includes 17 Vote of Interest projects, with roughly 1,113 acres to be protected. Further, there are 12 pending Final Voted projects with approximately 1,246 acres at an APR value of \$12,949,650, a MDAR cost of \$11,789,190. That includes an estimated \$1,233,633 in local contributions and landowner Bargain Sales of roughly \$142,727. Combined, that means the APR Program currently has 29 active projects that have been voted on by the ALPC with 2,359 acres of farmland to be protected. During calendar year 2024 there were two Unresolved Projects where two landowners did not accept MDAR's offers on Vote of Interest projects.

In terms of APR applications, the APR program has received 26 applications during the quarterly evaluation reviews for calendar year 2024. These applications are in various stages of staff reviews and landowner considerations, with three of those projects on today's ALPC meeting agenda.

Regarding USDA-NRCS updates, MDAR has submitted 2 projects for enrollment consideration with ACEP-ALE funding. The two applications total 52.31 acres with an APR value of approximately \$638,000 and a potential federal share of \$319,000. Application enrollment is dependent upon project eligibility, ranking and available funding. Also, MDAR is expecting to submit projects for the upcoming IRA application deadline, which is December 20th.

Commissioner Randle asked Rita Thibodeau for any updates from the Massachusetts NRCS office.

Rita reported that MA-NRCS received their financial assistance funding allocations for fiscal year 2025. She reported that for ALE Classic the MA-NRCS received the same amount as the last three years, \$1,922,068. WRE funding was also the same amount as last year, \$797,215. With IRA funding MA-NRCS received \$2,443,591 and these ACEP dollars can be used for ALE and WRE projects.

This year two Regional Conservation Partnership Program (RCPP) applications were selected for funding this fiscal year. One of the projects is with the Massachusetts Executive Office of Environmental Affairs which can be utilized for

easements, and the amount of the agreement was \$20,135,000. The second project is with Mass Audubon and the amount on this agreement was \$25,000,000 which can be utilized for easements and some land management practices, such as riparian buffers.

2) APR Program Over Cap Policy

Commissioner Randle updated the members on the ALPC Purchase Price Limitation policy, also known as the APR Over-cap Spending policy. In January, the ALPC members unanimously voted to clarify that the policy only applies to Departmental APR funds and not to external fund sources. Members were provided a copy of the policy in the meeting packet. The purpose of sending a copy of the policy and memo was to update the ALPC member before the Commissioner signing. Once the policy was signed it was posted on the APR program's website and outreach with partners. The policy clarification is dated January 24, 2024.

Commissioner Randle open the meeting to ALPC members for any updates.

Kathy Orlando had a question on the Over Cap Policy and asked if farmland of local importance would be considered along with prime and statewide important soils. Dave Viale reported that as staff continues to look at criteria revisions, when and if property is eligible to go over the cap can be a consideration for review by the ALPC in the future.

II. Vote:

The minutes from the September 5, 2024, meeting had been sent to the ALPC members in advance of the meeting, so the Commissioner asked for a motion for approval. Motion made by Kurt Gaertner and seconded by Warren Shaw. The motion was approved with Karen Schwalbe abstaining.

III. VOTES: Final Votes

1. Lyons Street Trust (Peter Kielbasa, Trustee) – Granby/ Ludlow: The presentation and recommendation was given by Chris Chisholm and is 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.

IV. VOTES: Vote of Interest

1. John and Carolyn Wheeler – Shelburne: The presentation and recommendation was given by Michele Padula and is attached to these meeting minutes. Michele clarified that the farmland property is located only in Shelburne. A motion to approve the project was made by Kurt Gaertner and seconded by Karen Schwalbe. The motion was unanimously approved
2. Lee Lockwood – Richmond: The presentation and recommendation was given by Jay Rosa and is 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.
3. Wilbur and Mary Ann Chase – North Brookfield. The presentation and recommendation was given by Jay Rosa and is 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.

Gerard Kennedy informed the members that the Chamberlains weren't available until 10:30 AM and suggested a 20-minute break. Warren Shaw had a question about the Governor's new housing program as it relates to the APR program. Kurt Gaertner asked if he was referring to accessory dwelling unit (ADU) provision or about the state housing plan, or other implications of concern. Phil DeMartino indicated that ADU regulations won't be in effect until February 2025. Separate to the affordable housing act there is the MBTA 3A program which considers [the requirement to zone, not construct, with 177 communities subject to it. Warren Shaw said that we should be aware of how these plans may influence farmland and APRs. Kurt Gaertner said that he has been representing EOEEA Secretary Tepper with the Unlocking Housing Production Commission, which is a work in progress, and how there is a cooperative approach on the siting of the housing that would be sensitive to EOEEA principals. Kathy Orlando asked about the coordination of the Farmland Action Plan and the state's Housing Act when both plans are considering state own lands for their purposes. Kurt Gaertner indicated that there is an eye on state owned land, however, natural resource lands held by state agencies such as DCR, and DFW or agriculture lands under state care and control are not primary locations under consideration or even eligible for housing. Also, any appropriate state-owned lands held by other agencies with valued natural resources are under consideration for broader EEA purposes.

Commissioner Randle called a brief recess until 10:30 AM.

V. HEARING

The Commissioner turned the meeting over to Warren Shaw to chair the Chamberlain APR Special Permit denial appeal hearing. Warren Shaw chaired the hearing and read the adjudicatory informal hearing procedures into the record. Hearing Officer Shaw explained that a hearing request was made by the Chamberlain family on October 8, 2024, regarding an APR Special Permit denial. An official record of the hearing has been assembled and that the hearing was also video recorded and that both are on file with the Department.

The Committee heard testimony on a new Special Permit request by Jackie and Robert Chamberlain. Cory Fox, Gerard Kennedy, Delia Delongchamp, and Jackie and Robert Chamberlain were sworn in. Attorney Fox presented the Departments' decision process to deny the Special Permit request and its use of the law, APR document, the program's regulations, and guidelines to reach a reasonable determination.

Jackie Chamberlain said that they received an email from Gerard Kennedy that their Special Permit request would be denied. The Chamberlains thought MDAR would work with them to come up with solutions rather than just giving them a final decision. The contract company is no longer interested in utilizing the APR property, so Ms. Chamberlain indicated that they are withdrawing their appeal as their farm is no longer in consideration for this activity.

Warren Shaw asked the ALPC members to move to accept the statement of withdrawal for an appeal from Mrs. Chamberlain. A motion was made by Kurt Gaertner and seconded by Karen Schwalbe. The motion was unanimously approved, and as a result the Department's decision to deny the Chamberlain request for a special permit stands.

Chairperson Shaw turned the meeting over to Commissioner Randle.

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

Adjourned at 10:58 AM.

Meeting minutes were submitted by Jill Ward and Ronald Hall

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

Narrative for Final Vote 11/12/2024

Peter Kielbasa, Trustee of the Lyons Street Trust – Granby/Ludlow – Hampshire/Hampden Counties

The 88.06+/-acre property located on Lyons Street in Granby and Ludlow is an active agricultural area and abuts the Breezy Acres LLC APR which is now owned by Ryan Voiland. Ryan farms the Kielbasa property as well with a variety of mixed vegetables.

The property encompasses a barn which is currently utilized by Ryan for storage. the property is accessible from Lyons Street. The appraisal was completed on 48.56 +/- acres with the understanding that 19.71 +/- acres of land not included in the appraisal (donated land) will be included in the survey along with the 17.75 +/- acres of wooded wetland located along the Lyons Street frontage.

Appraised values of the 48.65+/- acre parcel established by O'Connor Real Estate Associates are as follows:

Market Value Before Restriction - \$750,000(\$15,444.81/acre)

Market Value After Restriction (agricultural value) - \$160,000 (\$3,294.89/acre)

APR value - \$590,000 (\$12,149.91/acre)

The Kestrel Land Trust has indicated their support of the project and willingness to contribute the local match of 5% or \$29,500. The Commonwealth's offer of \$560,500 (\$11,543.42/acre) was accepted by Peter Kielbasa as Trustee of the Lyons Street Trust; therefore, the combined paid consideration for the property to be protected by an APR is \$590,000.

Staff Recommendation:

This property represents a good agricultural resource and is a critical parcel for Ryan Voiland and his operation.

The Final Vote is conditioned on:

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

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

Final Vote Summary Sheet

APPLICANT: Peter Kielbasa, Trustee of the Lyon Street Trust

ACRES: 88.06+/-

PROPERTY LOCATION: Lyon Street, Granby & Ludlow

COUNTY: Hampshire and Hampden

ALPC DATE: November 12, 2024

APPRAISED VALUES

MARKET VALUE BEFORE APR: \$750,000 (\$15,444.81/acre)

MARKET VALUE AFTER APR: \$160,000 (\$3,294.89/acre)

APR VALUE: \$ 590,000 (\$12,149.91/acre)

APPRAISER: O'Connor Real Estate Associates

LOCAL CONTRIBUTION \$29,500

BARGAIN SALE: \$ 0

COMMONWEALTH'S SHARE: \$560,500 (\$11,543.42/acre)

COMMENTS: Good farmland resource vital to a local farmer

Project Name: Kielbasa Chester - Land Cover
Granby & Ludlow, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	13.9	16.1%

APR area = 48.56 acres

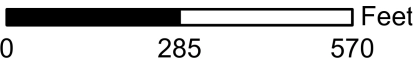
Data Provided by MassGIS, MDAR, Maxar 2023 imagery, and LCLU (2016)

Created By Massachusetts Department of Agricultural Resources

Created: 10/24/2024 10:29 AM



- Donated APR area
- Preacquisition_Polys



Center: 72.48338°W 42.223121°N

MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

ALPC Meeting November 12, 2024

Wheeler - Shelburne - Franklin County

Wheel-View Farm, owned and operated by John and Carolyn Wheeler, has been in Carolyn's family since 1896. It is located on Reynolds Road and Shelburne and consists of approximately 240 acres. A wooded parcel is being excluded from APR as well as the farmstead consisting of the house and all of the agricultural buildings except one hoop barn that is used for cattle sheltering and watering. Approximately 222 acres will be considered for APR.

Since 2002 John and Carolyn have been raising grass-fed beef on the property. Calves are purchased in the fall from local farmers, raised for 2-2.5 years and then sent out for processing. The herd ranges from 60-90 animals. The beef is sold at markets in Northampton and Southampton and a portion is sold at a retail store on the farm.

All of the open land on the farm, approximately 84 acres, is used for rotational grazing. Approximately 60 acres of nearby hay fields are rented by the Wheelers for hay production. At the time of APR application, most of the soils were mapped as possible Farmland of Local Importance (FLI). At the request of MDAR, last month a Soil Scientist walked the property to verify the FLI. That visit resulted in the verification of 13 acres of Prime Soils (6%), 38 acres of State Important Soils (19%) and 70 acres of FLI (35%) for a total of 55% Prime/State/FLI.

Carolyn and John also own the 105-acre Wheeler APR which abuts the land currently under application. That land was purchased in 2011 to support the home farm operation. The Wheeler APR contains 22 acres of open ag land which has been used for hay production in the past, but is currently being used as additional pasture land.

Since the land that is being proposed for APR, and the land in the existing Wheeler APR, is all managed as one farm, and the use of all the open land (approximately 100 acres) is critical to their farming operation, it is John and Carolyn's desire to combine the properties into one APR parcel. This would ensure that the farm would remain as one unit into the foreseeable future and the parcels could not be sold separately. MDAR supports the proposal as it would help to ensure that the viability of the existing operation is maintained and would also ensure that any future owners of the land would have a substantial resource base from which to operate their own farm business.

At the time of the closing of the Wheeler APR, MDAR was partnering with NRCS through the Farm and Ranchland Protection Program (FRPP) so the Wheeler APR contains language specific to FRPP. MDAR has submitted a request to NRCS for the existing FRPP APR to be amended and re-stated as a new recorded ACEP-ALE APR that encompasses the entire property. It is understood that an ACEP-ALE parcel application is for the 222-acre (+/-) parcel and would still need to be submitted and evaluated for ACEP-ALE funding.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland		Prime Farmland	13
Non-tillable Cropland		State Important Soils	38
Nursery/Orchard		Farmland of Local Importance (verified)	70
Pasture	84	Unique Farmland	
Managed Woodland	138	TOTAL Prime, SI, LI	121(55%)
Unmanaged Woodland			
Ponds/Wetlands			
Other – homestead			
TOTAL ACRES			
TOTAL ACRES FOR RESTRICTION	222		

CONSERVATION PLAN: No CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 335 Points

Staff Recommendation: Staff recommendation is a Vote of Interest with the understanding that if the request to NRCS to amend and re-state the Wheeler FRPP APR to be recorded as an ACEP-ALE APR is not approved, the 222-acre parcel will proceed as its own stand-alone parcel.

APR Parcel Scoresheet for Applications Received

Date: 11/12/2024

Prepared By: Michele Padula

Landowner's Name: Carolyn Wheeler and John Wheeler

Total Acres: 240

Property Address: 212 Reynolds Road, Shelburne

Proposed APR Acres: 222

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:

Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	13	6	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:	38	17	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Farmland of Local Importance ⁽⁴⁾ :	70	32				
Soil Description/Comments: Total P/S/FLI = 121 acres (55%). Possible FLI soils were recently verified by soil scientist.					Score (0-75)	25

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	202		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	84	38	50+ % <input type="checkbox"/>	26-50% <input checked="" type="checkbox"/>	11-25% <input type="checkbox"/>	5-10% <input type="checkbox"/>

Open Agriculture Comments: Significant amount of open ag land consists of managed pasture and is utilized for rotational grazing.					Score (0-75)	50
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	574	10	500+ <input checked="" type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments: Significant block of APR land consists mainly of pasture, hay and orchard.					Score (0-50)	35
Land Use	Current Land Use (Majority)					
pasture	pasture		Row Crops, Small Fruits <input type="checkbox"/>	Hay/Forage Orchard, Vineyard <input type="checkbox"/>	Pasture <input checked="" type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Land Use Comments: Managed pasture land is used for rotational grazing and mowed when necessary.					Score (0-75)	25
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	36	43	Row Crops, Small Fruits <input type="checkbox"/>	Hay/Forage Orchard, Vineyard <input type="checkbox"/>	Pasture <input checked="" type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Potential Land Use Comments: This is a livestock operation and the highest and best ag use of the open land is for continued pasture.					Score (0-50)	20
Ownership/Succession			Yes	No		
Land owner is also farm operator			<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Farm owner/operator owns other APR Land with no current Stewardship violations			<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>		
Ownership/Succession Comments: ag infrastructure is well maintained, but will all be excluded per landowner's wishes.					Score (0-75)	50

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: Very little residential development in Shelburne. Development is typically estate-type homes on large lots.				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 checked="" type="checkbox"/>	<input type="checkbox"/>		
Property is identified as an urban agriculture priority (11)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Property abuts or would connect existing protected open space		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Property is within NHESP Biomap2 Core Habitat or CNL (__ acres; __ %) (12)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Farm operator utilizes Climate Smart and/or healthy soils practices (cover crops, no till, rotational grazing, riparian buffer, habitat linkage, energy efficiency, drought preparedness, invasive species remediation, etc.) (13)		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Property attributes align with any other applicable executive orders (14)		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Community and State Priorities Comments: Wheel-View Farm has been identified in Shelburne Open Space Plan as a Top Priority for protection from development.				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 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: Landowner Bargain Sale and Town Contribution will likely be low (5-10%)					

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

This 2.18-acre parcel, along with an abutting 2.05-acre Wheeler Farm comprise Wheeler New Farm. An old farm viability covenant recently expired on the 2.18-acre parcel so the landowners have applied to APR with the goal of protecting nearly the entire farm. The parcel contains 84 acres of managed pasture which is an integral part of their farm operation and used for rotational grazing. The possible FLI was recently verified by a soil scientist resulting in the entire farm property being ACEP-ALE eligible. John and Carolyn have been raising grass fed beef since 2002 and have a very loyal clientele both at local markets and at their retail farm store. Their daughter, son-in-law and grandsons live nearby and assist on the farm when needed. Although there is no formal succession plan, it is their intention to pass the farm along to family to continue the beef operation. Their wish is to "tie" the existing APR to the land currently under application resulting in one viable farm unit which can't be subdivided.

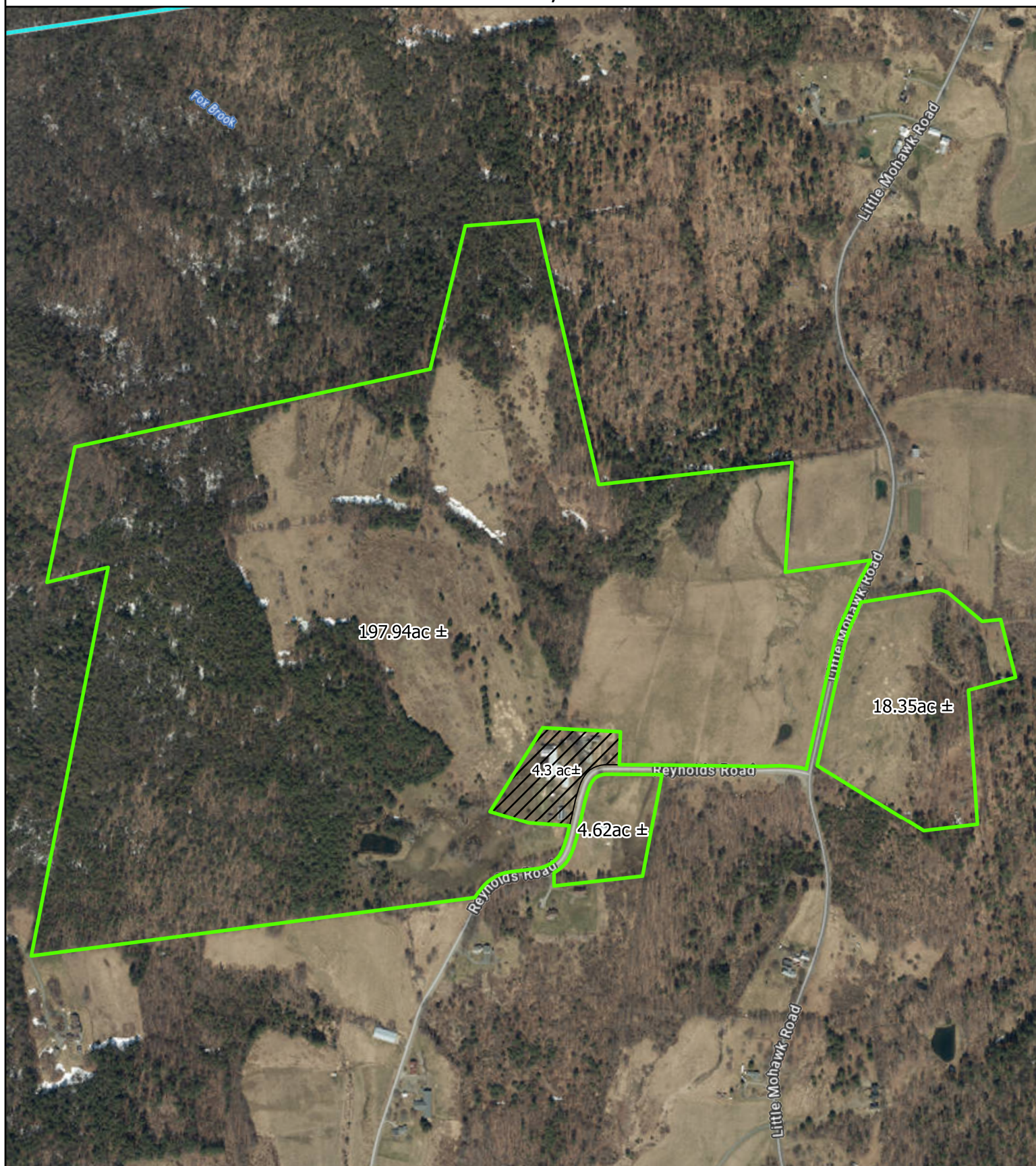
	Score (0-50)	40
Total Evaluation Score		335
Recommendation for Vote of Interest (VOI)	Yes	
<i>Comments: recommend federal funding contingent upon approval of request to amend and re-state the Wheeler FRPP-APR to be recorded as an ACEP-ALE.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	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: WHEELER, JOHN E. & CAROLYN E. - Land Cover
Shelburne, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	83.2	37.6%

APR Project = 220.91 acres

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

Created By Massachusetts Department of Agricultural Resources

Created: 10/31/2024 1:00 PM



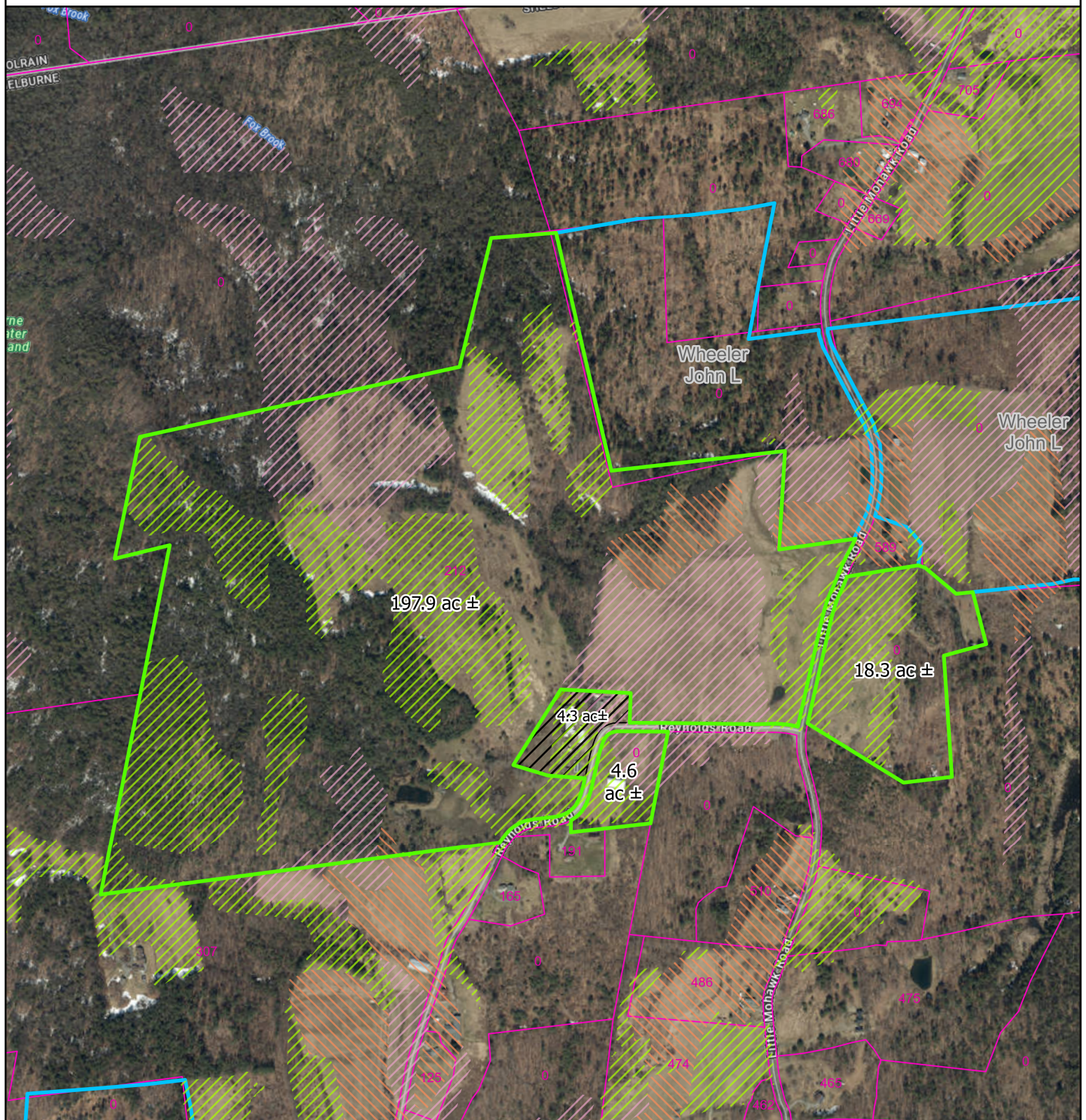
- Excluded from application
- APR Area



0 500 1,000 Feet

Center: 72.691121°W 42.629671°N

Project Name: WHEELER, JOHN E. & CAROLYN E. - Soils
Colrain, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	6.28	2.8%
Farmland of statewide importance	41.16	18.6%
Likely Farmland of Local Importance	74.53	33.7%

APR area = 220.9 acres

- MassGIS Tax Parcels
- Existing APR
- Excluded from application
- All areas are prime farmland
- Farmland of statewide importance
- Likely Farmland of Local Importance



0 410 820 1,640 Feet

Center: 72.691121°W 42.629671°N

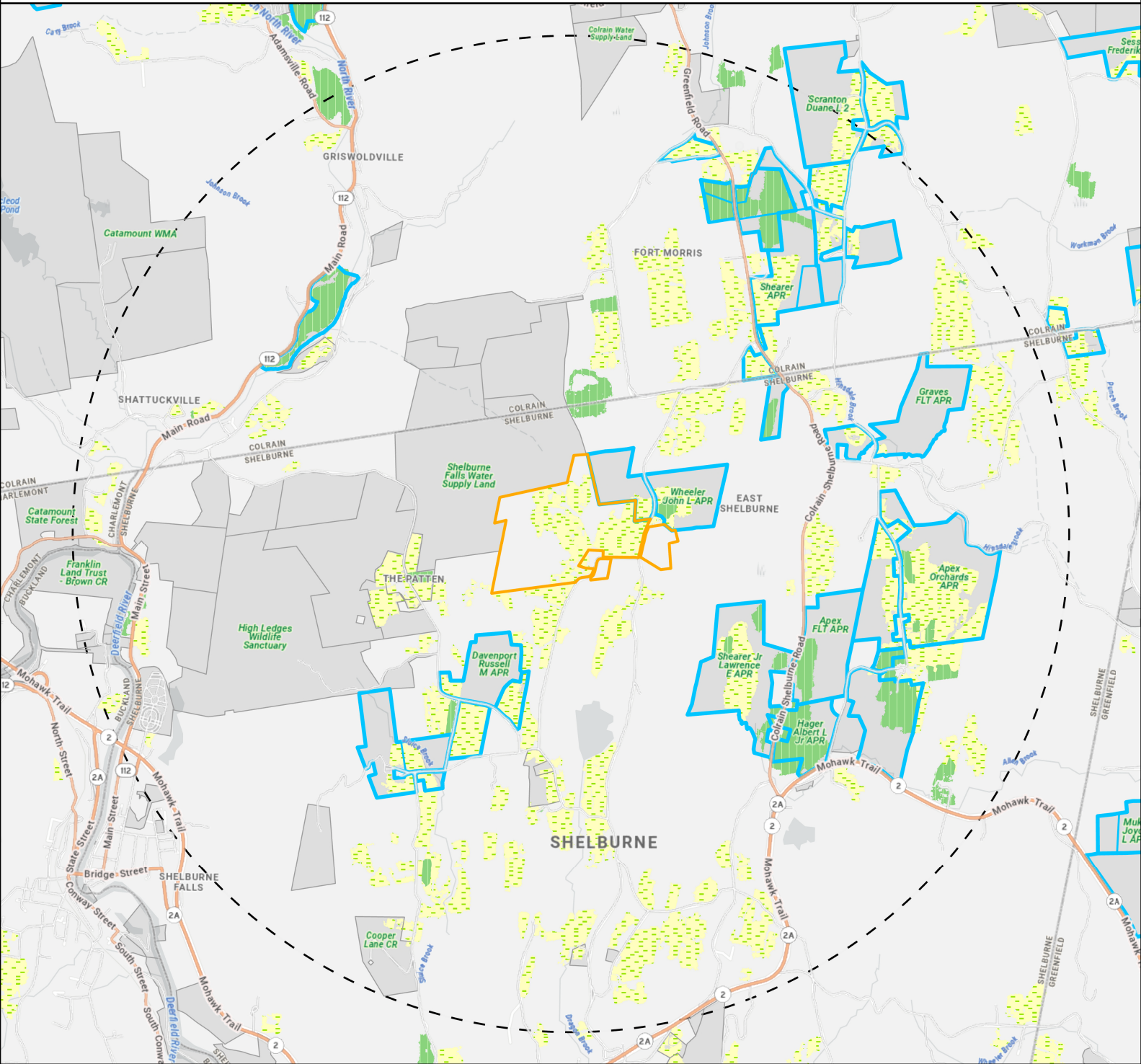
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery



Created by Massachusetts Department of Agricultural Resources

Created: 10/29/2024 11:00 AM

Project Name: WHEELER, JOHN E. & CAROLYN E. - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	208
Pasture/Hay	366.2

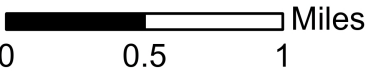
On Protected Openspace	Acres
Cultivated	212.1
Pasture/Hay	426

Within Buffer	Acres
Cultivated	300.9
Pasture/Hay	1453.1

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 16 APRs within 2.5 miles of this project.



Center: 72.692478°W 42.628918°N

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

Created by Massachusetts Department of Agricultural Resources

Created: 10/31/2024







MASSACHUSETTS DEPARTMENT OF AGRICULTURAL RESOURCES
AGRICULTURAL PRESERVATION RESTRICTION PROGRAM

Narrative for Vote of Interest

ALPC Meeting: 11/12/24

Owner: Lee Lockwood; Applicant: Dan Davison – Richmond – Berkshire

This 98.75 ± acre property consists of a single parcel bounded by Swamp Road to the east, Lenox Road to the south, and Dublin Road to the west. The property consists of three primary hay fields and a 1.5-acre area at the northeast of the property utilized for vegetable production (butternut squash & pumpkins). The proposed APR does not have any existing structures and there are no proposed exclusions.

Referred to as Claferly Farm, the Lockwood family has owned the property since 1977. Over the last two decades, day to day commercial agricultural activity was managed by abutting landowner Anthony Quinto (Fort Hill Farm) and now the Halley Family (Bittersweet Farm). Current commercial use of the land is hay production utilizing approximately 63 acres of open land and vegetable production limited to a 1.5-acre portion of the land. Hay production averages 2 cuttings per year with square bales sold directly to customers from the Bittersweet Farm store in neighboring Pittsfield. Hay produced is not used for animal consumption. Squash and pumpkins grown are also sold direct to customers through Bittersweet Farm.

Approximately 26.64 acres (27%) of the proposed APR land are designated as prime farmland (Amenia silt loam), 4.07 acres (4.1%) are designated as farmland of statewide importance, and 42.03 acres (42.6%) are designated as farmland of local importance. In total, approximately 62.63 acres (63%) of the land are utilized for open agriculture (hay and vegetable production). As a result, the entire project would be eligible for federal ACEP-ALE funding, provided all qualifiers for designation of farmland of local importance soils are satisfied as determined by NRCS. The applicants considered applying to the APR program several years ago but elected to defer until the Town of Richmond adopted farmland of local importance soils in late 2022.

Claferly Farm is located in a moderately active agricultural area with 2 existing APRs that directly abut the property (Malnati & Andrews), totaling approximately 56 acres of active commercial agricultural land protected by agricultural preservation. The Town of Richmond is also a right to farm community.

The current landowner, Lee Lockwood, intends to transfer ownership to applicant Dan Davison in late 2024 or early 2025. Dan is Lee's brother-in-law and lives directly next to the proposed APR property at 1590 Swamp Road. Dan currently and will continue to manage the commercial farming agreement with Bittersweet Farm.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	62.63 ±	Prime Farmland	26.64
Non-tillable Cropland		State Important Soils	4.07
Nursery/Orchard		Local Soils	42.03
Pasture		Unique Farmland	
Managed Woodland	32 ±	TOTAL Prime, SI, LI	72.74 (73.7%)
Unmanaged Woodland			
Ponds/Wetlands	4 ±		
Other			
TOTAL ACRES	98.75 ±		
TOTAL ACRES FOR RESTRICTION	98.75 ±		

CONSERVATION PLAN: No

CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 300 Points

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



Photo #	Waypoint #	Description	Direction
1		Primary Hay Field at North of Property	E



Photo #	Waypoint #	Description	Direction
2		Eastern Hay Field Along Swamp Road	E



Photo #	Waypoint #	Description	Direction
3		Round Bales for Transport to Bittersweet Farm	S



Photo #	Waypoint #	Description	Direction
4		Southern Most Hay Fields – 1 Cutting in Prior Season; View from Lenox Road	N

APR Parcel Scoresheet for Applications Received

Date: 9/23/24

Prepared By: Jay Rosa

Landowner's Name: Lee Lockwood; Applicant: Dan Davison

Total Acres: 98.75 ±

Property Address: Swamp Road, Richmond, Berkshire County

Proposed APR Acres: 98.75 ±

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:	26.64	27.0%	85-100%	68-84%	51-67%	≤ 50%
Farmland of Statewide Importance:	4.07	4.1%				
Farmland of Local Importance ⁽⁴⁾ :	42.03	42.6%				
Soil Description/Comments: Majority of soil is Amenian and Kendaia silt loam. State and local important soils including more rocky outcroppings and do not drain as effectively as prime designated soils. Land has no development history.					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	98.75		50+	26-50	11-25	5-10
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
APR Area Size Comments: Proposed APR area is a single contiguous parcel with with no exclusions or existing structures. Land area has been utilized for hay production as far back as aerial imagery confirms (1950's)					Score (0-50)	50
Open Agriculture	Acres	Percent %				
Land in Open Ag Use	62.63	63.0%	50+ %	26-50%	11-25%	5-10%
			<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

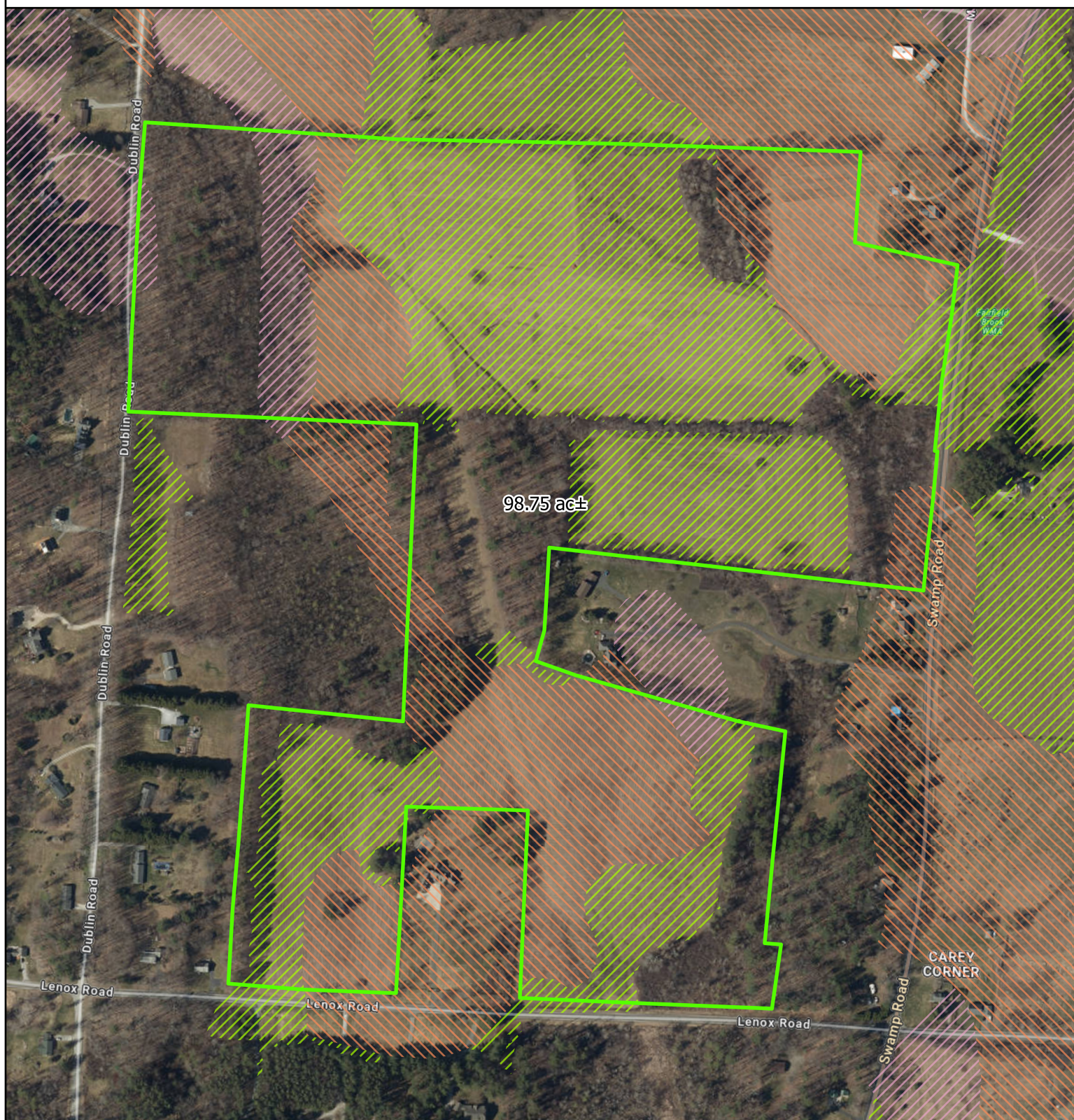
Open Agriculture Comments: Open agricultural land consists of 3 distinct hay fields with the northernmost being the most productive with more frequent fertilization and reseeding than southern portions.					Score (0-75)	70
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	56.2	2	500+ <input type="checkbox"/>	251-500 <input type="checkbox"/>	1-250 <input checked="" type="checkbox"/>	None <input type="checkbox"/>
Location Comments: Proposed APR area directly abuts two existing APRs (Andrews and Malnati) establishing a contiguous block of protected hay land with minimal cattle pasture and vegetable production. An additional 250+ acres of abutting land to the east is protected by BNRC conservation restriction and the MA Dept. of Fish and Game.					Score (0-50)	15
Land Use	Current Land Use (Majority)					
	Hay		Row Crops, Small Fruits <input type="checkbox"/>	Hay/Forage Orchard, Vineyard <input checked="" type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Land Use Comments: Hay production and minimal vegetable production (approx 1 acre) is managed by Bittersweet Farm in Pittsfield. Hay produced is not utilized for animal feed. Average 2 cuttings per year of square bales sold directly to customers by Bittersweet					Score (0-75)	40
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	23.38	23.57%	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: Portions of the open agricultural land are utilized for vegetable production (squash & pumpkins). Based on the soil quality and grade it is feasible to expand this row crop production should a future farmer wish to do so, including soil amendments to enhance productivity.					Score (0-50)	15
Ownership/Succession			Yes		No	
Land owner is also farm operator			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator owns other APR Land with no current Stewardship violations			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has participated in Ag. business training			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has completed a formal business plan (professionally prepared)			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Existing ag. infrastructure is well maintained			<input type="checkbox"/>		<input type="checkbox"/>	
Farm owner has completed a formal succession plan (professionally prepared)			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has successfully completed Farm Viability Enhancement Program (FVEP) or other MDAR Grant Program			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Ownership/Succession Comments: Current owner (Lee Lockwood) and future owner (Dan Davison) are not directly involved in commercial farming but have maintained a handshake agreement with Bittersweet Farm (Pittsfield) to hay annually and harvest low intensity vegetables (butternut squash and pumpkins). No business or succession plans exist, however Dan Davison does have heirs.					Score (0-75)	5

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: Residential development in Richmond is limited in terms of new construction				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 checked="" 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 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 (<u>21.3</u> acres; <u>21.56</u> %) (12)	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>			
Community and State Priorities Comments: Richmond is a right to farm community that identified strategic conservation projects as a priority in the 2022 Open Space and Recreation Plan. Southern portions of the property include both Biomap core habitat and critical natural landscape.			Score (0-50)	30	
Potential Financial Support	Likely	Unlikely			
Municipal Funding (5-10%)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Land Trust or other Non-profit	<input 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: Richmond is not a CPA community and has not contributed matching funds to past APR projects. TheBerkshire Natural Resources Council does hold a conservation restriction for the abutting "IceHouse Farm" but has not indicated a committment to provide funding for this proposed APR project.					

Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)		
<p>Claeferly Farm has been owned by the Lockwood family for agricultural purposes since 1977. Over the last two decades the landowners have relied on agreements with area farms - Malnati then Bittersweet to manage day to day commercial agricultural operations. Bittersweet Farm (Halley Family) hay the majority of the property with approximately 1.5 acres at the northeast dedicated to vegetable production (butternut squash and pumpkins). Hay and vegetables produced are sold directly to customers at the Bittersweet Farm store at 973 Barker Road in Pittsfield. Typically 2 hay cuttings per year producing square bales for direct sale to customers - typically not for animal feed. The landowners have no formal succession plan but Dan Davison does have direct heirs who have grown up on the farm and are familiar with past farming agreements. Claeferly farm abuts both the Andrews APR and the Malnati APR both managed by Anthony Quinto of Fort Hill Farm. Fort Hill Farm has expressed interest in expanding in this immediate Richmond area.</p>		
	Score (0-50)	15
Total Evaluation Score		300
Recommendation for Vote of Interest (VOI)	Yes	No
Comments: Recommend Vote of Interest by ALPC	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded (2)
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Citation References		
<p>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.</p>		
<p>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.</p>		
<p>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).</p>		
<p>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)</p>		
<p>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)</p>		
<p>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.</p>		

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: Lockwood Lee - Soils
Richmond, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	26.64	27%
Farmland of statewide importance	4.07	4.1%
Likely Farmland of Local Importance	42.03	42.6%

APR Applicant = 98.75 acres

- Legend:
- All areas are prime farmland
 - Farmland of statewide importance
 - Likely Farmland of Local Importance
 - APR Applicant

0 240 480 960 Feet

Center: 73.350039°W 42.377138°N

N



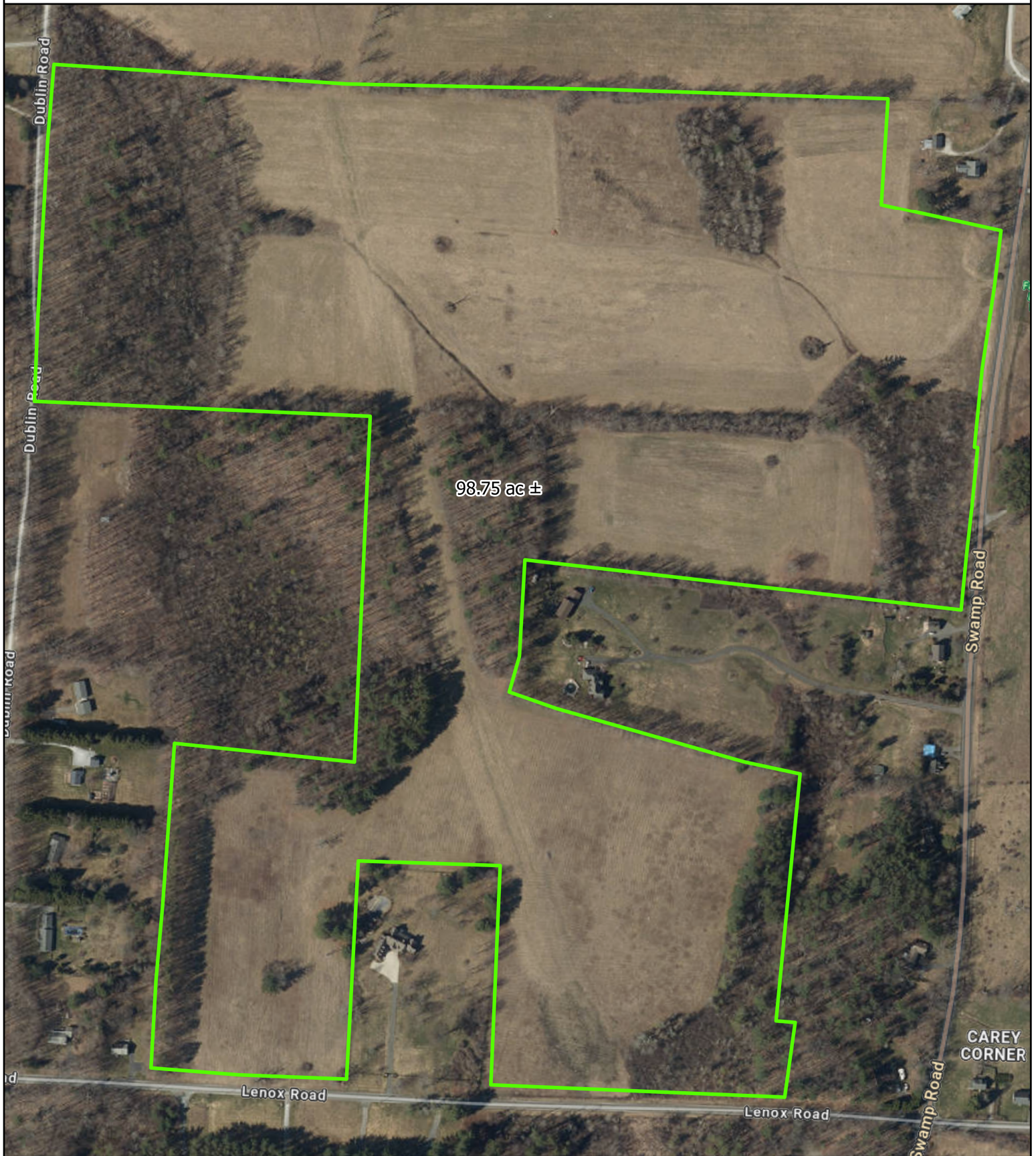
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

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Project Name: Lockwood Lee - Land Cover
Richmond, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	62.23	63%

APR Project = 98.75 acres

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

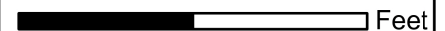
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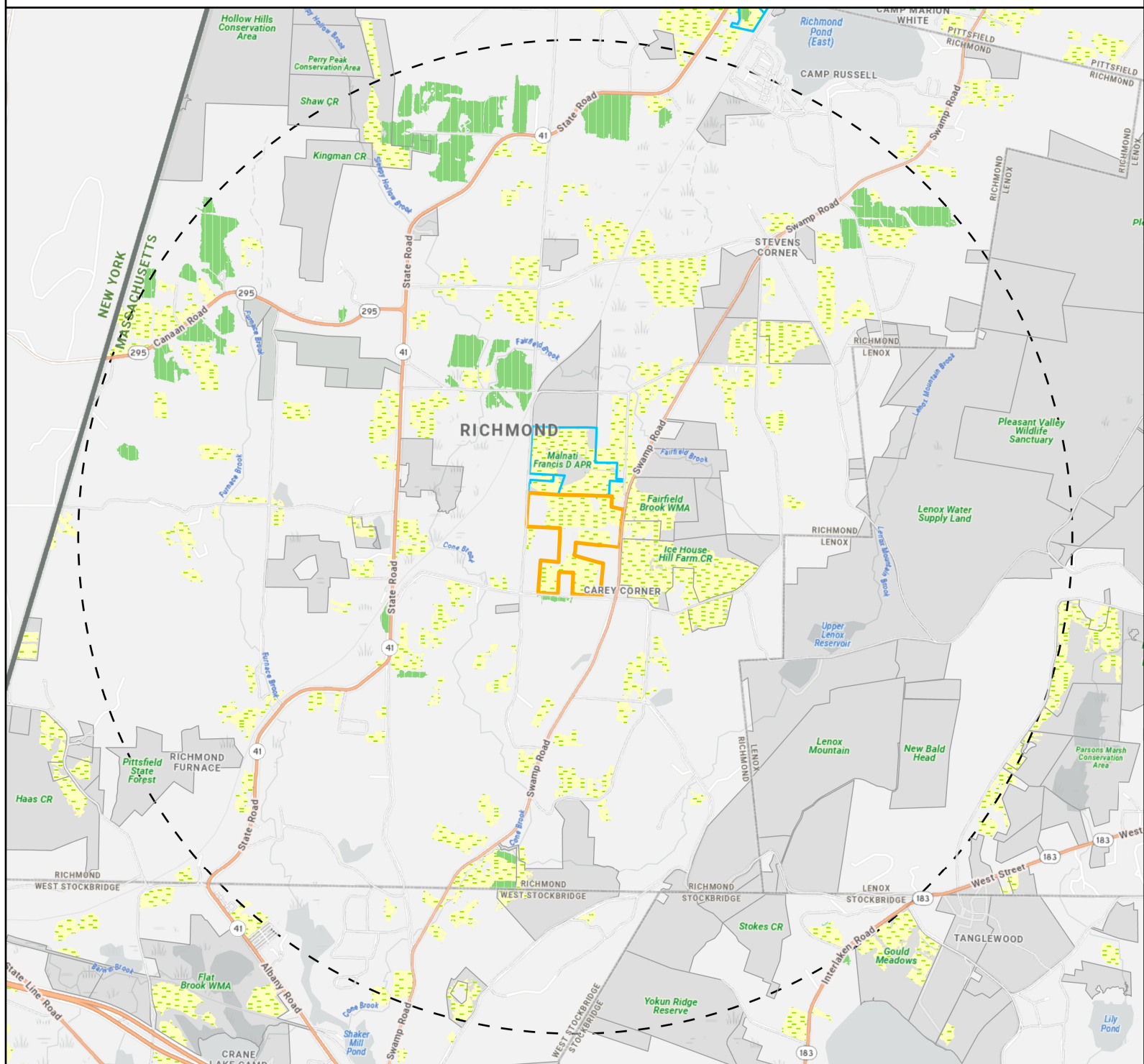
 APR Application



 Feet
0 310 620

Center: 73.350039°W 42.377138°N

Project Name: Lockwood Lee - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	0
Pasture/Hay	56.2

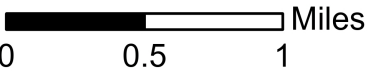
On Protected Openspace	Acres
Cultivated	7.7
Pasture/Hay	291.3

Within Buffer	Acres
Cultivated	315
Pasture/Hay	1078.4

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
- 2.5 mile buffer
- APR Project

There are 2 APRs within 2.5 miles of this project.



Center: 73.350024°W 42.377672°N

Data Provided by MassGIS, EEA Openspace, MassGIS, MassDOT & MDAR
Created by Massachusetts Department of Agricultural Resources

Created: 10/28/2024



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

Narrative for Vote of Interest

ALPC Meeting : 11/12/24

Wilbur & Mary Ann Chase – North Brookfield – Worcester

This ± 76.67-acre property consists of a single parcel along Downey Road in North Brookfield. Land proposed to be excluded from the APR include an existing residential structure with accessory agricultural structures utilized for hay storage, equipment repair, and lumber milling. This excluded land totals approximately 5.13 acres and results in a total proposed APR area of 71.54 acres.

North Brook Farm has been owned and operated by the Chase family since 1947 with Wilbur and Mary Ann taking ownership in 1967. Current commercial agricultural use of the land is hay production utilizing approximately 39 acres of open field. The Chase family typically makes 3-4 cuttings per year yielding an average of 12,000 square bales annually. The open agricultural fields are well maintained with annual fertilizer application and reseeding (frost crack). Hay produced is sold directly to customers with Holiday Acres Equestrian Center in Rutland being the primary customer. This business relationship has existed for nearly 40 years. 2023 gross income for the farm was \$73,566 and serves as the primary income for the landowners. The landowners also maintain a forest management plan for rear woodlands with most of the lumber milled on site being utilized for personal/farm use.

Approximately 12.16 acres (17%) of the proposed APR land are designated as prime farmland (Paxton fine sandy loam), 9.02 acres (12.6%) are designated as farmland of statewide importance, and 21.05 acres (29.4%) are designated as farmland of local importance. In total, approximately 30.89 acres (43.2%) of the land are utilized for open agriculture (hay production). As a result, the entire project would be eligible for federal ACEP-ALE funding, provided all qualifiers for designation of farmland of local importance soils are satisfied as determined by NRCS.

North Brook Farm is located in an active agricultural area with 13 existing APRs within a 2.5-mile radius, totaling more than 329 acres of active commercial agricultural land protected by agricultural preservation. The Town of North Brookfield is also a right to farm community.

LAND USE	ACREAGE	SOIL CLASSIFICATION	
		CLASS	ACREAGE
Tillable Cropland	30.89 ±	Prime Farmland	12.2
Non-tillable Cropland	2.5 ±	State Important Soils	9
Nursery/Orchard		Local Soils	21.05
Pasture		Unique Farmland	

Managed Woodland	34.68 ±	TOTAL Prime, SI, LI	42.25 (59%)
Unmanaged Woodland			
Ponds/Wetlands	3.6 ±		
Other	5 ±		
TOTAL ACRES	76.67 ±		
TOTAL ACRES FOR RESTRICTION	71.54 ±		

CONSERVATION PLAN: No (Existing Forest Management Plan) CHAPTER 61A: Yes

APR Parcel Scoresheet Rating: 330 Points

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



Photo #	Waypoint #	Description	Direction
1		Primary Hay Field at North of Property	S



Photo #	Waypoint #	Description	Direction
2		Current Hay Storage Structure - Excluded	E



Photo #	Waypoint #	Description	Direction
3		Eastern Hay Field Along Woodlands	NE

APR Parcel Scoresheet for Applications Received

Date: 9/12/24

Prepared By: Jay Rosa

Landowner's Name: Wilbur and Mary Ann Chase

Total Acres: 76.6 ±

Property Address: 10 Downey Road, North Brookfield

Proposed APR Acres: 71.54 ±

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:

Proposed APR Area Attributes

Soils	Acres	Percent %				
Prime Farmland:	12.2	17.05%	85-100% <input type="checkbox"/>	68-84% <input type="checkbox"/>	51-67% <input checked="" type="checkbox"/>	≤ 50% <input type="checkbox"/>
Farmland of Statewide Importance:	9	12.50%				
Farmland of Local Importance (4):	21	29.35%				
Soil Description/Comments: Majority of soil is Paxton fine sandy loam with state and local important including more substantial slope, and is therefore more conducive hay production rather than row crops/tillage to minimize erosion concern					Score (0-75)	40
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	71.54		50+ <input checked="" type="checkbox"/>	26-50 <input type="checkbox"/>	11-25 <input type="checkbox"/>	5-10 <input type="checkbox"/>
APR Area Size Comments: Proposed APR area is a single contiguous parcel with a proposed 5.06 acre exclusion to accomodate an existing residential structure and accessory agricultural structures (barn, equipment storage, wood mill)					Score (0-50)	50
Open Agriculture	Acres	Percent %				
Land in Open Ag Use	30.89	43.20%	50+ % <input type="checkbox"/>	26-50% <input checked="" type="checkbox"/>	11-25% <input type="checkbox"/>	5-10% <input type="checkbox"/>

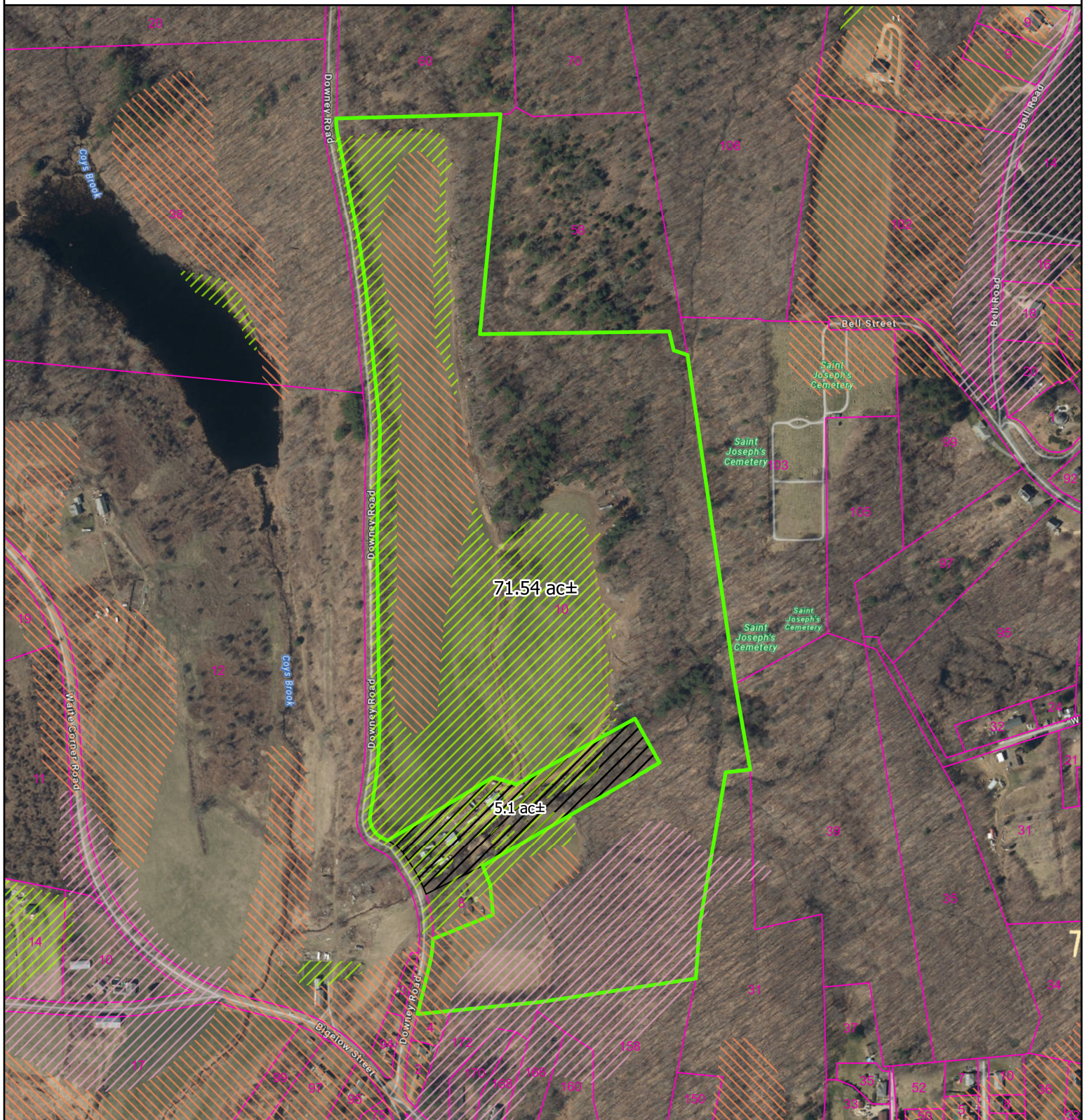
Open Agriculture Comments: Open agricultural land consists of 3 hay fields. 2 to the north are most productive with the lower field to the south being less productive due to partial shading					Score (0-75)	50
Location	Acres	# of APRs				
Active Commercial APR Land Within 2.5 Mile Radius:	329.9	13	500+ <input type="checkbox"/>	251-500 <input checked="" type="checkbox"/>	1-250 <input type="checkbox"/>	None <input type="checkbox"/>
Location Comments:					Score (0-50)	35
Land Use	Current Land Use (Majority)					
	Hay		Row Crops, Small Fruits <input type="checkbox"/>	Hay/Forage Orchard, Vineyard <input checked="" type="checkbox"/>	Pasture <input type="checkbox"/>	Tree, Sugarbush, Forestry <input type="checkbox"/>
Land Use Comments: Hay production is well managed with annual fertilizing and frost crack seeding of Timothy grass. Usually 3 cuttings averaging 12,000 square bales per year					Score (0-75)	45
Highest Potential Land Use	Acres	Percent %				
Open ag land that is comprised of Prime/State Soil	14.68	47.50%	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: Substantial grade changes, particularly for the larger hay fields to the north of the property, likley limits the highest potential agricultural use to hay, forage, orchard etc that is not as susceptible to erosion related challenges.					Score (0-50)	20
Ownership/Succession			Yes		No	
Land owner is also farm operator			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Farm owner/operator owns other APR Land with no current Stewardship violations			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has participated in Ag. business training			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has completed a formal business plan (professionally prepared)			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Existing ag. infrastructure is well maintained			<input checked="" type="checkbox"/>		<input type="checkbox"/>	
Farm owner has completed a formal succession plan (professionally prepared)			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Farm owner/operator has successfully completed Farm Viability Enhancement Program (FVEP) or other MDAR Grant Program			<input type="checkbox"/>		<input checked="" type="checkbox"/>	
Ownership/Succession Comments: The landowner's manage all agricultural operations and business management with assistance from their son who lives directy adjacent to the APR property. Landowner's intend to transfer ownership to this son as the long-term succession plan.					Score (0-75)	40

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: Residential development in N. Brookfield is limited in terms of new construction				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 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 checked="" type="checkbox"/>			
Property abuts or would connect existing protected open space	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
Property is within NHESP Biomap2 Core Habitat or CNL (__ acres; __ %) (12)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Farm operator utilizes Climate Smart and/or healthy soils practices (cover crops, no till, rotational grazing, riparian buffer, habitat linkage, energy efficiency, drought preparedness, invasive species remediation, etc.) (13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Property attributes align with any other applicable executive orders (14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
Community and State Priorities Comments: The N. Brookfield Open Space and Recreational Plan (2022) specifically identifies the conservation of active farmland with prime and state important soils through APR or other tools as a priority.		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 type="checkbox"/>	<input checked="" type="checkbox"/>			
Financial Support Comments: N. Brookfield is not a CPA community but does have an Agricultural Commission that may be able to provide local matching funds through dedicated municipal funds or grant assistance.					

Tell the Story of the Property Below (how long has the farm operated; where/how products sold; succession plan; agricultural practices; etc.)		
<p>Wilbur and Mary Ann Chase have owned and operated this farm property since 1967 with the prior generation acquiring the land in 1947. Approximately 39 acres of hay fields are well managed. An average of 3-4 cuttings per year yield approximately 12,000 square bales annually. Productive fields are fertilized regularly with reseeding as needed (frost crack). The primary purchaser of hay produced is Holiday Acres Equestrian Center in Rutland for feed and bedding. This business partnership has been in place for nearly 40 years. 2023 gross revenue was \$73,500 and is the primary income for the landowners. Tom Chase (son) assists with all farm operations and is likely to inherit in the future to maintain similar hay production. Tom lives directly abutting the proposed APR property. Landowners intend to utilize APR income to repair existing barn infrastructure utilized for hay storage, equipment repair, and lumber milling.</p>		
	Score (0-50)	25
Total Evaluation Score		<u>330</u>
Recommendation for Vote of Interest (VOI)	Yes	No
<i>Comments: Recommend Vote of Interest by ALPC</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Commonwealth (MDAR) Funded	Federal (NRCS) Funded (2)
	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Citation References		
<p>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.</p>		
<p>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 ALPC 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.</p>		
<p>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).</p>		
<p>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)</p>		
<p>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)</p>		
<p>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.</p>		

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: Chase Wilbur and Mary Ann - Soils North Brookfield, MA



Soil Type	Soil Acres	% Soil Type
All areas are prime farmland	12.16	17%
Farmland of statewide importance	9.02	12.6%
Likely Farmland of Local Importance	21.05	29.4%

APR Applicant = 71.5 acres

- MassGIS Tax Parcels
- APR Polys For AGOL
- APR Applicant
- ▨ Excluded from application
- ▨ All areas are prime farmland
- ▨ Farmland of statewide importance
- ▨ Likely Farmland of Local Importance



0 275 550 1,100 Feet

Center: 72.095566°W 42.277672°N

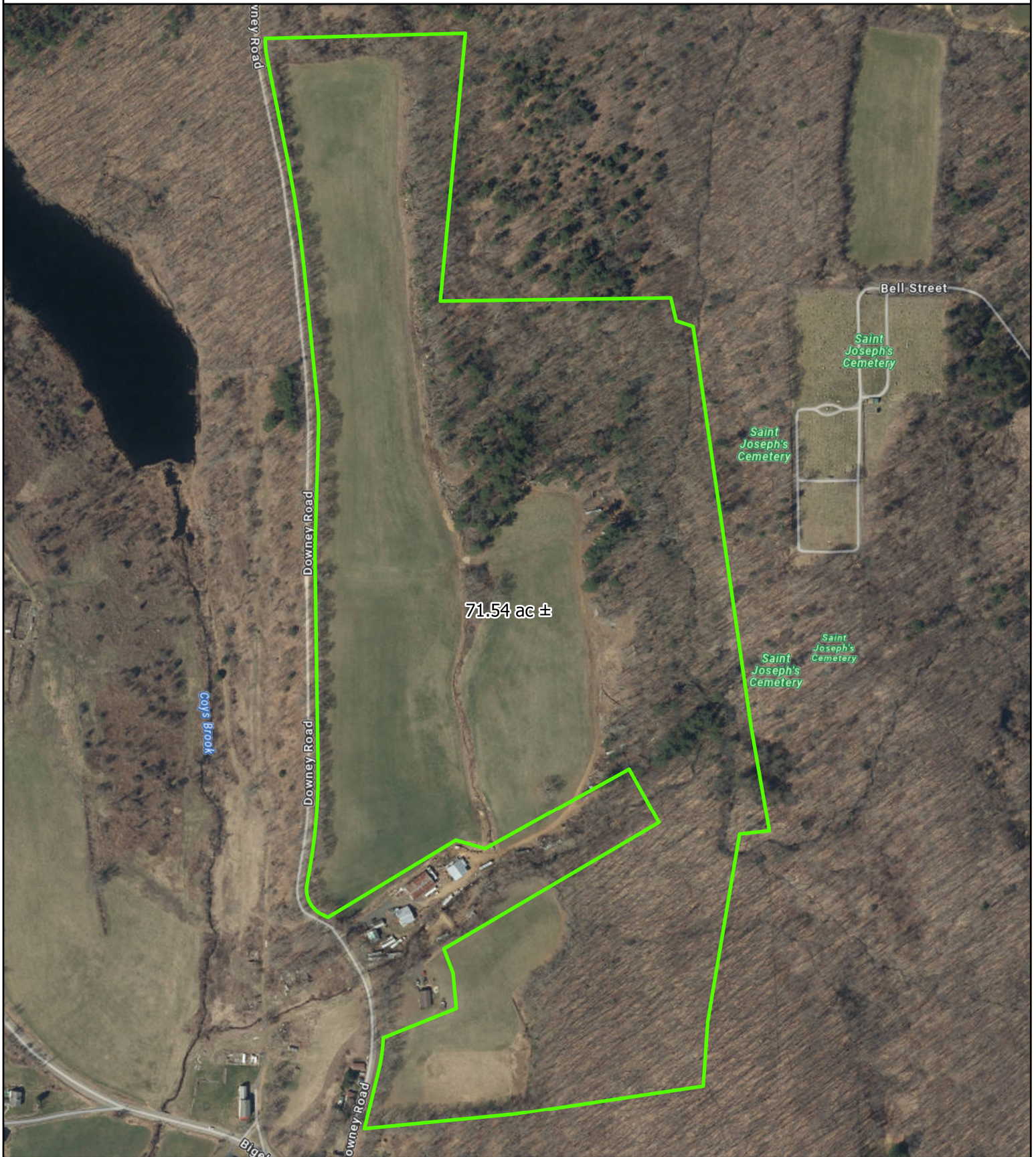
Data Provided by MDAR, NCRS, & MassGIS 2021 Imagery

Created by Massachusetts Department of Agricultural Resources

Created: 10/28/2024 9:32 AM



Project Name: Chase Wilbur and Mary Ann - Land Cover
North Brookfield, MA



Land Cover	Acreage	% Land Cover
Open Agriculture	30.89	43.2%

APR Project = 71.54 acres

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


Created By Massachusetts Department of Agricultural Resources

Created: 10/17/2024 2:55 PM



 APR Application

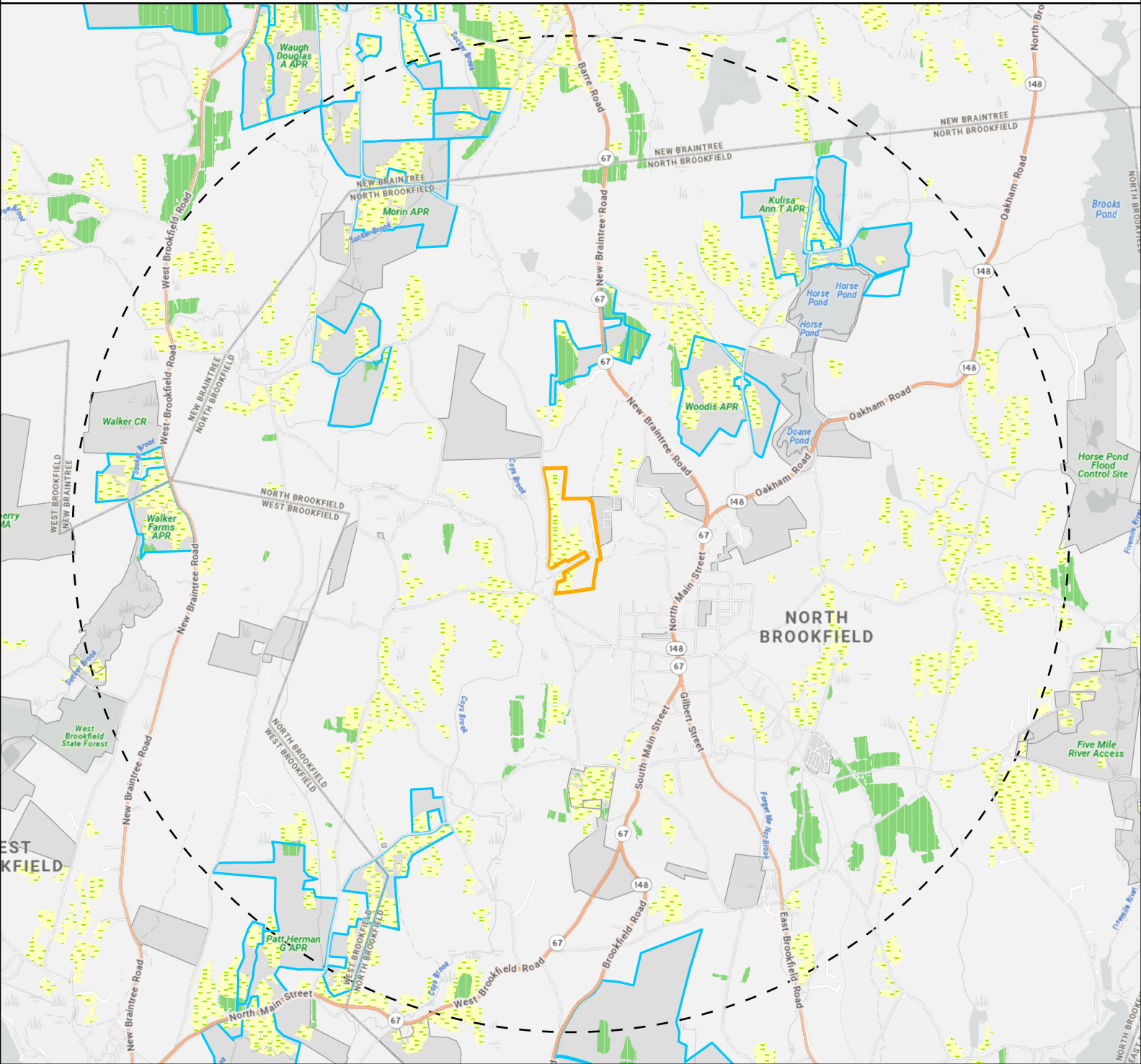


 Feet

0 350 700

Center: 72.095566°W 42.277672°N

Project Name: Chase Wilbur and Mary Ann - 2.5 mile Block Map



Land Cover Summary Within 2.5 mile Radius

On APR	Acres
Cultivated	39.7
Pasture/Hay	290.2

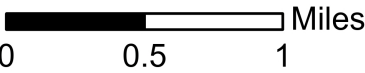
On Protected Openspace	Acres
Cultivated	41.2
Pasture/Hay	320.7

Within Buffer	Acres
Cultivated	279.7
Pasture/Hay	1231.7

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
- 2.5 mile buffer
- APR Project

There are 13 APRs within 2.5 miles of this project.



Center: 72.09566°W 42.27742°N

Data Provided by MassGIS, EEA Openspace, MassGIS, MassDOT & MDAR
Created by Massachusetts Department of Agricultural Resources

Created: 10/28/2024

