


2026 MDAR Agricultural Preservation Restriction Monitoring Report

Project Name: Littleton Town of			NRCS #: 7313200200HB6:0015	
Project ID: 122302158LIT			APR Closing Date: 12/23/2002	
Property Address: Nashoba and Nagog Hill Roads			Book: 37448	Page: 259
City: Littleton		Zip: 01460	Registry Location: Middlesex Co. South	
County: Middlesex			Acreage: 48.67 acres	
Type Federal language APR Restriction contains <input type="checkbox"/> FPP <input checked="" type="checkbox"/> FRPP <input type="checkbox"/> ALE <input type="checkbox"/> NONE				
Is there a Co-holder of the APR? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If YES, entity:				
OWNER INFORMATION				
Landowner Name: Town of Littleton			Phone (W): 978-540-2461	
Mailing Address: 37 Shattuck St.			Phone (H):	
City: Littleton		State: MA	Zip: 01460	Phone (C):
Email:				
Operation Name:			Website:	
Farm Manager or Contact Person: Matthew Nordhaus, Select Board, mnordhaus@littletonma.org			Phone/Email: jonathan@bransfieldtree.com	
Tenant Farmer: Jonathan Bransfield, Bransfield Tree			Tenant Phone/Email:	
Is the current owner a new owner since the last inspection? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> Middlesex County MA Land Records online site checked 10/22/2025. No new documents found by J. Weiss.				
Is there evidence of a spill or release of hazardous substances, petroleum products, or other potential environmental hazards on the property that need to be addressed? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, list include information and action items below.				
Follow-up requested by landowner: Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, what?				
Landowner Contact Summary (list methods/dates):				
Date	Contact	Contacted	Method	Notes
10/28/2025	Delongchamp	Matthew Nordhaus	Email	Click or tap here to enter text.
11/6/2025	Delongchamp	Matthew Nordhaus, Jonathan Bransfield	On-site visit	Click or tap here to enter text.
Are the terms and conditions of the easement deed being met? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If no, list unauthorized uses.				
Notes: New leasing operator has made progress on the property, clearing field edges and old orchard stock.				
Agency Representative: Delia Delongchamp			Affiliation: MDAR	
				
Signature:			Date: 11/14/2025	

Littleton Town of
MDAR internal use only

122302158LIT

2026 Monitoring Form

LAND USE INFORMATION (Please list acreage, describe crop type/activity/condition)		
Are there any changes to Land Use? If yes, describe the changes and update the Land Use Information Table below, such as increased/decreased growing areas, change of HEL areas, crop mix.		
Land Use	Acres	Notes; condition of fields; number, types, and purpose of animals using pasture; etc.
Tilled Cropland: Vegetables:		
Hay:		
Other:		
Nursery:		
Orchard (Tree fruits/nuts):	47.65	Former orchard areas; ~ 6 acres cleared '25 season including stone walls
Small Fruits/Vineyard:		
Pasture:		
Livestock Type/ Livestock Numbers		
Managed Woodland:		
Unmanaged Woodland:		
Water bodies/Wetland:		
Buildings/Impervious surfaces:	.02	Uses: 2x sheds, one being rehabbed, other to be replaced
Other/Fallow:	1	
TOTAL ACREAGE:	48.67	Information from 2025 Landowner Interview

FARM SOCIAL MEDIA: After reading Farm Website, Farm Social Media, and Googling owners and farm name, did you find any evidence of recent:	Yes	No	N/A	Not discussed
Events to bring people to the farm	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recent or planned construction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recent or planned change in ownership of farm or farm business	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Include links to sources: Bransfield Tree has 20 year lease with Town.				

RESTRICTION INFORMATION:
ROFR <input type="checkbox"/> OPAV <input checked="" type="checkbox"/> Neither <input type="checkbox"/>
Are there any structures or improvements on this APR? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> If yes, include the structures/improvements page.
Notes on Directions or Access to property:


LANDOWNER QUESTIONS: Did the landowner report any changes or plans to change:				
BASIC INFORMATION	Yes	No	N/A	Not discussed
Contact information for owners?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Who land is rented to or contact information for tenants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ownership of the land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Any known issues on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Questions about the APR on the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Need for information about MDAR grants?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a succession plan in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Agricultural Operations:	Yes	No	N/A	Not discussed
Land Use or crops grown, as shown on Land Use Information Section?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural Operations generally (including how products are sold, how production is trending, methods used for growing, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there a NRCS Farm Conservation Plan less than 10 yrs old?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The plan was prepared for _____ and is dated _____				
If yes to any of the above, describe below: 20 year lease with Bransfield Tree for nursery propagating; operator completed clearing of old orchard stock and stone wall clearing; starting to bring small shrubs on for grafting & planting in '26. Operator may pursue grants for well on excluded infrastructure and irrigation on the APR, greenhouses for propagation.				
COA/SPECIAL PERMIT INFORMATION	Yes	No	N/A	Not discussed
Progress towards any recently issued COAs or operations under any recently issued Special Permits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Buildings or other improvements on the property, as described in Property Improvements Table (including their uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Events and/or non-agricultural use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe below: Bransfield Tree held community property Open House in October '25.				
RESOURCES	Yes	No	N/A	Not discussed
Signs of a spill or release of hazardous substances, petroleum products, or other potential environmental hazards on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Resource concerns (for example, invasive plant species, erosion, nutrient pollution, woodlot management, climate resiliency)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trouble with trespassers or encroachment on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe below: Leasing operator's work has re-established utilization of fields.				

On-Site Inspection – MDAR Internal Use
BASED ON OBSERVATION during SITE/FIELD VISIT

On the Site Visit, did the Monitor observe any changes to:

BASIC INFORMATION	Yes	No	N/A
Any known issues on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Access to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marking/ground evidence of property boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe:			
AGRICULTURAL OPERATIONS:	Yes	No	N/A
Land Use or crops grown, as shown on Land Use Information Section?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Agricultural Operations generally (including how products are sold, how production is trending, methods used for growing, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe: New leasing operator, Bransfield Tree, to remove former orchard stock and plant nursery stock.			
COA/SPECIAL PERMIT INFORMATION	Yes	No	N/A
Progress towards any recently issued COAs or operations under any recently issued Special Permits?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Buildings or other improvements on the property, as described in Property Improvements Table (including their uses)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Events and/or non-agricultural use of the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe:			
RESOURCES:	Yes	No	N/A
Signs of a spill or release of hazardous substances, petroleum products, or other potential environmental hazards on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Resource concerns (for example, invasive plant species, erosion, nutrient pollution, woodlot management, climate resiliency, dumping, overgrazing, manure management)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trouble with trespassers or encroachment on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe: Invasives being treated and cut.			

On-Site Inspection – Submit to NRCS

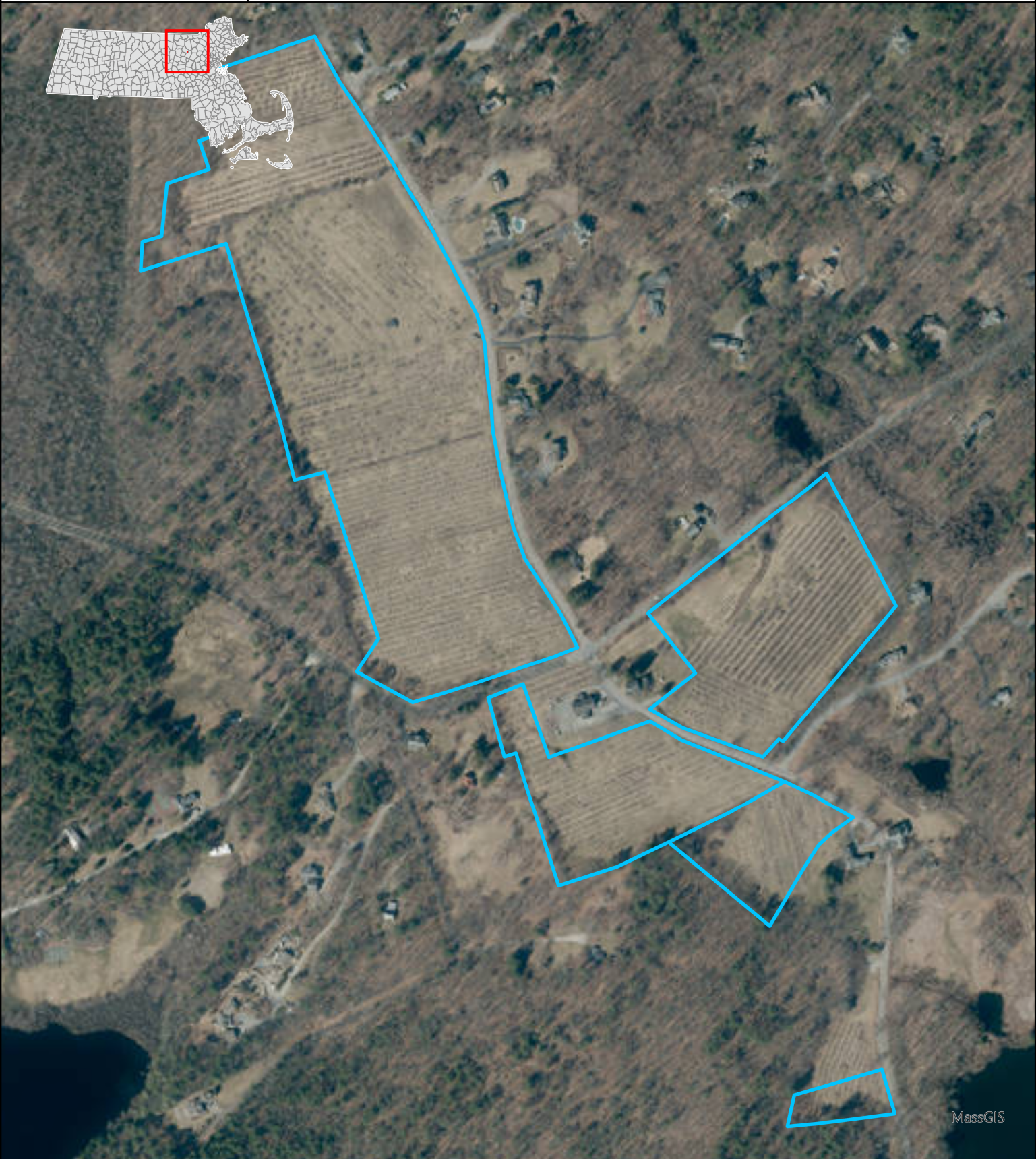
Inspection Date: 11/6/2025	
Was the landowner or decision maker present during the review? Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Are there areas of concern (e.g., potential violation or encroachment, high risk activities on or adjacent to easement area, conflicting landowner objectives, etc.) Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
List action items, if yes. The Town should establish a new Conservation Plan with the operator.	
Are there landowner, partner, or entity suggestions or comments? Y <input type="checkbox"/> N <input checked="" type="checkbox"/>	
If yes, list suggestions or comments.	
Agency Representative for On-Site Inspection: Delia DeLongchamp  Signature:	Affiliation: MDAR Date: 11/14/2025

PROPERTY IMPROVEMENTS & ALTERATIONS**Project ID: 122302158LIT****Name: Littleton Town of**

Please list structures, then improvements, and then alterations/ changes, then excavation/ dumping areas on the APR: (For new structures include copies of COAs, COC, Plans in Report.)

#	Description	Size	Purpose/Use	ALPC Approval	COA Book/ Page	COC Book/ Page	Is this NEW	Map Area Reference	Photo Reference(s)
1	Shed	30' x 25'	Unused- formerly storage				N	Field #3	
2	Shed	15' x 25'	Unused- formerly pick your own				N	Field #4	
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									

Structures include Barns, Seasonal Housing, Stables, Greenhouses and Similar buildings. Improvements include roadways or parking lots, gravel pits, ponds, manure pads, etc.



0 500 1,000
US Feet

Center: 71.45494°W 42.515646°N
Located in Littleton

Data provided by MassGIS & MDAR.
Aerial imagery from 2023.

Created by Massachusetts Department of
Agricultural Resources

Created: 8/23/2024 3:05 PM

 Agricultural Preservation
Restrictions (APR)



Agricultural
Preservation
Restriction
Program



Agricultural Preservation Restriction Monitoring Report

APR 122302158LIT: Littleton Town of

Monitoring Date: 11/06/2025

Map



Photos

APR 122302158LIT: Littleton Town of



Lat/Long: 42.5144, -71.45451

Waypoint #	Photo #	File name	Direction	Photo Description
1	1	Image-20251106-152135.jpg	149.03 - SSE	View of former orchard stock field cleared by operator



Lat/Long: 42.51633, -71.45508

Waypoint #	Photo #	File name	Direction	Photo Description
2	2	Image-20251106-154737.jpg	48.29 - NE	View of bittersweet cleared stonewalls along Nagog Hill Rd



Lat/Long: 42.51889, -71.45819

Waypoint #	Photo #	File name	Direction	Photo Description
3	3	Image-20251106-155921.jpg	157.2 - SSE	View of orchard stock condition



Lat/Long: 42.51889, -71.45819

Waypoint #	Photo #	File name	Direction	Photo Description
3	4	Image-20251106-155948.jpg	12.97 - NNE	View of orchard stock condition



Lat/Long: 42.51957, -71.45672

Waypoint #	Photo #	File name	Direction	Photo Description
4	5	Image-20251106-160326.jpg	17.7 - NNE	View of stonewalls w/sassafras trees propagating



Lat/Long: 42.51494, -71.45422

Waypoint #	Photo #	File name	Direction	Photo Description
5	6	Image-20251106-161455.jpg	149.11 - SSE	View of exclusion packing building infrastructure and new operation signage



Agricultural Preservation Restriction Monitoring Photography Affidavit

I, Delia Delongchamp, hereby certify that:

I am employed by the Commonwealth of Massachusetts, Department of Agricultural Resources, and my job duties include monitoring properties subject to Agricultural Preservation Restrictions ("APR") held by the Massachusetts Department of Agricultural Resources;

That on 11/06/2025, I visited the Littleton Town of APR property and took documentary ground photographs ("the Photographs") with the following file names:

Image-20251106-152135.jpg
Image-20251106-154737.jpg
Image-20251106-155921.jpg
Image-20251106-155948.jpg
Image-20251106-160326.jpg
Image-20251106-161455.jpg

The photographs, attached hereto, together with accompanying descriptions and photo location and route map, fairly and accurately depict the property as it appeared on the date the photographs were taken.

A handwritten signature in blue ink that reads "Delia Delongchamp". The signature is written in a cursive style with a large, looped "D" at the beginning.

Signature of Photographer:

Date: 11/14/25

Name of Photographer: Delia Delongchamp

Title of Photographer: Stewardship Planner

RECORDED DOCUMENTS REPORT			Project ID: 122302158LIT		Project Name: Littleton, Town of		Littleton, Middlesex County	
Please list every relevant item found in the registry						2026 Registry review 10/22/2025 by J. Weiss		
No.	Description	Date	Book	Page(s)	Document #	Grantor	Grantees	
R1	Plan of Land (Showing ROW)	7/15/1992	1992	573	573	Sarah Doublet Realty Trust		
R2	Order of Taking	3/7/2000	31194	511	417	John C. Morrison, Eunice C Morrison, Peter Sorgi, Frank A. Merlino, James Walsh Jr.	Town of Littleton	
R3	Plan of Land	3/7/2000	227	2000	227	Town of Littleton		
R4	Plot Plans	05/11/2000	37448	270-281				
R5	APR	12/23/2002	37448	259-270	605	Town of Littleton	Commonwealth of Massachusetts	
R6								
R7								
R8								
R9								
R10								
R11								
R12								
R13								
R14								

Names Researched: Littleton Town, Littleton Town of BD of Selectmen

APR Recorded: 12/23/2002

Baseline Document Date: 05/11/2000

Previous Date of Research: 10/7/2024

Documents Review: Middlesex County South Registry of Deeds online

Project Name: Littleton, Town of

Littleton, Middlesex County

Please list every relevant item found in the registry

2026 Registry review 10/22/2025 by J. Weiss

No.	Description	Date	Book	Page(s)	Document #	Grantor	Grantees
R1	Plan of Land (Showing ROW)	7/15/1992	1992	573	573	Sarah Doublet Realty Trust	
R2	Order of Taking	3/7/2000	31194	511	417	John C. Morrison, Eunice C Morrison, Peter Sorgi, Frank A. Merlino, James Walsh Jr.	Town of Littleton
R3	Plan of Land	3/7/2000	227	2000	227	Town of Littleton	
R4	Plot Plans	05/11/2000	37448	270-281			
R5	APR	12/23/2002	37448	259-270	605	Town of Littleton	Commonwealth of Massachusetts
R6							
R7							
R8							
R9							
R10							
R11							
R12							
R13							
R14							

Names Researched: Littleton Town, Littleton Town of BD of Selectmen

APR Recorded: 12/23/2002

Baseline Document Date: 05/11/2000

Previous Date of Research: 10/7/2024

Documents Review: Middlesex County South Registry of Deeds online

