

2024 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): 978-540-2463 (Asst. Town Administrator)		
Mailing Address: 37 Shattuck St.		Phone (H):		
City: Littleton	State: MA Zip: 01460	Phone (C): 978-540-2428 (Amy Green) (C): 508-277-8236 (Sarah Seaward)		
Email: Agreen@Littletonma.org (Amy Green-Conservation Coordinator) rferrara@littletonma.org (Ryan Ferrara-Asst. Town Manager). saseaward@gmail.com (Sarah Seaward Conservation Commission Co-Chair)				
Operation Name:		Website:		
Farm Manager or Contact Person: *See above		Phone/Email:		
Tenant Farmer:		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 1/18/2024. No new documents found by WT Ashton.				
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? Town would like copies of FY' 21, 22, and 23 monitoring reports for the Conservation Commission's files, and would also like to know when the next onsite monitoring visit will be. Information on available grants is appreciated.				
Landowner Contact Summary (list methods/dates):				
Date	Contactor	Contacted	Method	Notes
1/18/2024	WT Ashton	Ryan Ferrara and Amy Green	Email	Initial Contact
1/19/2024	WT Ashton	Sarah Seaward	Email	Schedule Landowner Interview
1/23/2024	WT Ashton	Sarah Seaward	Phone	Landowner Interview
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:				
Monitor: WT Ashton		Affiliation: MACD Contractor		
Signature: 		Date: 1/23/2024		
Agency Representative: Name: Julie Weiss		Affiliation: MDAR		
Signature: 		Date: 1/25/2024		

MDAR internal use only

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	Active fruit tree orchard (apple, peach, plum, pear, nectarine)
Small Fruits/Vineyard:		
Pasture:		
Livestock Type/ Livestock Numbers		
Managed Woodland:		
Unmanaged Woodland:		
Water bodies/Wetland:		
Buildings/Impervious surfaces:	.02	Uses: 2x sheds, both currently unused
Other/Fallow:	1	Former pumpkin field along Nagog Hill Rd. at northeast corner of the largest parcel.
TOTAL ACREAGE:	48.67	Information from 2024 Landowner Interview

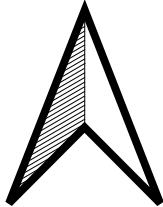
FARM SOCIAL MEDIA:	Yes	No	N/A	Not discussed
After reading Farm Website, Farm Social Media, and Googling owners and farm name, did you find any evidence of recent:				
Events to bring people to the farm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: Unofficial Facebook page: FB @ Nagog Hill Orchard				

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:

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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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<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 type="checkbox"/>	<input checked="" 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 _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes to any of the above, describe below: Contact information has been updated to include Sarah Seaward, the conservation co-chair, and member of Nagog Hill Orchard Working Group. The town was unable to successfully negotiate terms for an interested tenant, partially due to the deteriorated conditions of associated farm buildings (off APR but on property). Currently there is an active RFI, with a closing date of March 1 st . Based on interest in this process, the town may put out another RFP at that point. There has been no active agricultural operations on the property during this past year, however the Town DPW has mowed the perimeter of the fields, and the open spaces.				
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 checked="" type="checkbox"/>	<input 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: Two sheds on the APR are reported to be unused, and in worse condition than last year. The Nagog Hill Working Group recently hosted a walk for town residents interested in seeing the current conditions of the property.				
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 checked="" type="checkbox"/>	<input 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: Invasive plants are a major concern, and are heavy on the interior of the property. Tree management is also a concern, as no serious program of pruning has occurred on the property in many years. A neighbor currently has a pipe discharging water onto the APR which was recently discovered, in Field #9 (see NRCS field map).				

Aerial Photography Map
122302158LIT
Littleton Town of, Littleton



0 250 500 ft

Map Produced by WT Ashton Woodsman, Inc March 2023
Data Sources: 2021 Color Ortho Photo and APR Property Boundaries
from MassGIS 2023
This map is for planning purposes only, with specific points subject to
verification on the ground.
It is not to be used by itself for legal boundary definition.

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.



USDA United States Department of Agriculture
Farm Service Agency

Digital Orthophotography
Not to Scale



**OP Nagog Fruitters Inc.
OW Town of Littleton Conservation
Middlesex, Farm 1428, Tract 1809**

Field Status: I compared this map with current Google Maps and observed that Fields 2, 7, 11, 12, and 13 are no longer being used for growing trees. Field 2 appears to have last maintained as an orchard in 2001 according to MassGIS maps. Field 7 did not appear to have trees according to 1990 MassGIS, and Fields 11, 12, and 13 appear to have been used for hay or were mowed until 2019. Field 9 has more trees and there is a difference in size (due to lack of pruning) in the 3 sub-blocks. Field 5 and 4 are most similar to the USDA Map. Field 3, 6 and 10 appear to have lost trees and 14 appears to have not been pruned and are growing into each other.

From: tomashton@woodsmaninc.com <tomashton@woodsmaninc.com>
Sent: Thursday, January 18, 2024 10:12 AM
To: 'Ryan Ferrara' <rferrara@littletonma.org>
Cc: 'Amy Green' <agreen@littletonma.org>
Subject: MDAR APR Monitoring 2024

Dear Mr. Ferrara,

I am a contractor hired by the Massachusetts Department of Agricultural Resources (MDAR) for the purpose of monitoring Agricultural Preservation Restriction (APR) properties. As a part of the APR program, it is time for your annual check-in.

This year only an offsite phone call is required; we do not need to visit your property.

I would like to interview you by telephone next week if you are available, regarding your APR property located off Nashoba and Nagog Hill Roads.

Please let me know what dates would work best for you, currently I have availability on Monday 1/29, and Wednesday 1/24.

This phone call will take less than a half an hour, and we will review any major changes in agricultural activities, land use, structures, alterations, and plans on your APR as well as any questions you might have.

Thank you for your participation in the APR Program and I look forward to speaking with you.

Sincerely,

William "Tom" Ashton
Contracted APR Monitor
tomashton@woodsmaninc.com
508-873-2861

From: Sarah Seaward <saseaward@gmail.com>
Sent: Friday, January 19, 2024 1:26 PM
To: tomashton@woodsmaninc.com
Subject: Re: Fw: MDAR APR Monitoring 2024

Good afternoon Tom,
I have been asked to contact you in regards to the Nagog Hill Orchard in Littleton, MA and your report for MDAR.
I am the chair of the Littleton Conservation and currently sit on the Orchard use committee. The Town of Littleton owns the orchard.
I am happy to set up a time next week to speak.
All the best,
Sarah Seaward
508 277 8236. cell

On Thu, Jan 18, 2024 at 5:40 PM Amy Green <agreen@littletonma.org> wrote:
Fyi

Amy Green
Conservation Agent
Littleton Conservation Commission
37 Shattuck Street
PO Box 1305/Room B100
Littleton, MA 01460
978-540-2428
Hours – M-Th 9:00 – 1:00

From: tomashton@woodsmaninc.com <tomashton@woodsmaninc.com>
Sent: Friday, January 19, 2024 2:57 PM
To: 'Sarah Seaward' <saseaward@gmail.com>
Subject: RE: Fw: MDAR APR Monitoring 2024

Sarah,

Thank you for your message. Would you have any availability to connect via telephone next week, perhaps Tuesday or Wednesday?

Thanks,

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From: Sarah Seaward <saseaward@gmail.com>
Sent: Friday, January 19, 2024 3:57 PM
To: tomashton@woodsmaninc.com
Subject: Re: MDAR APR Monitoring 2024

both days work just throw out some times and I can confirm

Sent from my iPhone

From: tomashton@woodsmaninc.com <tomashton@woodsmaninc.com>
Sent: Friday, January 19, 2024 4:01 PM
To: 'Sarah Seaward' <saseaward@gmail.com>
Subject: RE: MDAR APR Monitoring 2024

Let's say Tuesday 9:30AM or 12:00 Noon?

From: Sarah Seaward <saseaward@gmail.com>
Sent: Friday, January 19, 2024 4:04 PM
To: tomashton@woodsmaninc.com
Subject: Re: MDAR APR Monitoring 2024

9:30 it is Tuesday
my cell 5082778236
have a great weekend
sarah

Sent from my iPhone

From: Sarah Seaward <saseaward@gmail.com>
Sent: Tuesday, January 23, 2024 9:21 AM
To: tomashton@woodsmaninc.com
Subject: Nagog Hill Orchard RFI

Good morning Tom,
I thought this might be helpful
My cell 508 277 8236
Sarah

THIS EMAIL WAS SENT BY AN EXTERNAL SENDER

Thank you for your interest in the Nagog Hill Orchard. I have attached a copy of the Request For Information for you. The deadline to respond is March 1, 2024 5 PM. EST.

Our next public meeting is on 01.31.2024 at 7:00 PM Room 103 at our town hall, people can also zoom in. We are also working on FAQs and if you have any questions please do not hesitate to send them to us via the orchard address. Because this is a municipal process all questions are subject to open meeting law and we need to keep our Q&A as consistent and publicly accessible as possible.

Our town committee page is [here](#).

Many of our meetings can be watched [here](#).

Save the Date: Orchard Walk through on February 8th with a bad weather date of February 9th. OR February 10th with a bad weather date of February 11th. Details to follow.

From: Sarah Seaward <saseaward@gmail.com>
Sent: Tuesday, January 23, 2024 10:16 AM
To: tomashton@woodsmaninc.com; Amy Green <agreen@littletonma.org>
Subject: Nagog Hill Orchard building locations

Nice to speak with you Tom,

Field 3 has a shed that is unusable

Field 4 near the road has the farm stand for pick your own, in need of repair

Field 9 has water discharge encroachment by a house on the NE section near Sarah Doublet cul-de-sac.

I have taken the liberty to attach a few photos





I welcome any additional questions you might have.
All the best
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co-Chair Littleton Conservation Commission
member Nagog Hill Orchard Committee

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Sarah Seaward

co-Chair Littleton Conservation Commission

member Nagog Hill Orchard Committee