

## 2022 MDAR Agricultural Preservation Restriction Monitoring Report

<b>Project Name:</b> Littleton Town of		NRCS #:	7313200200HB6:0015																
<b>Project ID:</b> 122302158LIT		APR Closing Date: 12/23/2002																	
Property Address: Nashoba and Nagog Hill Roads		Book:	37448																
City: Littleton Zip: 01460		Page: 259																	
County: Middlesex		Registry Location: Middlesex Co. South																	
		Acreage: <b>48.67 acres</b>																	
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:																			
<b>OWNER INFORMATION</b>																			
Landowner Name: Town of Littleton		Phone (W): 978-540-2460 (Town Administrator)																	
Mailing Address: 37 Shattuck St. P.O. Box 1305		Phone (H):																	
City: Littleton State: MA Zip: 01460		Phone (C): 978-540-2428 (Amy Green)																	
Email: <a href="mailto:Agreen@Littletonma.org">Agreen@Littletonma.org</a> (Amy Green-Conservation Coordinator) <a href="mailto:jlaydon@littletonma.org">jlaydon@littletonma.org</a> (Joe Laydon-Asst Town Manager). Please contact Amy Green and Joe Laydon for future monitoring.																			
Operation Name:		Website:																	
Farm Manager or Contact Person:		Phone/Email:																	
Tenant Farmer: None currently, the town is working on a new RFP		Tenant Phone/Email:																	
Is the current owner a new owner since the last inspection? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> <b>Middlesex County MA Land Records online site checked 3/1/2022. No new documents found by Matthew Smith</b>																			
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? The town is looking for guidance on anything they should include in the RFP due to the fact that it is an APR, they are also looking for information on any grants that may be available to help them with their maintenance of the property.																			
Landowner Contact Summary (list methods/dates):																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Date</th> <th>Contactor</th> <th>Contacted</th> <th>Method</th> <th>Notes</th> </tr> </thead> <tbody> <tr> <td>3/1/2022</td> <td>Matthew Smith</td> <td>Amy Green</td> <td>Email</td> <td>Initial Contact</td> </tr> <tr> <td>3/14/2022</td> <td>Matthew Smith</td> <td>Amy Green and Joe Laydon</td> <td>Phone</td> <td>Landowner Interview</td> </tr> </tbody> </table>					Date	Contactor	Contacted	Method	Notes	3/1/2022	Matthew Smith	Amy Green	Email	Initial Contact	3/14/2022	Matthew Smith	Amy Green and Joe Laydon	Phone	Landowner Interview
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3/1/2022	Matthew Smith	Amy Green	Email	Initial Contact															
3/14/2022	Matthew Smith	Amy Green and Joe Laydon	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: The town has created the Nagog Hill orchard working group to deal with maintaining the orchard, while they are looking for a new tenant.																			
Monitor: Matthew Smith		Affiliation: Contractor																	
 Signature:		Date: 3/14/2022																	
Agency Representative: Name: Julie Weiss		Affiliation: MDAR																	
 Signature:		Date: 3/16/2022																	

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<b>LAND USE INFORMATION</b>		(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: Shed for equipment storage and retail seasonally.
Other/Fallow:	1	Former pumpkin field along Nagog Hill Rd. at northeast corner of the largest parcel.
<b>TOTAL ACREAGE:</b>	48.67	

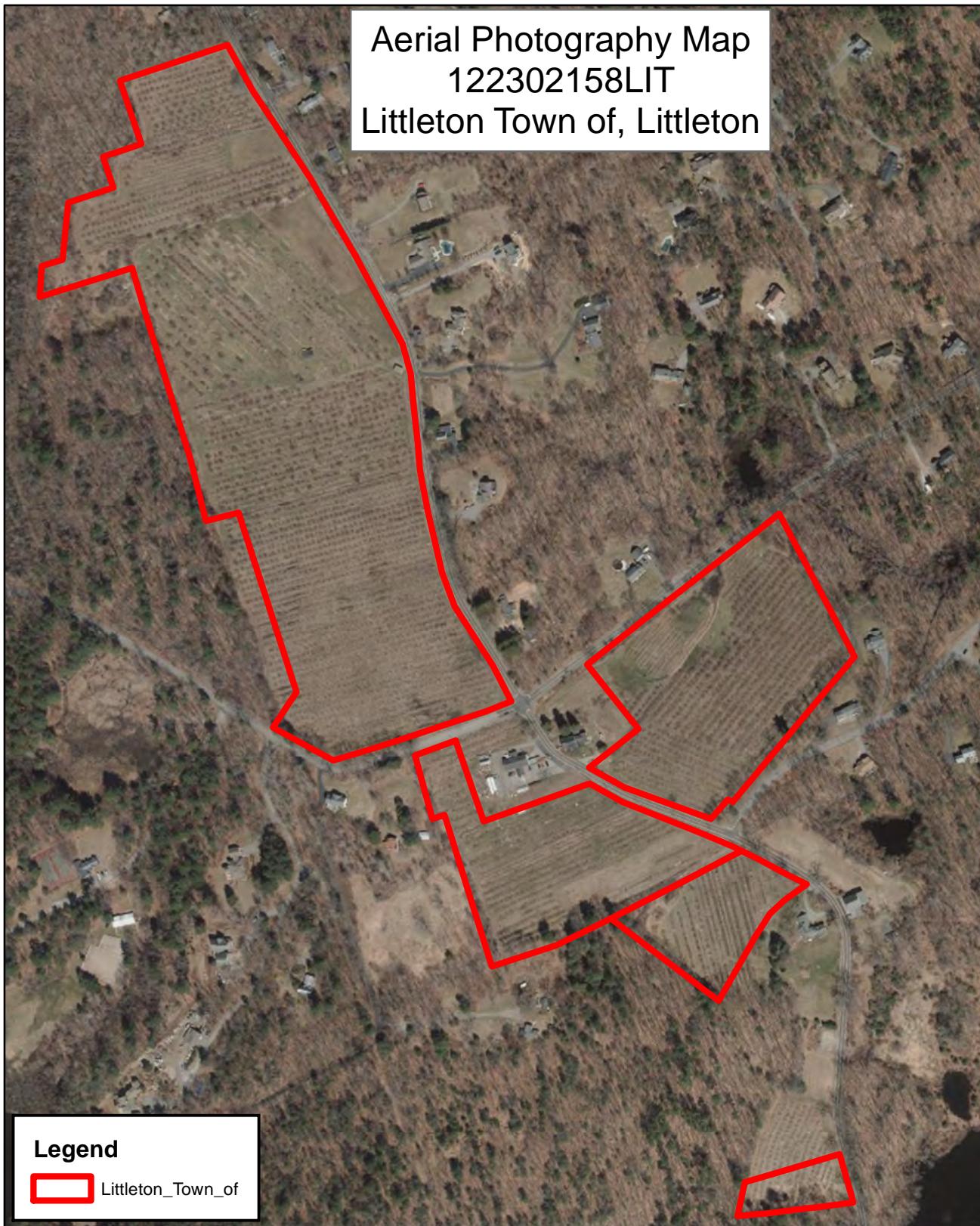
<b>FARM SOCIAL MEDIA:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Not discussed</b>
After reading Farm Website, Farm Social Media, and Googling owners and farm name, did you find any evidence of recent:				
Events to bring people to the farm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Include links to sources: No website or social media currently for this APR.				

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

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<b>LANDOWNER QUESTIONS: Did the landowner report any changes or plans to change:</b>				
<b>BASIC INFORMATION</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Not discussed</b>
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"/>
<b>Agricultural Operations:</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Not discussed</b>
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: The previous lease of the orchard has ended and the town is working on putting together an RFP to get a new tenant. While the town is looking for a new tenant, they have taken over maintenance of the orchard themselves. They have pruned about twenty acres of trees and will be looking to spray them soon. They are working with UMass Extension to get guidance on how to maintain the remainder of the Orchard. They are hoping to have a new tenant this spring/summer. The town would like guidance on what should be included in the RFP due to the fact that it is an APR. The town would also like to know if there are any grants available that may assist them with maintaining the orchard.				
<b>COA/SPECIAL PERMIT INFORMATION</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Not discussed</b>
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:				
<b>RESOURCES</b>	<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Not discussed</b>
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: There is some bittersweet present on the APR. While there is no tenant the town's DPW will be handling mowing to keep vegetation controlled in the orchard.				

Aerial Photography Map  
122302158LIT  
Littleton Town of, Littleton



**Legend**



0 200 400 800  
Feet

Data Sources: 2019 Ortho Photo and APR Property boundaries from MA GIS, 2020.

Map Produced by Woodsman, Inc.

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.

2022 RECORDED DOCUMENTS REPORT		Project ID: 122302158LIT		Project Name: Littleton, Town of		Littleton, Middlesex County	
Please list every relevant item found in the registry							
No.	Description	Date	Book	Page(s)	Document #	Grantor	Grantees
R1	APR	12/23/2002	37448	259-270		Town of Littleton	Commonwealth of MA
R2	Plot Plans	05/11/2000	37448	270-281			
R3							
R4							
R5							
R6							
R7							
R8							
R9							
R10							
R11							
R12							
R13							
R14							

## **Names Researched: Town of Littleton, Nagog Hill Orchard**

APR Recorded: 12/23/2002

Baseline Document Date: 05/11/2000

Previous Date of Research: 11/24/2020

Documents Review: Middlesex County South Registry of Deeds online

Matthew Smith <mattsmith@woodsmaninc.com>  
3:14 PM (0 minutes ago)  
to Agreeen

Dear Amy,

I am a contractor hired by the Massachusetts Department of Agricultural Resources (MDAR) for the purpose of monitoring Agricultural Preservation Restriction (APR) properties. The town of Littleton's federally funded APR property located off of Nashoba and Nagog Hill Roads needs to be monitored every year. This year only an offsite phone call is required; we do not need to visit your property.

I would like to check in with you by phone in about 2 weeks. Unless I hear otherwise, I will try calling you at 978-540-2428 on Monday, March 14th at 11:30. This phone call will take less than a half hour. 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.

If that date does not work for you or if you have any other questions, please do not hesitate to contact me.

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

Matt Smith  
Woodsman Inc.  
[www.woodsmaninc.com](http://www.woodsmaninc.com)  
978-257-7852

## Weiss, Julie (AGR)

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**From:** Chisholm, Chris (AGR)  
**Sent:** Tuesday, March 29, 2022 3:10 PM  
**To:** Amy Green; jlaydon@littletonma.org  
**Cc:** Weiss, Julie (AGR)  
**Subject:** FY22 monitoring - Town of Littleton Nagog Orchard  
**Attachments:** Littleton Town of 122302158LIT 2022 Monitoring report.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Amy and Joe,

I hope this email finds you both well. Thank you for taking the time to discuss your APR property with our contracted monitor Matt Smith earlier this month. He has completed his report and turned them into us for processing. I have attached a copy for your review and records. Matt indicated that you are interested in guidance on an RFP for the orchard. I think if you add the following information to the RFP you should be good:

State in the RFP that the property is encumbered with an Agricultural Preservation Restriction (APR) and the property has to be managed/farmed in accordance with the terms of the APR and the Department's Regulations and Guidelines for APRs

Include a copy of the APR document

Include a link to the Regulations and APR Program website which has our guidelines listed

<https://www.mass.gov/agricultural-preservation-restriction-apr-program>

<https://www.mass.gov/regulations/330-CMR-2200-agricultural-preservation-restriction-program>

I also noted that you are looking for grants for maintaining an orchard. I don't know of any grants specifically for orchard maintenance however, USDA Natural Resource Conservation Service in Westford may have some resources that I am not aware of.

Thank you for your good stewardship of the land. We will be in touch next year. In the meantime, if you have any questions, please feel free to reach out.

Best,  
Chris

Christine Chisholm  
Northeast APR Planner  
Department of Agricultural Resources

### Currently Working Remotely Due to COVID-19

email: [chris.chisholm@mass.gov](mailto:chris.chisholm@mass.gov)

Phone: 617-455-9204

### [COVID-19 Resources for Agriculture](#)

[www.mass.gov/agr](https://www.mass.gov/agr)