

## 2023 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): 978-540-2463 (Asst. Town Administrator)																	
Mailing Address: 37 Shattuck St.		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:rferrara@littletonma.org">rferrara@littletonma.org</a> (Ryan Ferrara-Asst. Town Manager). Please contact Ryan Ferrara for future monitoring.																			
Operation Name:		Website:																	
Farm Manager or Contact Person:		Phone/Email:																	
Tenant Farmer: None currently, the town is working on finalizing lease		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 3/10/2023. No new documents found by WT Ashton.</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? They would like grant information.																			
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>3/7/2023</td> <td>WT Ashton</td> <td>Amy Green and Ryan Ferrara</td> <td>Email</td> <td>Initial Contact</td> </tr> <tr> <td>3/16/2023</td> <td>WT Ashton</td> <td>Ryan Ferrara</td> <td>Phone</td> <td>Landowner Interview</td> </tr> </tbody> </table>					Date	Contactor	Contacted	Method	Notes	3/7/2023	WT Ashton	Amy Green and Ryan Ferrara	Email	Initial Contact	3/16/2023	WT Ashton	Ryan Ferrara	Phone	Landowner Interview
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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.																			
<p>Notes: The town has created the Nagog Hill orchard working group to deal with maintaining the orchard. The RFP process has been delayed, as the one respondent applied late. They put the RFP out a second time, and are currently in the final stages of negotiations to finalize, predicting a 20 year lease and are actively working with town's attorney on this. Tenant is anticipated to be Stormalong Cider of Sherborn. Predicting new tenant by the spring 2023.</p>																			
Monitor: WT Ashton		Affiliation: MACD Contractor																	
 Signature:		Date: 3/16/2023																	
Agency Representative: Name: Julie Weiss		Affiliation: MDAR																	
 Signature:		Date: 3/17/2023																	

## 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: 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	

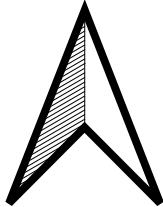
FARM SOCIAL MEDIA:	Yes	No	N/A	Not discussed
After reading Farm Website, Farm Social Media, and Googling owners and farm name, did you find any evidence of recent:				
Events to bring people to the farm	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>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

## MDAR internal use only

<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 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"/>
<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 for this spring.				
The town would also like to know if there are any grants available that may assist the new tenant 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trouble with trespassers or encroachment on the property?	<input checked="" type="checkbox"/>	<input 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, which was done during the summer of 2022. DPW located a tree stand on the property, which is considered trespassing, and actively monitor for issues such as this. Currently looking at regulations for town properties with the select board.				

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.



**From:** [tomashton@woodsmaninc.com](mailto:tomashton@woodsmaninc.com) [mailto:[tomashton@woodsmaninc.com](mailto:tomashton@woodsmaninc.com)]  
**Sent:** Tuesday, March 7, 2023 11:07 AM  
**To:** Amy Green <[agreen@littletonma.org](mailto:agreen@littletonma.org)>; [jlaydon@littletonma.org](mailto:jlaydon@littletonma.org)  
**Subject:** MDAR APR Monitoring 2023

Dear Ms. Green and Mr. Laydon,

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 interview you by telephone next week, if you are available to speak with me.

Unless I hear otherwise, I will try calling you on **Thursday, March 16 at 11:00 am- please let me know what the best telephone number to reach you at would be.** 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.

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

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

Sincerely,

William Ashton  
Contracted APR Monitor

**William "Tom" Ashton**  
Consulting Forester  
MA Licensed Forester #442

**Woodsman Inc.**  
[tomashton@woodsmaninc.com](mailto:tomashton@woodsmaninc.com)

**From:** Amy Green  
**Sent:** Tuesday, March 7, 2023 11:46 AM  
**To:** Ryan Ferrara <[rferrara@littletonma.org](mailto:rferrara@littletonma.org)>  
**Subject:** FW: MDAR APR Monitoring 2023

I imagine this should have gone to you...

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:** Ryan Ferrara <[rferrara@littletonma.org](mailto:rferrara@littletonma.org)>  
**Sent:** Tuesday, March 7, 2023 4:54 PM  
**To:** [tomashton@woodsmaninc.com](mailto:tomashton@woodsmaninc.com)  
**Cc:** Amy Green <[agreen@littletonma.org](mailto:agreen@littletonma.org)>  
**Subject:** RE: MDAR APR Monitoring 2023

Mr. Aston, you can contact me on the 16<sup>th</sup> and I will do the best I can to answer any questions you have. My telephone number is below.

**Ryan Ferrara**  
**Assistant Town Administrator**  
**Town of Littleton**  
**37 Shattuck Street**  
**Littleton, MA 01460**  
**Office: 978-540-2463**  
**Email: [rferrara@littletonma.org](mailto:rferrara@littletonma.org)**

*When responding, please be aware that the Massachusetts Secretary of State has determined that most email is a public record and therefore cannot be kept confidential.*

RE: MDAR APR Monitoring 2023

[tomashton@woodsmaninc.com](mailto:tomashton@woodsmaninc.com)

To: [rferrara@littletonma.org](mailto:rferrara@littletonma.org)

Cc: [agreen@littletonma.org](mailto:agreen@littletonma.org)

Mr. Ferrara,

Thank you for the quick response, I look forward to speaking with you on the 16<sup>th</sup>.

Sincerely,

William Ashton

Contracted APR Monitor

**William “Tom” Ashton**

Consulting Forester

MA Licensed Forester #442

**Woodsman Inc.**

[tomashton@woodsmaninc.com](mailto:tomashton@woodsmaninc.com)