



2023 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)																
Email: Agreen@Littletonma.org (Amy Green-Conservation Coordinator) rferrara@littletonma.org (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"/> Middlesex County MA Land Records online site checked 3/10/2023. 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? 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>Contact</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	Contact	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.																		
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.																		
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.
TOTAL ACREAGE:	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:

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"/>
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 _____				
<p>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.</p> <p>The town would also like to know if there are any grants available that may assist the new tenant with maintaining the orchard.</p>				
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:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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.</p>				

Aerial Photography Map
122302158LIT
Littleton Town of, Littleton



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.

2023 RECORDED DOCUMENTS REPORT**Project ID: 122302158LIT****Project Name: Littleton, Town of****Littleton, Middlesex County**

Please list every relevant item found in the registry

2023 Registry review 3/10/2023 by WT Ashton

No.	Description	Date	Book	Page(s)	Document #	Grantor	Grantees
R1	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
R2	Plan of Land	3/7/2000	31194	506	416	Town of Littleton	-
R3	APR	12/23/2002	37448	259-270	605	Town of Littleton	Commonwealth of Massachusetts
R4	Plot Plans	05/11/2000	37448	270-281			
R5							
R6							
R7							
R8							
R9							
R10							
R11							
R12							
R13							
R14							

Names Researched: Town of Littleton**APR Recorded: 12/23/2002****Baseline Document Date: 05/11/2000****Previous Date of Research: 3/1/2022****Documents Review: Middlesex County South Registry of Deeds online**

From: tomashton@woodsmaninc.com [<mailto:tomashton@woodsmaninc.com>]
Sent: Tuesday, March 7, 2023 11:07 AM
To: Amy Green <agreen@littletonma.org>; 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

From: Amy Green
Sent: Tuesday, March 7, 2023 11:46 AM
To: Ryan Ferrara <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>
Sent: Tuesday, March 7, 2023 4:54 PM
To: tomashton@woodsmaninc.com
Cc: Amy Green <agreen@littletonma.org>
Subject: RE: MDAR APR Monitoring 2023

Mr. Aston, you can contact me on the 16th 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

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

To: rferrara@littletonma.org

Cc: agreen@littletonma.org

Mr. Ferrara,

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

Sincerely,

William Ashton

Contracted APR Monitor

William "Tom" Ashton

Consulting Forester

MA Licensed Forester #442

Woodsman Inc.

tomashton@woodsmaninc.com