

Addendum 1 – September 6, 2024

Request for Proposals to Lease, Manage and Operate The Nagog Hill Orchard

Questions submitted and responded to on September 6, 2024

1. “Land to be managed” of approximately 4.18 acres is noted in the RFP. What does management of these acres entail through the viewpoint of both the Town of Littleton and the Conservation Commission?

There are no specific requirements for this land, except that, since it is not included in the APR, it should not be used for agriculture.

2. Is the Town still planning to have all of the apple trees and stumps removed, as has been discussed during the Orchard Working Group meetings? If so, what is the timeline for this?

This is dependent on the terms of the lease. Due to the cost, the town would prefer to approach the removal in stages, or only undertake the areas as necessary. We do not, at this time, have a definite timeline to remove the trees.

3. During Orchard Working Group meetings, the plan to have the Main Barn added to the existing APR was discussed. Has the Town moved forward with adding the Main Barn to the APR? If not, does the Town still intend to?

We are still moving forward with this process, but the barn has not been added to the APR yet.

4. Is the Main Barn heated and/or insulated? If so, can the Town provide more detail on the existing HVAC systems in the Main Barn?

The main barn is unheated. The majority of the barn is un-insulated. There is a small addition on the South side, which is insulated. We are unsure whether there is a working heating system in that addition. There is a cold storage facility under the main section of the barn which is insulated and has a refrigeration system. We do not know if it is in working order.

5. Does the Main Barn contain asbestos or any other hazardous materials of note?

The cold storage area mentioned above is the only area that appears to have insulation. That area tested negative for asbestos. We have, previously, safely removed obsolete pesticides and herbicides. We are not aware of any other hazardous materials.

6. Does the Main Barn have bathroom facilities suitable for public use (customers)? If not, would the Town be amenable to incorporating these facilities into the Main Barn?

The barn does not have public facilities. Although it is not out of the realm of possibility, any discussion of the town doing this work would need to be in the context of a larger lease negotiation.

7. The RFP notes an existing apartment, including bathroom and kitchen, attached to the Main Barn. What is the current septic system servicing the Main Barn?

The septic systems for both the barn and the house were rebuilt in 2007 and we expect it would pass Title V inspection.

8. What area of the property has historically been used for pesticide/herbicide storage?

There were pesticides/herbicides stored in both the upper and lower barn. These were safely and completely removed by a hazard mitigation company in 2022 when we initially tried to lease the property.

9. Would the Town be amenable to allowing respondents to tour the property as well as inspect any agricultural equipment on the premises that may be available for use?

Yes, feel free to reach out to orchard_responses@littletonma.org to coordinate the meeting.

10. Would the Town be willing to share more details of the existing obsolete irrigation system and wells on the property?

There are two wells on the property. The upper well, near the house, does not have a working pump, but is functional and was tested at more than 10 gallons/minute. The water meets irrigation standards. It would also meet potability standards if required, but the Board of Health would need to approve.

The lower well is in the field above the reservoir. It is obsolete and does not have a pump or any other infrastructure attached, and we have not measured the flow or tested the water.

There is no pump for the irrigation system. The in-ground pipe and hydrants/standpipes are in very poor condition, where they exist at all. We don't believe that it would be economically feasible to rebuild the system, and more than likely a new system would need to be installed.