

Project Title: Sobieski APR

Funding Request Form

Project Title: Sobieski Agricultural Preservation and Restriction (APR)

Submission Date: December 1, 2019

Full Name of Entity Submitting Application: Whately Agricultural Commission

(If submitted on behalf of an organization, please include a statement from an officer of the organization certifying organization's approval.)

Contact Person: Name: Margaret Christie

Address: 175 Chestnut Plain Road, Box 515, Whately, MA 01093

Telephone(s): 665-7927 (home), 665-7100 (work)

Email: mmc220@comcast.net

Purpose: Please check all that apply: ☒ Open Space ☐ Community Housing
☐ Historic Preservation ☐ Recreation

Full Description of Project: (Attach a separate sheet if necessary.) Please see attached
sheet.

Requested Attachments:

- Property address including Whately Assessor's Map, Lot/parcel number with current owner
- Copy of deed to Current Owner, if available
- Description of the property
- Maps if relevant
- Surveys, if available
- Appraisals and Agreements, if available;
- Budget detailing construction/maintenance costs, and funding/revenue sources, if any

Each project request must be submitted to the Community Preservation Committee using the Funding Request Form as a cover sheet. Applications should be submitted with nine (9) multiple copies.

Amount of Funding Requested: \$10,750

Project Title: Sobieski APR

Full Description of Project:

The Agricultural Commission is requesting funds for the local contribution to an Agricultural Preservation Restrictions (APR) on property owned by Fran Sobieski. The property totals approximately 20 acres¹ and is located at 239 River Road. Fran Sobieski has farmed this land at River Valley Farm for many years, and his adult children are interested in continuing agricultural production on the land.

The total APR value of this parcel is \$215,000. The requested local contribution of \$10,750 represents 5% of the APR value. The Agricultural Commission strongly supports providing full town match for the APR because agricultural land preservation is an important priority for the town, identified in our Master Plan and confirmed by willingness of Town Meeting to support APRs.

Over 90% of the soils on this parcel are prime soils. Fran Sobieski and his son Robert raise nine acres of blueberries, a half acre of raspberries and three acres of mixed vegetables. The vegetables are sold from a retail stand located on the farm and the berries are sold at the stand, via pick-your-own, and through wholesale outlets. Robert will eventually take over the operation when his father retires; Fran's daughter Kim is also interested in an agricultural venture on the land. Fran has applied to the APR program in order to ensure that this parcel remains in agriculture.

The property is located in a large, very productive block of farmland with a number of protected parcels, including a parcel across the street and parcels fronting on Long Plain Road (see attached map).

Preservation of this property is entirely consistent with the town's goals and objectives as expressed in our Open Space and Recreation Plan. Specifically, protection of this land will further our goal of preserving and enhancing the rural and agricultural landscape which is an important contributor to our local economy, our food production base, and our quality of life in Whately.

This project has been funded by the state Department of Agricultural Resources. Providing a local match of \$10,750 for this parcel will leverage \$204,250 in state funding. Providing CPA funds to cover a part of the local portion of the funding for this APR will allow the landowner to be fully compensated for protecting this land and will signal the town's support for agricultural land preservation to all landowners in town.

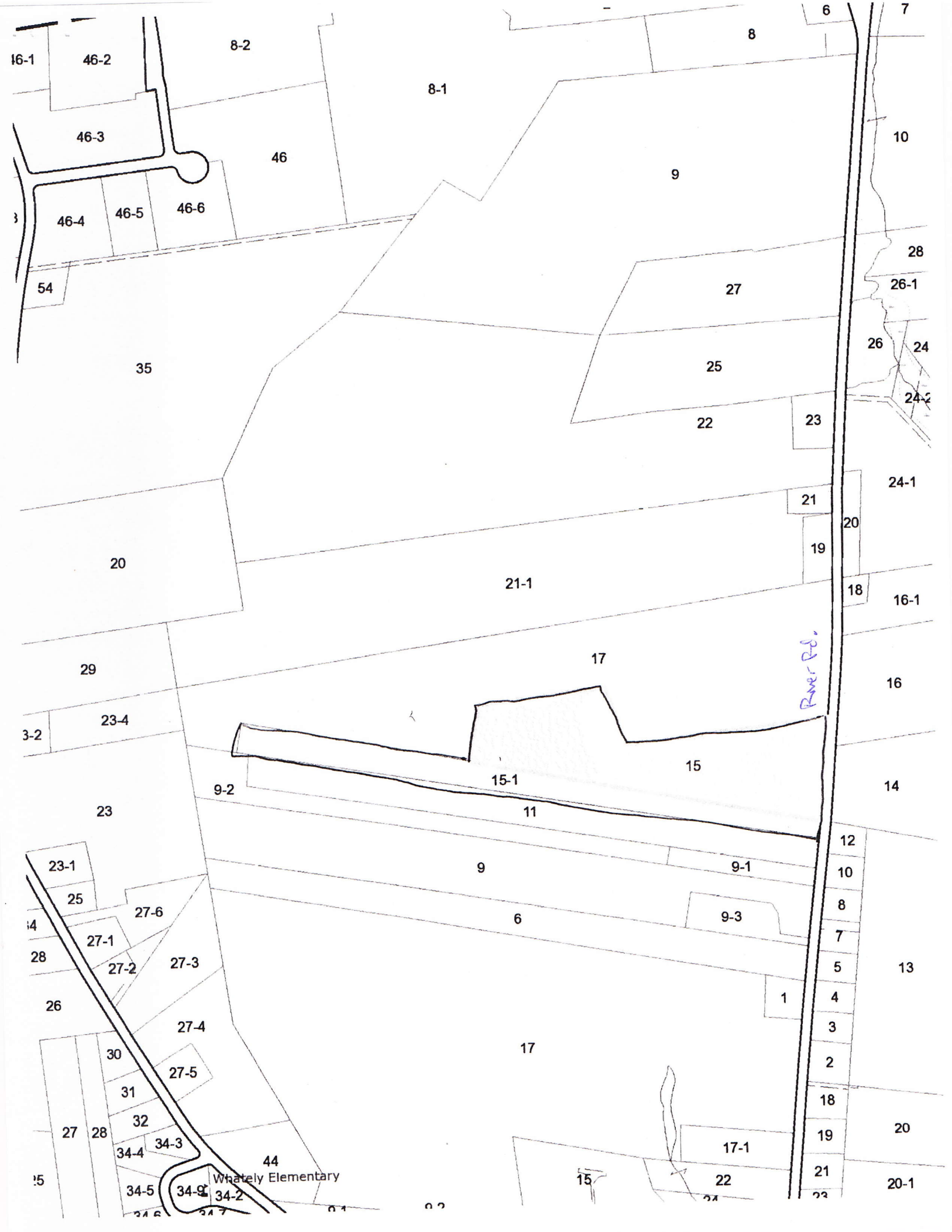
Summary of Sobieski APR

20 acres on the west side of River Road

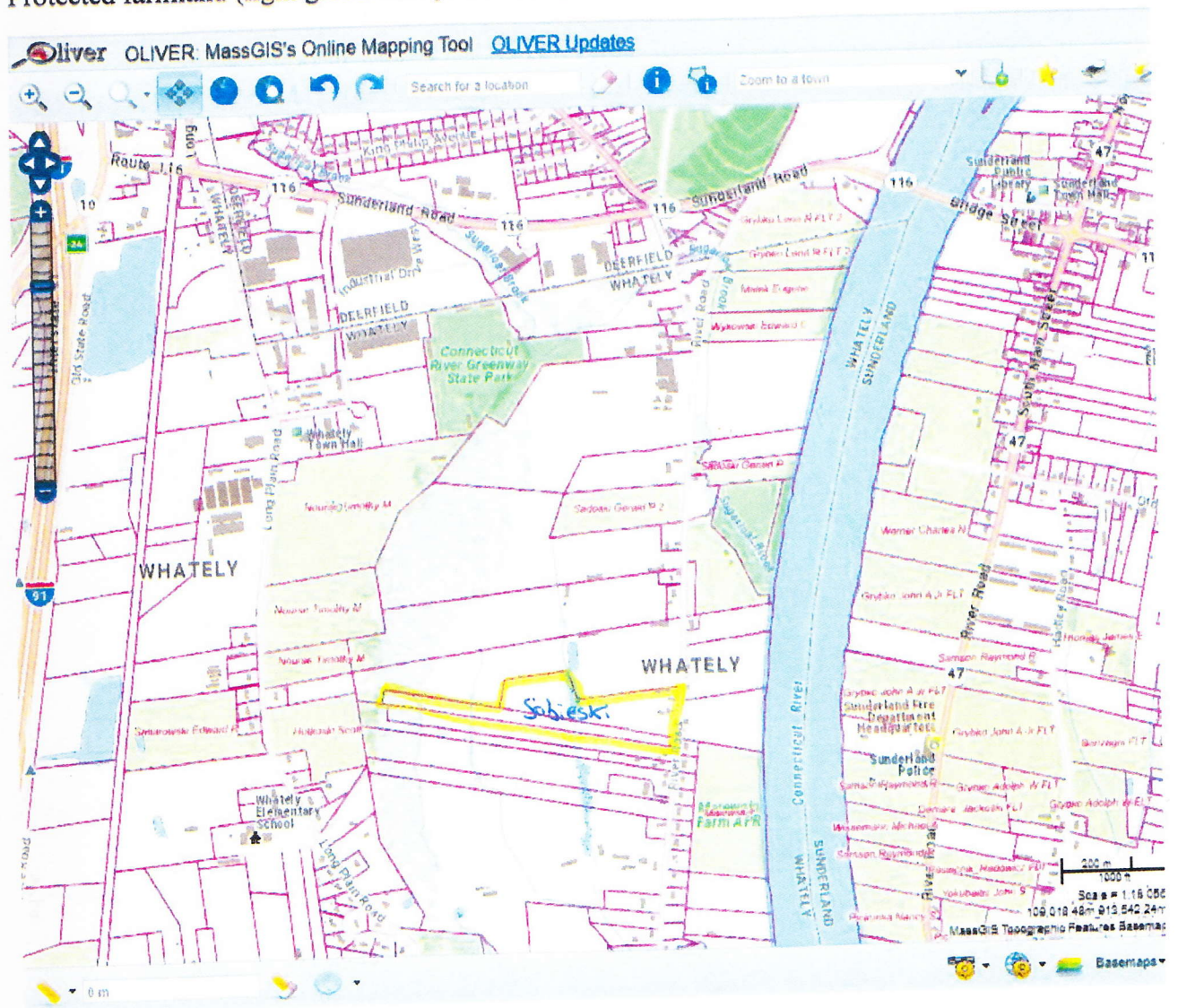
State funding: \$204,250

Local contribution (requested from CPC): \$10,750

¹ Acreage figure is from Massachusetts Department of Agricultural Resources Narrative for Final Vote 11-7-19.



Protected farmland (light green with pink names) near Sobieski APR



on 2016 aerial photo



landuse	Acres	% of SELECTION
Open land	16.7	73.6%
Woodland	3.2	14.1%
Wooded wetland	1.8	7.9%
Wetland	1.0	4.4%
	22.7 ac.	100%

$$1 \text{ inch} = 400 \text{ feet}$$
