



Message

Mon, Dec 07, 2015 10:31 AM

From: "Chisholm, Chris (AGR)" <chris.chisholm@state.ma.us>
To: **Chris Kluchman**

Subject: RE: Drew Gardens APR and DRAFT concept plan

Attachments: Attach0.html / Uploaded File (19K)

Hi Chris

I have been thinking a lot about our discussion and did have a brief discussion with Tara about the "conceptual" plan for redevelopment. Based on the current information, it appears that the proposed use would not be compatible with an APR held by the Commonwealth. A restaurant is not an agricultural use of the property even if some of the vegetables and orchard fruit were to be grown on the property and used in the restaurant. The size of the parcel would not yield enough to provide a meaningful portion of the food supply for a year round restaurant. The definition of Actively Engaged in the document states that "deriving substantial annual farm income from agricultural uses of all available areas and the two contiguous parcels..." The restaurant does not appear to be an ancillary use of the property and the income from the vegetable/orchard sales would be relatively minor compared to the restaurant sales – the opposite of what we would want on an APR held by the state. The price of the property will be driven in the future by the restaurant and not by the agricultural use of the property. This is an outcome that the Department seeks to avoid as one goal of the program is to keep land protected by an APR affordable for farming.

The APR was purchased with a farmstand-country store in place and the document allows for the maintenance of those existing structures but does not allow for the construction of "...non-agriculturally related temporary or permanent structures..."

In closing, although we have no authority over the stewardship of this APR, the Department hopes to see an APR that we approved, continue to be utilized for the authorized agricultural purposes.

Good luck and let me know if you have any more questions

Chris

Christine Chisholm
APR Regional Planner
Department of Agricultural Resources
251 Causeway Street, Suite 500
Boston, MA 02114

phone: 617-626-1788

From: Chris Kluchman [mailto:ckluchman@westfordma.gov]
Sent: Friday, December 04, 2015 10:28 AM
To: Chisholm, Chris (AGR)
Subject: Fwd: Drew Gardens APR and DRAFT concept plan

Chris - this bounced back due to file size being too large...I've replaced the 14MB file that had all 3 APRs with just APR 3. Please let me know if you'd like to see all of them.

Chris K.

Chris Kluchman, AICP
Director of Land Use Management
Town of Westford
55 Main Street
Westford, MA 01886
ckluchman@westfordma.gov
tel. 978-692-5524

----- Original Message -----

Message Fri, Dec 04, 2015 10:24 AM
From: Chris Kluchman
To: chris.chisholm@state.ma.us
Cc: Gregg J. Corbo Jodi Ross John Mangiaratti
Subject: Drew Gardens APR and DRAFT concept plan
Attachments: 2015-11-19 DRAFT boston road concept 2.pdf Adobe Acrobat Document 203K
APRs 1 2 and 3 66 Boston Road.pdf Adobe Acrobat Document 14M
APR plan document.pdf Adobe Acrobat Document 471K
2014 aerial 66 _ 68 Boston Road.pdf Adobe Acrobat Document 453K

Chris - Thank you for discussing the possible redevelopment/revitalization of the 9 acre Drew Gardens property in Westford with a Farm to Table restaurant with high tensile orchard, greenhouse, and row crop area. This property has been

abandoned by the current property owner, and some amount of redevelopment is needed in order for the majority of the property to be returned to active agricultural use.

As we discussed the Town is considering how such redevelopment occurs under the APRs and what, if any, role the Department of Agriculture will play, since the Ag Commissioner is a signatory to the APRs but the APRs were purchased by the Town with Town funds. The redevelopment is proposed to take place on APR 3, which is currently developed with a gravel parking area, buildings in disrepair, driveways and greenhouses (in disrepair). The attached aerial photo from 2014 shows the existing development, although all of the structures have deteriorated since then, and this image does not show the compost that was spread over the entire property, including over driveway areas.

I'm attaching all 3 APRs, the APR plan and the latest "concept plan". The redevelopment is fully contained on APR 3. Please note that the Town is not necessarily "set" with this concept plan, as there are still 139 parking spaces, which seems like too many (prelim. review of zoning bylaw would require fewer spaces) and the town has given the property owner feedback about the possibility of pervious pavers/grasscrete for the more remote parking areas.

I understand you will discuss this with Dept AG legal counsel on Monday. I've copied own counsel Gregg Corbo on this email; he is available as needed to discuss the matter with your legal counsel if that would be helpful.

Thanks again for your consideration of this matter. Have a great weekend.

Chris K.

Chris Kluchman, AICP
Director of Land Use Management
Town of Westford
55 Main Street
Westford, MA 01886
ckluchman@westfordma.gov
tel. 978-692-5524

