

Siergiewicz Alternatives

Using Town-Owned Agricultural Land
for Recreation Fields?

Recreation Fields at Woodmont?

This Option Difficult to Defend Legally & Financially

Recreation Fields at Woodmont?

- Violates Terms of the Conservation Easement Deed
 - “The primary purpose of this Conservation Easement is to protect.... agricultural productivity in perpetuity.”
 - Only “passive recreation” that does not interfere with farming operations is permitted
 - Legally challenging and costly

Recreation Fields at Woodmont?

- Violates Terms of the Conservation Easement Deed
- Town would have to Terminate the 25-year Lease
 - There is no provision in the lease that allows the Town to terminate without cause
 - Legally challenging and costly
 - Chilling effect on potential future agricultural leases

Recreation Fields at Woodmont?

- Violates Terms of the Conservation Easement Deed
- Town would have to Terminate the 25-year Lease
- Costs more than the Siergiewicz option

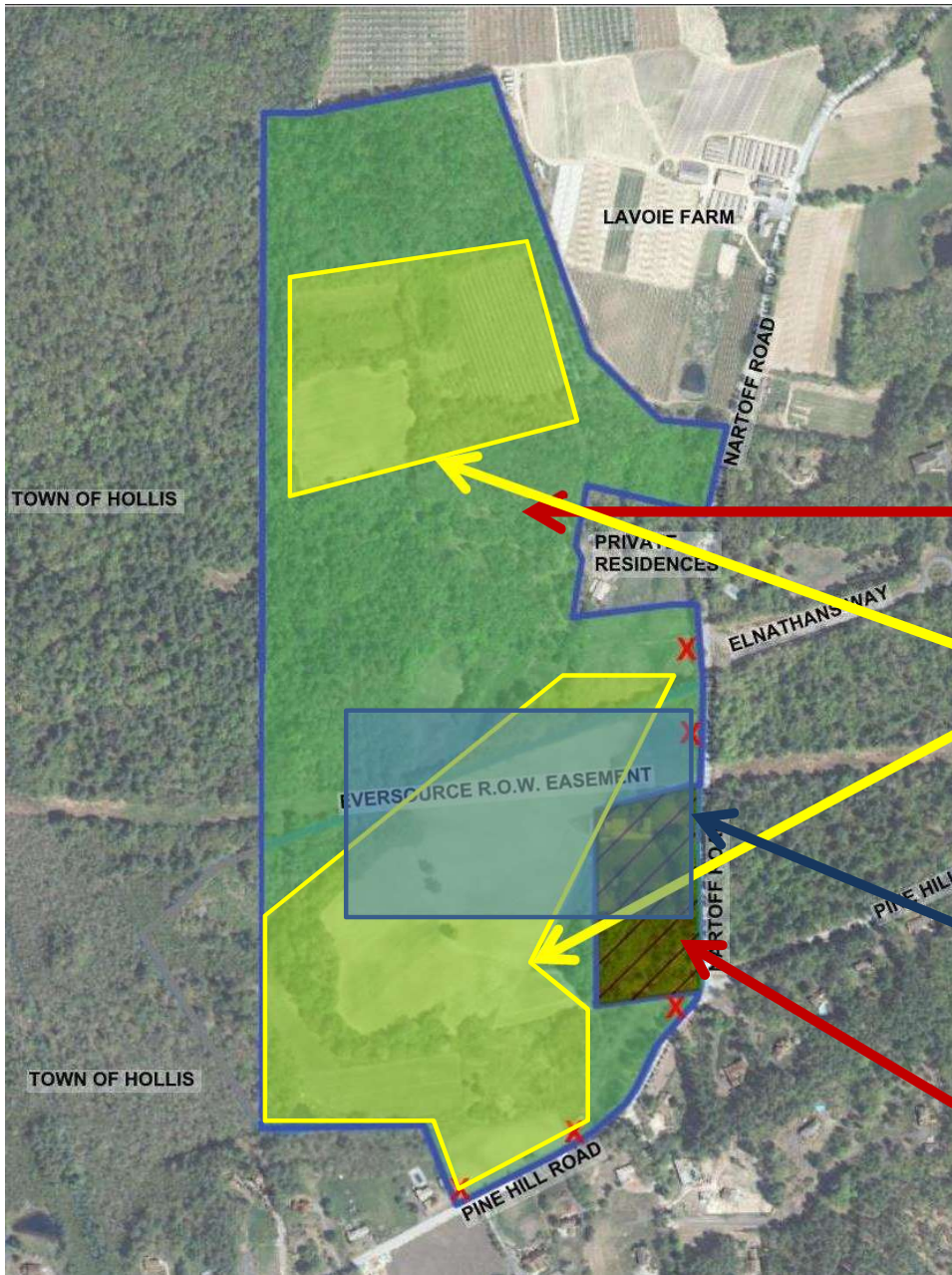
In addition to legal and development costs, this would likely require reimbursement of:

- \$500k to the USDA Farm and Ranch Lands Protection Program
- \$450K of investment in whole or in part to lessee.

Woodmont is a Success Story!

- Preserving our Rural Character and Agricultural Heritage while collecting applicable property taxes
- Hundreds of \$K are being invested to convert 144 acres of outdated, under-utilized farmland to modern and economic production at no cost the Town

Stefanowicz Property Details



- On the Side of a Hill with 240' Vertical Drop
- Approx 100 acres suitable for Ag
- Prime soils at top and bottom
- Irrigation needed

Area Recommended for Long Term Agricultural Lease

Areas Currently Leased and in Active Agricultural Use (approx)

Only Area Where Rec Fields Could Be Reasonably Considered

Current House and Land Unsuitable for Agricultural Use

Recreation Fields at Stefanowicz?

Much has Been Learned by the Recreation, Conservation & Agricultural Commissions

- Agricultural & Conservation Joint Working Group (JWG) has been evaluating the property since September, 2016
- Recreation Commission started evaluation of property in May 2017
- Conclusions:
 - The opportunity exists to repeat the success of the Woodmont lease on approximately 100 acres of productive land (versus ~40 acres currently in production)
 - The Siergiewicz property is a better option for siting of recreation fields

Why Siergiewicz Better Option for Recreation Fields

- Cost to Convert and Maintain Stefanowicz as Recreation Site Likely to be Higher
 - Poor Topography: elevation change of 20-30 ft in field area will require significantly more and riskier development to overcome grading and water runoff challenges.
 - Potential loss of several hundred \$K in future improvements (like Woodmont).
 - Cost of maintaining non-productive land would be borne by Town rather than agricultural lessee

Why Siergiewicz Better Option for Recreation Fields

- Cost to Convert Stefanowicz to Recreation Likely to be Higher
- Not Compatible with Adjacent Agricultural Use
 - Will immediately remove a minimum of 10+ acres from active farming
 - Nutrient/chemical runoff and soil erosion control more difficult and require additional expense to implement
 - Complicates equipment and water supply access between upper and lower fields
 - Managing human and animal access to comply with 2017 provisions of Food Safety and Modernization Act (FSMA) will be a severe burden for surrounding agricultural areas.

Likely to result in significantly less acreage in active farming.

Why Siergiewicz Better Option for Recreation Fields

- Cost to Convert Stefanowicz to Recreation Likely to be Higher
- Not Compatible with Adjacent Agricultural Use
- Contrary to Town Goals of Preserving Rural Character and Agricultural Heritage
 - Highly visible location will impact a well travelled viewscape

Why Siergiewicz Better Option for Recreation Fields

- Cost to Convert Stefanowicz to Recreation Likely to be Higher
- Not Compatible with Adjacent Agricultural Use
- Contrary to Town Goals of Preserving Rural Character and Agricultural Heritage
- Same “negatives” cited for Siergiewicz also exist at Stefanowicz
 - Traffic safety issues likely worse with poorer sightlines and adjacent intersection
 - Impact on abutters

Agricultural Commission Observations

- Agricultural Commission Takes No Position on Warrant 2
 - Use of Siergiewicz for recreation fields has no Agricultural impact to the Town
- Stefanowicz Property Best Suited for Long-term Agricultural Lease
 - Generates additional Town revenue
 - Eliminates future land management costs
 - Preserves our rural character and agricultural heritage
- Unanimously opposed to use of Stefanowicz for Recreation Fields