

# Farmland Protection: Tools, Funding Sources, and Success Stories

Massachusetts Land Trust Coalition Annual Conference

March 21, 2025



# Introductions



**Kathleen Doherty**

Farmland Easement Support Specialist  
American Farmland Trust



**Nick Pitel**

Director of Conservation  
Berkshire Natural Resources Council



**John Chester**

Real Estate Project Manager  
Buzzards Bay Coalition



# Outline

1. Why protect farmland?
2. Best practices for farmland protection
3. Programs for farmland protection
4. Case studies
5. Q&A



# Why protect farmland?



# Why care about farmland?

---

- Farms produce food!
- Mass. farms provide jobs and over \$600 million in agricultural goods



# Ecological co-benefits

---

- Farmland soil is a unique natural resource
- Farms can support biodiversity
- Protected farmland helps mitigate climate change
- Recreation opportunities



# Mass. is losing farmland faster than other states

## Percentage of agricultural land converted, 2001-2016

1	New Jersey	8.7
2	North Carolina	6.7
3	Connecticut	6.4
4	Delaware	5.8
5	Rhode Island	5.8
6	Massachusetts	5.2

Source: *AFT Farms Under Threat: State of the States, 2020*

# Mass. is losing farmland faster than other states ...and it's more expensive

## Percentage of agricultural land converted, 2001-2016

1	New Jersey	8.7
2	North Carolina	6.7
3	Connecticut	6.4
4	Delaware	5.8
5	Rhode Island	5.8
6	Massachusetts	5.2

Source: *AFT Farms Under Threat: State of the States, 2020*

## Farm real estate values, 2024 (\$/acre)

1	Rhode Island	\$22,000
2	New Jersey	\$16,200
3	Connecticut	\$14,300
3	Massachusetts	\$14,300
4	California	\$13,400

Source: *NASS, 2024*





*Lance Cheung. Shelburne, MA.  
Photo courtesy of USDA-NRCS.*

# Making the case for farmland protection

---

Click for resource:  
[Why Save Farmland](#)

Make the case to your  
land trust:  
Farms are important!

# Best practices for farmland protection



# Farm-friendly CR/APR terms

---

- Purpose of CR/APR
  - Protect agricultural soils
  - Protect agricultural use and future ag viability
- Reserved rights
  - Agricultural structures (limit size and location)
  - Commercial use, including agritourism
  - Dwellings, including farm worker housing



*Lance Cheung. Sunderland, MA.  
Photo courtesy of USDA-NRCS.*

# Farm-friendly CR/APR terms

---

- Terms to enhance farm viability
  - OPAV (Option to Purchase at Ag Value)
  - Affirmative ag covenant



*Lance Cheung. Sunderland, MA.  
Photo courtesy of USDA-NRCS.*

# Option to Purchase at Ag Value (OPAV)

- Purpose: Promotes transfer of protected ag land to farmers at agricultural value
- Triggered by proposed sale/transfer of property
  - OPAV holder intervenes in the sale to ensure property transfers to a “qualified farmer” at the “agricultural value” as defined in the OPAV
- OPAV is required in MDAR APRs

# Affirmative agriculture covenant

- Purpose: Ensure land that is protected as farmland remains in agricultural production
- Requires commercial ag use; above and beyond restricting non-ag uses
- Enforcement
  - If property is “abandoned” for 2+ years, it is considered a violation of the APR (for MDAR-held APRs)
  - Private APRs may have other enforcement mechanisms

# Leasing land trust property to farmers



# Why lease land trust property to a farmer?

---

- Many farmers rely on leased land for the viability of their operation – even those who also own land
- Farmers steward the land, at no cost to the land trust
- Opportunities to promote equitable land access for historically marginalized groups
- Long-term leases provide secure land access for farmers



*Maya Rappaport. Hadley, MA.  
American Farmland Trust.*



# Leasing land to farmers

---

- Resources from Land for Good:  
[Making land available for farming](#)
- Resource to help find a farmer:  
[New England Farmland Finder](#)
- Resource about long-term leases,  
including ground leases:  
[Creative leasing](#)



**Leasing Land to Farmers:**  
A Handbook for New England  
Land Trusts, Municipalities  
and Institutions



# Leasing land to farmers

---

- Resources from Land for Good:  
[Making land available for farming](#)
- Resource to help find a farmer:  
[New England Farmland Finder](#)
- Resource about long-term leases,  
including ground leases:  
[Creative leasing](#)



Land  
For  
Good



**Leasing Land to Farmers:**  
A Handbook for New England  
Land Trusts, Municipalities  
and Institutions



Click to open: [Leasing Land to Farmers: A Handbook for New England Land Trusts, Municipalities, and Institutions](#)

# Farmland protection programs



# Farmland protection programs

- MDAR APR vs. Private APR
- Farm-friendly CR vs. Private APR
- ACEP-ALE
- Other state funding programs
- Municipal funding



*Lance Cheung. Sunderland, MA.  
Photo courtesy of USDA-NRCS.*

# Alphabet soup

---

APR	Agricultural Preservation Restriction
MDAR	Mass. Department of Agricultural Resources
CR	Conservation Restriction
ACEP-ALE	Agricultural Conservation Easement Program- Agricultural Land Easement
USDA-NRCS	U.S. Department of Agriculture - Natural Resources Conservation Service

# MDAR APR vs. Private APR

- MDAR APR program was the first state farmland protection program in the nation!
- Private APR is not a new program, but it is underutilized
- Private APR can offer more control for the land trust, more flexibility for the landowner

**NEW!** Private APR guidance  
just released March 2025!

## **MDAR APR**

Landowner applies to and negotiates with MDAR

MDAR holds the restriction; municipality may co-hold

OPAV is required

Affirmative ag covenant is required

Residence excluded from APR

## **Private APR**

Land trust or municipality may work directly with landowner

Land trust and/or municipality holds the restriction, not MDAR

OPAV is optional

Affirmative ag covenant is required, but language is more flexible

May include residence(s)

# Resources for Private APR

---

## Contact MDAR staff:

- As early as possible when considering a Private APR project
- With any general questions related to Private APR

**Click for**  
**[MDAR staff contact list](#)**





# Resources for Private APR

---

**NEW!**

[Private APR guidance](#)  
just released March 2025!



*Maya Rappaport. Chesterfield, MA.  
American Farmland Trust.*

# Resources for Private APR

---

- For more resources, join the Massachusetts Farmland Protection online community!

Click to sign up:  
[https://naln.farmland.org/  
home](https://naln.farmland.org/home)





**Farm-friendly CR  
vs.  
Private APR**

- Many land trusts use the [model CR](#) as a starting point for farmland protection projects
- Private APR offers opportunity to include more farm-friendly restriction terms

## Farm-friendly CR

Use model CR template as a starting point

Less flexibility with restriction terms

Many CR programs require public access

Reviewed by EEA DCS

## Private APR

Can draw language from APR, model CR, and other sources

Opportunities to include farm-friendly restriction terms (e.g., OPAV)

No public access required

Reviewed by MDAR (typically much quicker!)

## ACEP-ALE

- ACEP-ALE is a Farm Bill program for farmland protection
- MDAR often uses ACEP-ALE, but land trusts, municipalities, and tribes are also eligible!

# Resources for ACEP-ALE

- Resource: [ACEP-ALE Toolkit](#)
- Resource: [Recorded webinar](#) about ALE, APR, and other programs

## Massachusetts Farmland Protection Resources

[Farmland Protection in Massachusetts: An Overview \(Webinar\)](#)

[Farmland Protection in Massachusetts: An Overview \(Slides\)](#)

[Protecting and Promoting Farmland in Your Town: For Municipalities \(Webinar\)](#)

[Protecting and Promoting Farmland in Your Town: For Municipalities \(Slides\)](#)

[Access the Massachusetts Farmland Protection Online Community by Joining AFT's National Agricultural Land Network \(NALN\)](#)



Massachusetts is losing farmland faster than we can save it, and your land trust or town can do its part to help! Don't know where to start? Reach out and we can help you understand the range of farmland protection tools and funding programs that are available. We encourage

you to review our recent "Farmland Protection in Massachusetts" slides and webinars for an overview.

## Farmland of Local Importance

[Farmland of Local Importance](#)

[Massachusetts Farmland of Local Importance Screening Tool](#)

[FLI Fact Sheet](#)

[FLI Data Access Request Form](#)

In Massachusetts, AFT has been leading an initiative to make more farmland eligible for federal funding for permanent conservation. Working in close partnership with NRCS, soil consultants, and



cities and towns across the Commonwealth, we have supported over 100 communities in designating "Farmland of Local Importance."

# Resources for ACEP-ALE

- Resource: [ACEP-ALE Toolkit](#)
- Resource: [Recorded webinar](#) about ALE, APR, and other programs
- Resource: [AFT New England Farmland Protection and Access webpage](#) (new!)

## Massachusetts Farmland Protection Resources

[Farmland Protection in Massachusetts: An Overview \(Webinar\)](#)

[Farmland Protection in Massachusetts: An Overview \(Slides\)](#)

[Protecting and Promoting Farmland in Your Town: For Municipalities \(Webinar\)](#)

[Protecting and Promoting Farmland in Your Town: For Municipalities \(Slides\)](#)

[Access the Massachusetts Farmland Protection Online Community by Joining AFT's National Agricultural Land Network \(NALN\)](#)



Massachusetts is losing farmland faster than we can save it, and your land trust or town can do its part to help! Don't know where to start? Reach out and we can help you understand the range of farmland protection tools and funding programs that are available. We encourage

you to review our recent "Farmland Protection in Massachusetts" slides and webinars for an overview.

## Farmland of Local Importance

[Farmland of Local Importance](#)

[Massachusetts Farmland of Local Importance Screening Tool](#)

[FLI Fact Sheet](#)

[FLI Data Access Request Form](#)

In Massachusetts, AFT has been leading an initiative to make more farmland eligible for federal funding for permanent conservation. Working in close partnership with NRCS, soil consultants, and



cities and towns across the Commonwealth, we have supported over 100 communities in designating "Farmland of Local Importance."

A large red circle is positioned on the left side of the slide, partially overlapping the text.

## ACEP-ALE & Private APR

- ACEP-ALE funding:
  - 50% of restriction value from USDA-NRCS
  - 50% remaining value may be a bargain sale, or cash match
- Private APR funding: coming soon?



# ACEP-ALE minimum deed terms

---

- Required to include:
  - Limited commercial use as a reserved right, including ag, forestry, and related uses
  - Fixed building envelopes (if buildings are allowed)
  - 2% limitation on impervious surfaces; can apply for a waiver up to 10%
  - U.S. right of enforcement



*Lance Cheung. Deerfield, MA.  
Photo courtesy of USDA-NRCS.*

# ACEP-ALE minimum deed terms

---

- Optional to include:
  - Reserved right for residential structures
  - Reserved right for agricultural structures
  - OPAV
  - Affirmative ag covenant
  - Public access



*Lance Cheung. Deerfield, MA.  
Photo courtesy of USDA-NRCS.*

# ACEP-ALE minimum deed terms

---

- Optional to include:
  - Reserved right for residential structures
  - Reserved right for agricultural structures
  - OPAV
  - Affirmative ag covenant
  - Public access

**ACEP-ALE is a natural match  
with Private APR!**



*Lance Cheung. Deerfield, MA.  
Photo courtesy of USDA-NRCS.*

## Other state funding programs

- Overview of grant programs from the Commonwealth
  - LAND, Conservation Partnership, Landscape Partnership
- Considerations for farmland parcels:
  - Public access required – won't work for all farms
  - Timeline to close may not align with APR and/or ALE
  - Funds targeted for biodiversity and recreation – farms may not rank as high

# Municipal funding sources

- Towns and land trusts can partner on Private APR!
- Community Preservation Act (CPA)
  - Often used as match for MDAR APRs
  - Towns can apply for ACEP-ALE, with or without a land trust partner
  - CPA can be a great funding source for farmland protection

	<b>APR</b> <i>(often uses ACEP-ALE)</i>	<b>Private APR*</b> <i>(may use ACEP-ALE)</i> <i>*Revised March 2025</i>	<b>ACEP-ALE</b> <i>(when not part of an APR transaction)</i>
<b>Land eligibility</b>	Commercial farms >5 acres	Active agricultural use for at least 1 year Restriction must be in public interest – must be a viable farm	Parcels <2/3 forested, with >50% prime and important soils (usually); must be owned privately or by a tribe
<b>Application</b>	Landowner applies to MDAR	Landowner works with land trust/town	Entity (land trust, town, or tribe) applies to NRCS with landowner
<b>CR/APR holder</b>	MDAR holds APR; town may co-hold	APR held by land trust and/or town (not MDAR)	Entity holds CR/APR; U.S. holds right of enforcement

	<b>APR</b> <i>(often uses ACEP-ALE)</i>	<b>Private APR*</b> <i>(may use ACEP-ALE)</i> <i>*Revised March 2025</i>	<b>ACEP-ALE</b> <i>(when not part of an APR transaction)</i>
<b>Required terms</b>	<u>MDAR required terms</u> (includes OPAV, affirmative ag covenant)	No restriction template! <u>Must protect ag use</u> and include affirmative ag covenant	NRCS reviews easement to ensure <u>minimum deed terms</u> are incorporated
<b>Structures</b>	Farm buildings allowed; impervious surfaces limited; no dwellings	Dwellings and farm buildings may be included	Dwellings and farm buildings allowed within a Building Envelope; impervious surfaces limited
<b>Local match \$</b>	5-10% cash match or bargain sale	No funds available currently; may use ACEP-ALE and other funding sources	50% cash match or bargain sale; entity also pays transaction costs

# Case studies



Berkshire Natural  
Resources Council







## Berkshire Natural Resources Council

BNRC is a regional conservation land trust working *throughout*, and *exclusively*, in Berkshire County.

- ✓ Conserved nearly 27,000 acres of land.
  - 13,251 acres – CR & APR
  - 13,670 acres – Fee Ownership
- ✓ Manage 60+ miles of trails on 57 reserves
- ✓ Assist partners in conservation of farmland, forest habitat, watershed and recreation land

**Over 5,000 acres of farmland conservation facilitated.**



## BNRC's Mission:

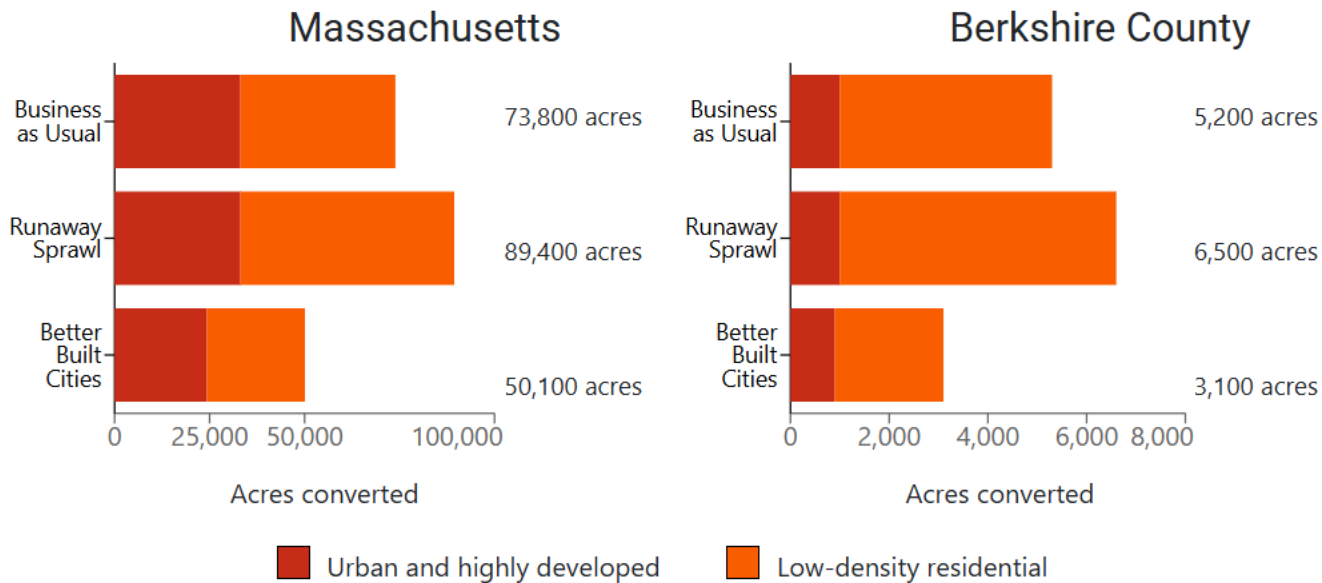
“Conserving and caring for Berkshire lands, waters, and wildlife, and connecting people with nature for a more vibrant, shared future.”

Established in 1967



# Farmland Under Threat

Projected Conversion of Farmland<sup>1</sup> from 2016-2040



**Urban and highly developed (UHD)** land use includes commercial, industrial, and moderate-to-high density residential areas.

**Low-density residential (LDR)** land use includes scattered subdivisions and large-lot housing, which fragment the agricultural land base and limit production.

<sup>1</sup>Farmland includes cropland, pasture and woodland associated with farms.

## Why Berkshire County:

- Comprises 7% of all farms statewide, but operate on 12% of all agricultural land in the state
- Leading value of dairy sales in MA \$13.5M = 25% of state's dairy economy
- Dairy farms operate on 14,000+ acres, most out of any other county's dairy farms (25% of all ag land in Berkshire County); significant number of dairies are struggling
- Farmers are struggling to transition farms... 35% of farmers in Berkshire County are 65+
- 80% of County's agricultural land is unprotected (meanwhile 40% of the Berkshires' open space is protected)
- Lack of funding for hilly terrain/soils
- Farmland is highly attractive to developers; 10% loss of farmland from 2012 to 2017
- Increasing land values and development pressure from second homeowners from major metro areas – Boston & NYC

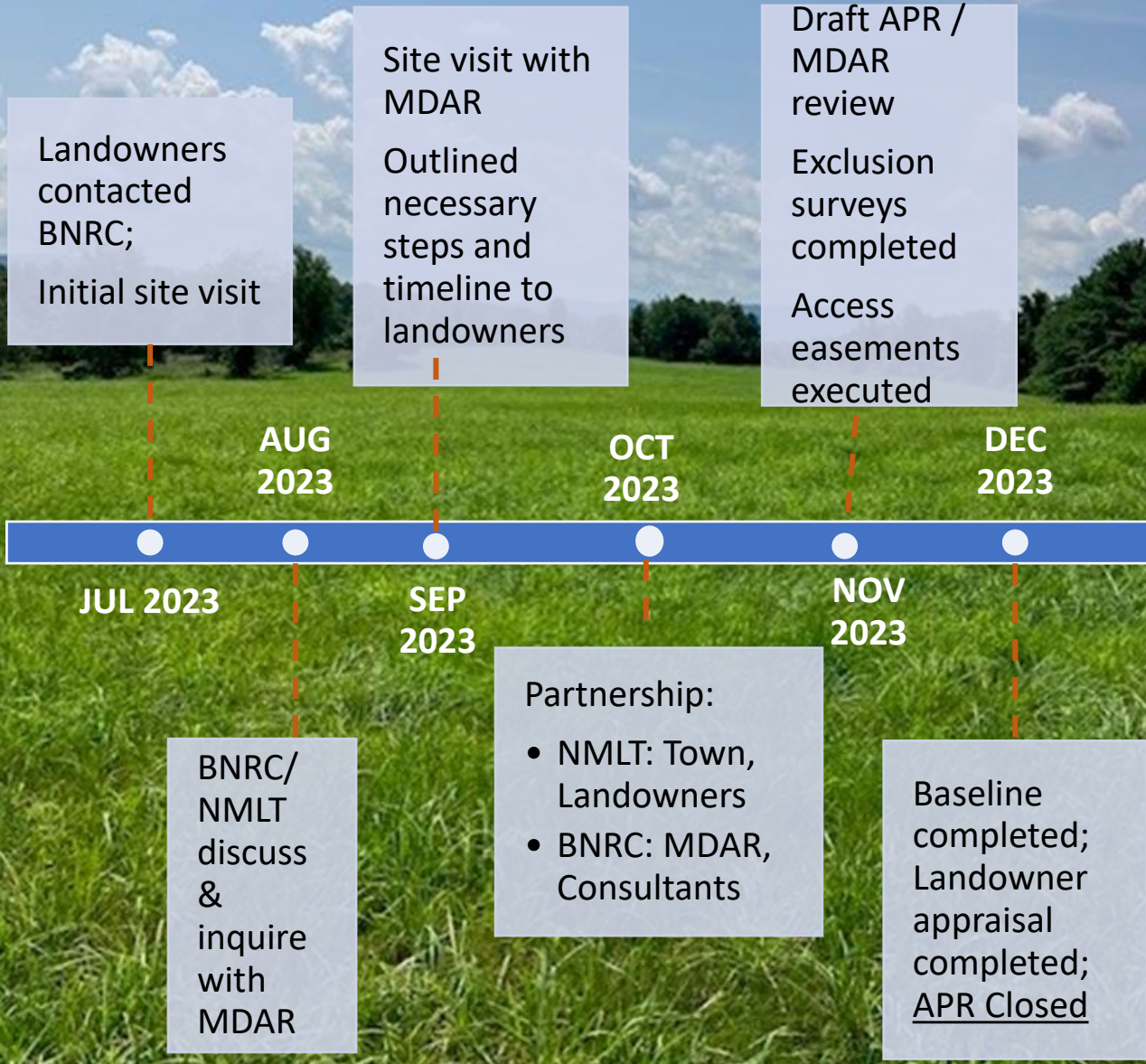
# Case Study #1: Private APR 125+ Acres - New Marlborough

## Project Details:

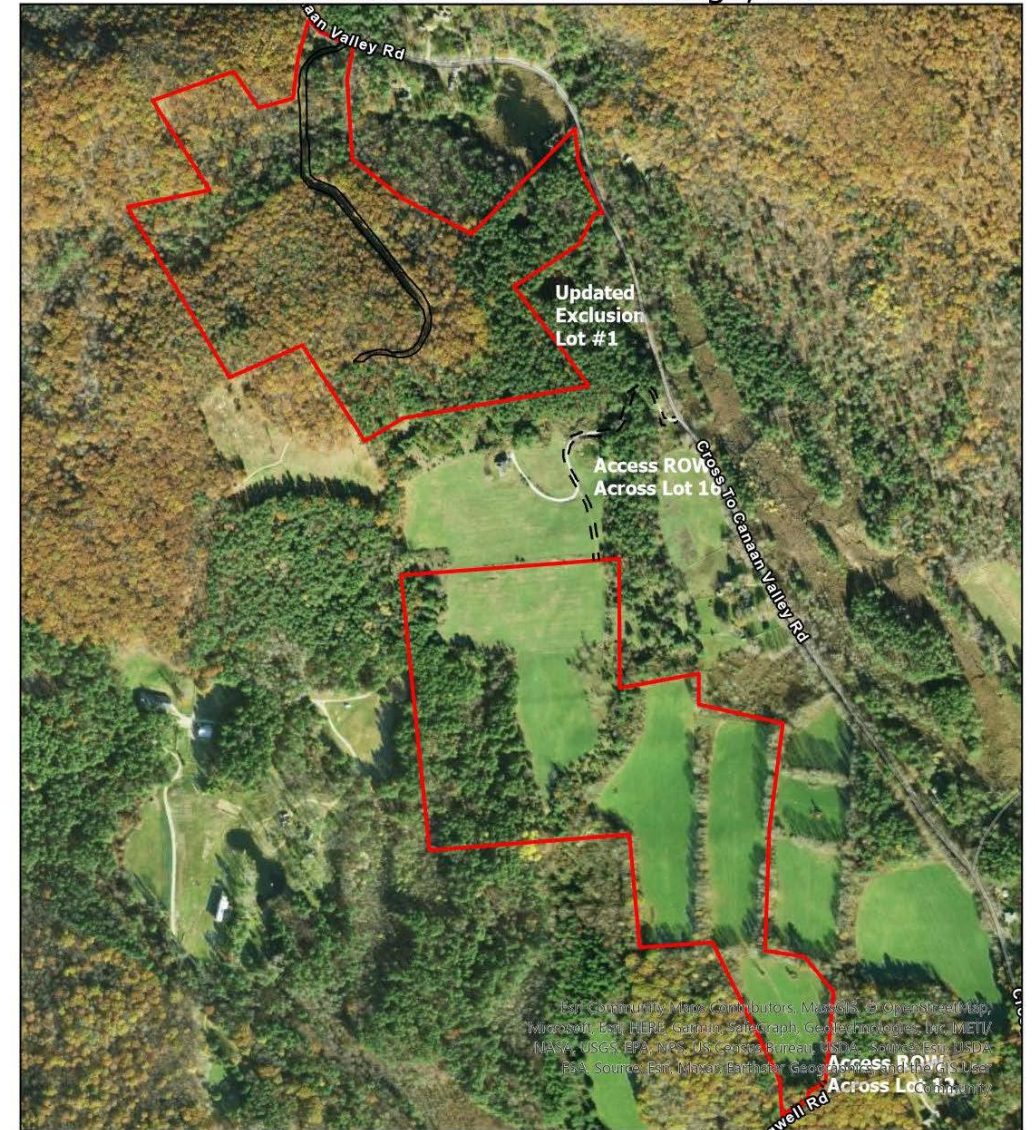
- Landowner maintains ownership & current lease to farmer
- Restriction was donated
- Private APR co-held between BNRC & New Marlborough Land Trust
- Protected high quality hay fields in perpetuity for agricultural use
- Protected quality forest resources on separate parcel
- Decades in the making...
- Extremely short timeframe



# Project Timeline:



Aerial Photo Map  
125.65 Acres - New Marlborough, MA



Access  
 ROWs  
 Existing Access Road  
 Proposed for Conservation  
 BNRC Holdings  
 BNRC\_holdings\_Reserve

0 400 800 1,600 Feet

Scale: 1:8,500





## Complexities:

- Short timeline
- Multiple non-local landowners
- Parcel configurations
- Access easements
- Forest Stewardship Plan to meet Ch. 61 definition of agriculture

## Why it worked:

- Collaborative partnership between land trusts
- Effective communication with MDAR
- Motivated landowners (donation)
- Conservation Tool = Private APR



## Case Study #2:

### **Buy—Protect—Sell**

Many Forks Farm

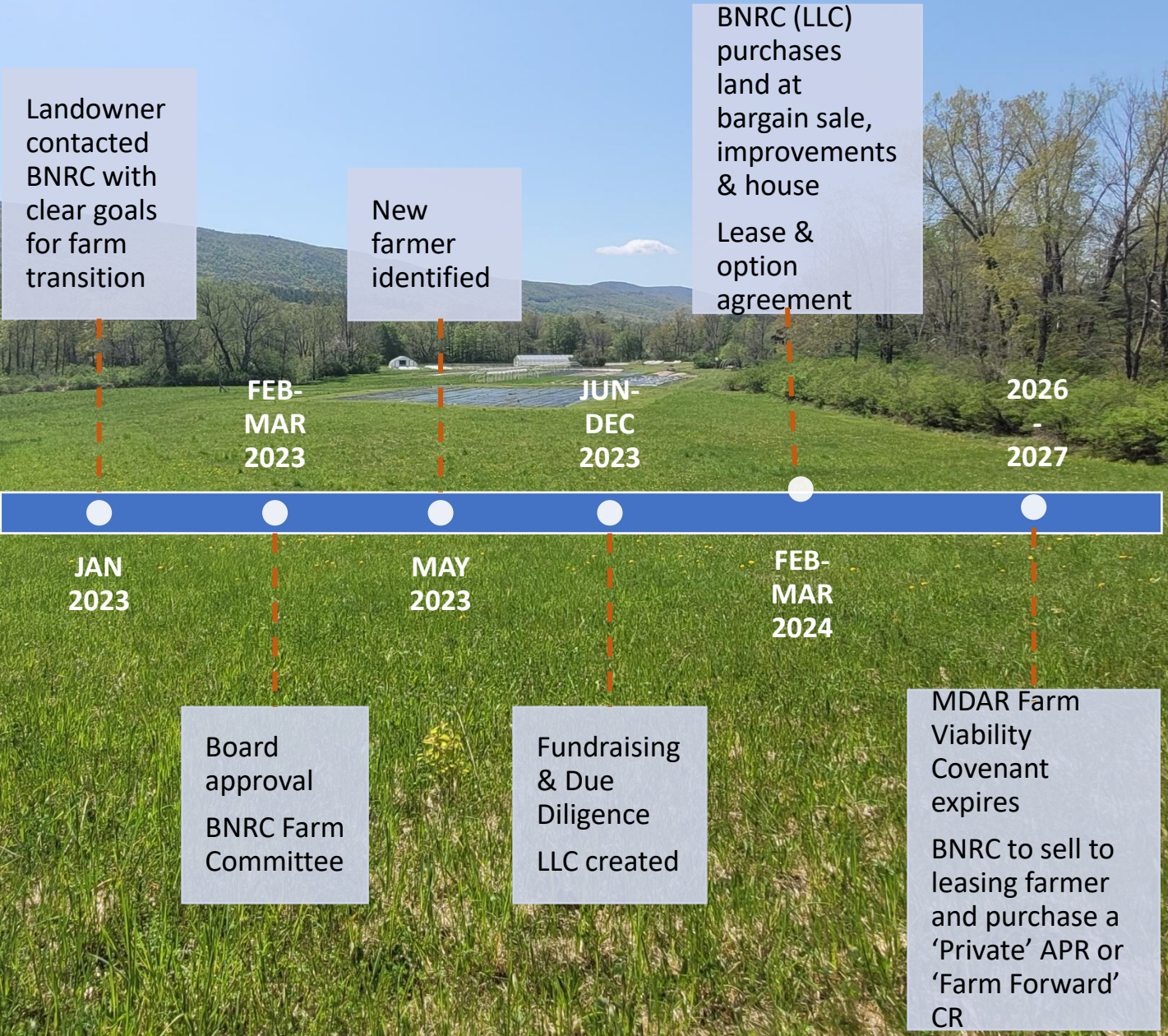
18+ Acres in Clarksburg

- Established CSA
- Prime farmland soils
- Farmer transition / land security
- Lease is short-term (3 years)
- Farmhouse with processing space included

#### Other Conservation Values:

- BioMap Core Habitat: Aquatic & Rare Species
- Hoosic River is a DFW Coldwater Fishery Resource
- NHESP Priority Rare Species Habitat along Hoosic River (North Branch)
- Riparian/Floodplain Forest Habitat

# Project Timeline:



# Project Budget

## **Acquisition Budget: \$331,900**

- Bargain Sale Purchase = \$312,000
- Closing Costs = \$6,300
- Due Diligence Costs = \$13,600

## **Ownership Costs (3 Years): \$30,000**

- House Repair/Property Maintenance, Insurance, Survey, Legal

## **Farmer Lease: Goes towards future purchase**

- Structure + Farmland, Taxes (Includes Ch. 61A), Insurance

## **Sale to Farmer in 2026/2027:**

- LLC Purchase Price – APR Value

## **Funding:**

- Private Foundations
- Reserve Funds
- Berkshire Farm Fund Campaign
- Grant Funding\*  
(Private APR or CR) \*TBD



# Case Study #3: Donated CR

- 52+ Acres in Lenox
- Agricultural land and forest land
- Abutting existing BNRC land
- Allowed continuance of existing agricultural use
  - Currently utilizes delayed cutting of hay for grassland nesting birds
  - Change in agricultural practices/use may require Farm Conservation Plan
- Allows for forestry and sugaring and passive recreation per landowner permission







## Other Tools: Leasing Farmland Owned by BNRC

- **Rolling leases**
- **Longer terms (can help lessees for grant applications & added land security)**
- **Payment timing ('off' season helps with finances and lets farmers focus during their busy planting season)**
- **Site visits/staff support when if needed for funding/TA programs**

# buzzards **BAY** COALITION

The Buzzards Bay Coalition is a membership-supported organization dedicated to improving the health of the Buzzards Bay ecosystem for all through education, land conservation, research and advocacy.

We focus on the most vulnerable forests, streams, and wetlands in the watershed.

Agricultural protection & transfer projects are a part of this strategy.



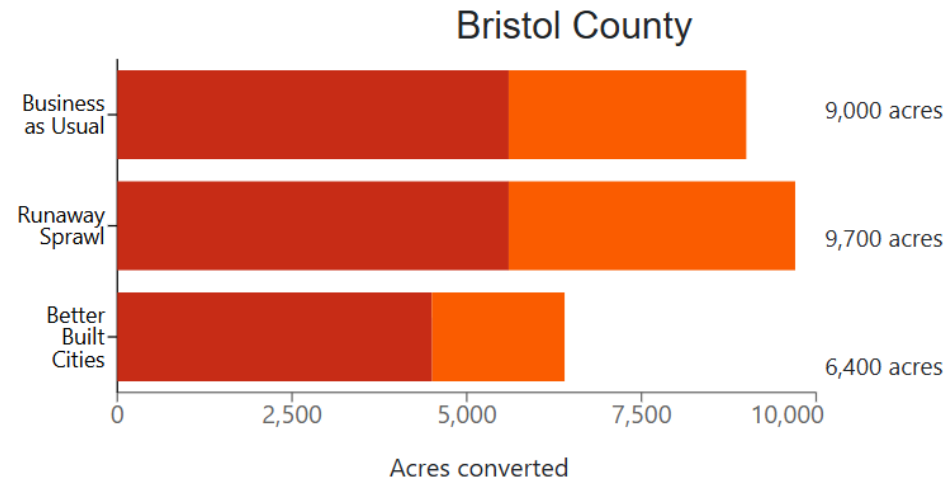
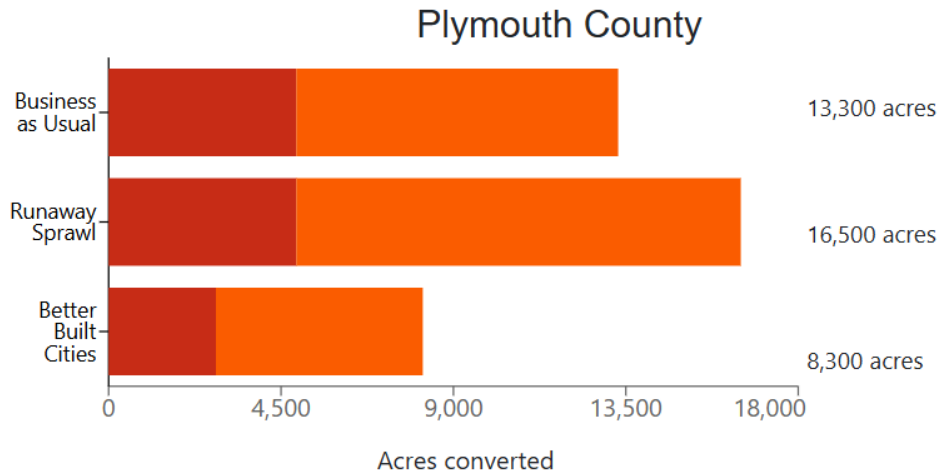
# Agricultural Protection Case Studies

- Tavares Farm, Dartmouth - USDA ALE
- Wainer Farm, Dartmouth - USDA ALE BPS
- Paul Farm, Rochester - DWSP & Resale

2023-2024 farm protection projects represent 219 acres of land including 91 acres of agricultural fields, forests, & wetlands.



# Protecting farmland and the health of Buzzards Bay



Urban and highly developed      Low-density residential

The Coalition has permanently protected over 10,800 acres of land in the past twenty-five years including 880± acres of agricultural fields.

The watershed has a rich agricultural history and a varied landscape.

Highly susceptible to development pressure and sprawl. These influences have been spreading and increasing, especially over the past few years.

Optimistically, Bristol & Plymouth county will lose 15,000 acres of farmland from 2016-2040

Our agricultural protection projects abut or support our overall land protection strategy.

# Case Study 1: Tavares Farm, Dartmouth – USDA-ALE



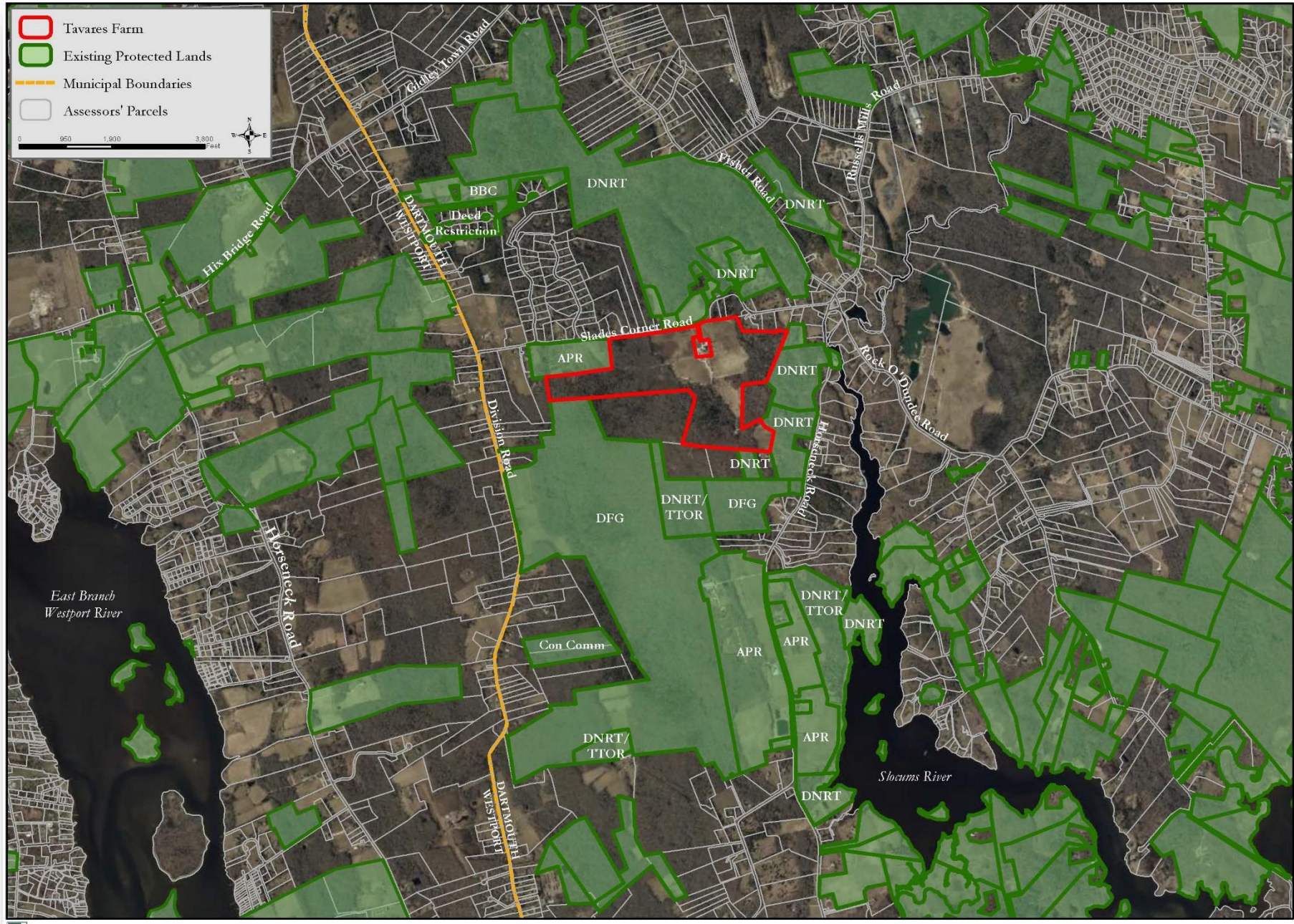
- 148 acres of fields, forest & wetlands.
- Family agreed to protect their lands permanently, retained ownership and granted CR to BBC.
- CR includes language permitting agricultural activities.
- Driveway and improvements not part of CR area.
- Funding: 50% bargain sale, acquisition cost from USDA, private campaign for project costs.

# Project Area





# Conservation Context



# Project Timeline

- Pre-2022: BBC had ongoing conversations with landowners, facilitated by local community.
- Fall 2022: P&S signed for sale of CR at 50% of development value. BBC applied to ALE program.
- 2023: Project ranked well for ALE due to soils and other natural resource values but was deferred for lack of funds to 2024. Project due diligence continues.
- Spring 2024: USDA obligated funding, CR submitted for state review.
- Summer 2024: Payment requested from USDA.
- October 2024: BBC received advance payment from USDA and CR closed Halloween 2024.

An aerial photograph of a farm. In the foreground, there is a large, green field with some patches of bare earth. A dirt road curves through the field. To the left, there is a cluster of farm buildings, including a large blue barn, a smaller blue house, and a tall, cylindrical metal silo. A long, covered walkway or greenhouse structure is visible in the lower-left quadrant. In the background, there is a large, brown field, possibly a cornfield, and a dense line of green trees. The sky is clear and blue.

## **Project Summary**

Protected 148 acres of prime agricultural soils, wetlands and forested lands.

Adds to existing protected lands in the immediate area.

## **Deal Basics**

USDA funds covered purchase price of CR (50% of estimated development value of CR area).

BBC covered project costs with private campaign funding.

# Case Study 2: Wainer Farm, Dartmouth – USDA-ALE Buy Protect Sell Project

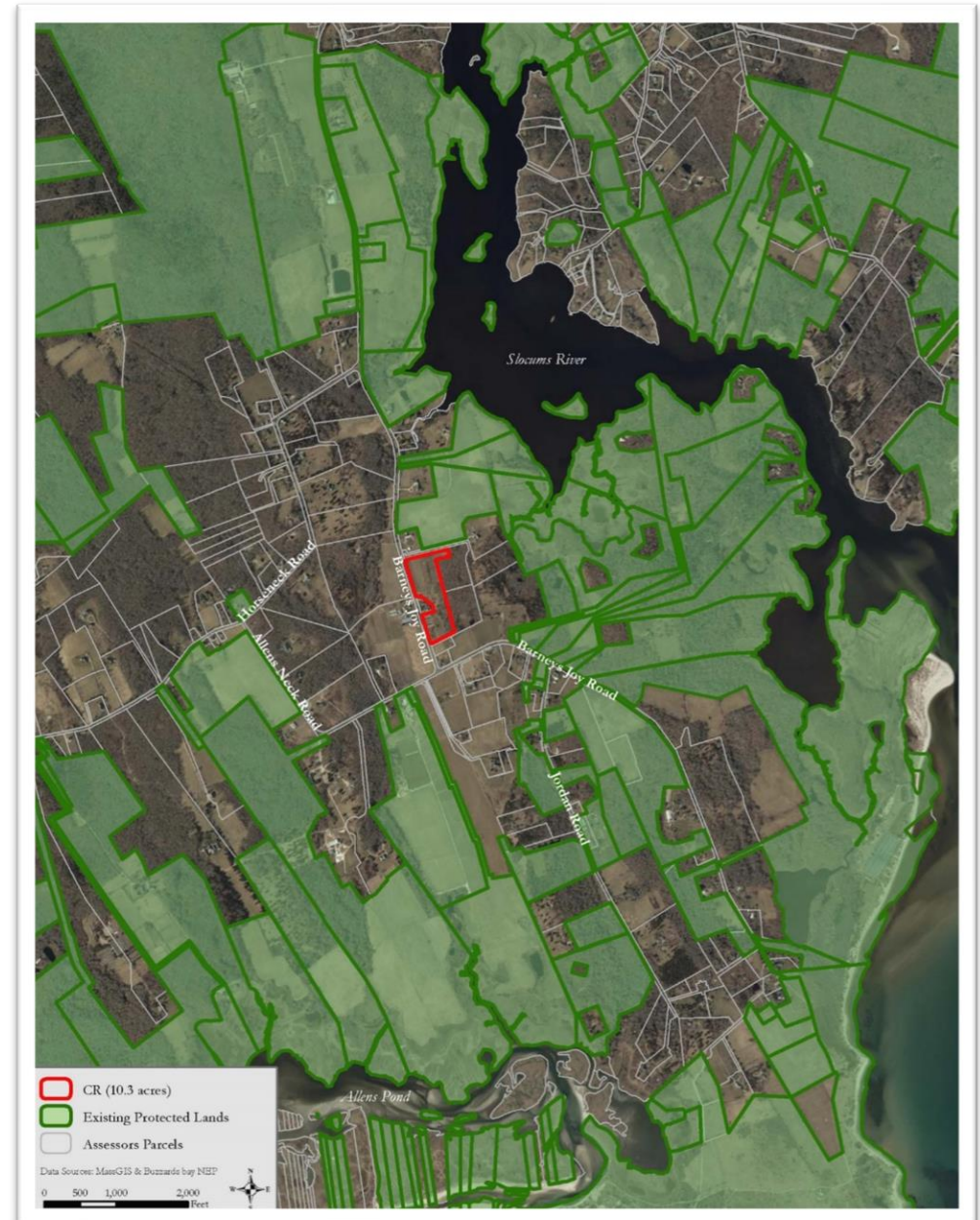


- 11.3 acres of fields
- CR includes language permitting agricultural activities
- House and barn excluded from CR area
- Funding: USDA, private funding, interim rental of house, barn & fields, resale of protected property
- 2<sup>nd</sup> closed ALE-BPS project in the nation!

## Project Area



## Conservation Context



# Project Timeline

- 2022: Property listed for sale.
- Late 2022: Purchase & Sales agreement signed, BBC applied for ALE-BPS program concurrently.
- March 2023: BBC became interim landowner.
- April 2023 - Closing: Rented house to staff, then market rental. Fields and barn rented to local farmers. Moved CR through state & federal review process.
- May 2024: Issued RFP seeking farmer to purchase protected property. Bidder selected June 2024. Future landowner moved through eligibility process with USDA.
- September 2024: Reimbursement payment requested from USDA.
- December 2024: Resale of property and granting of CR closed.

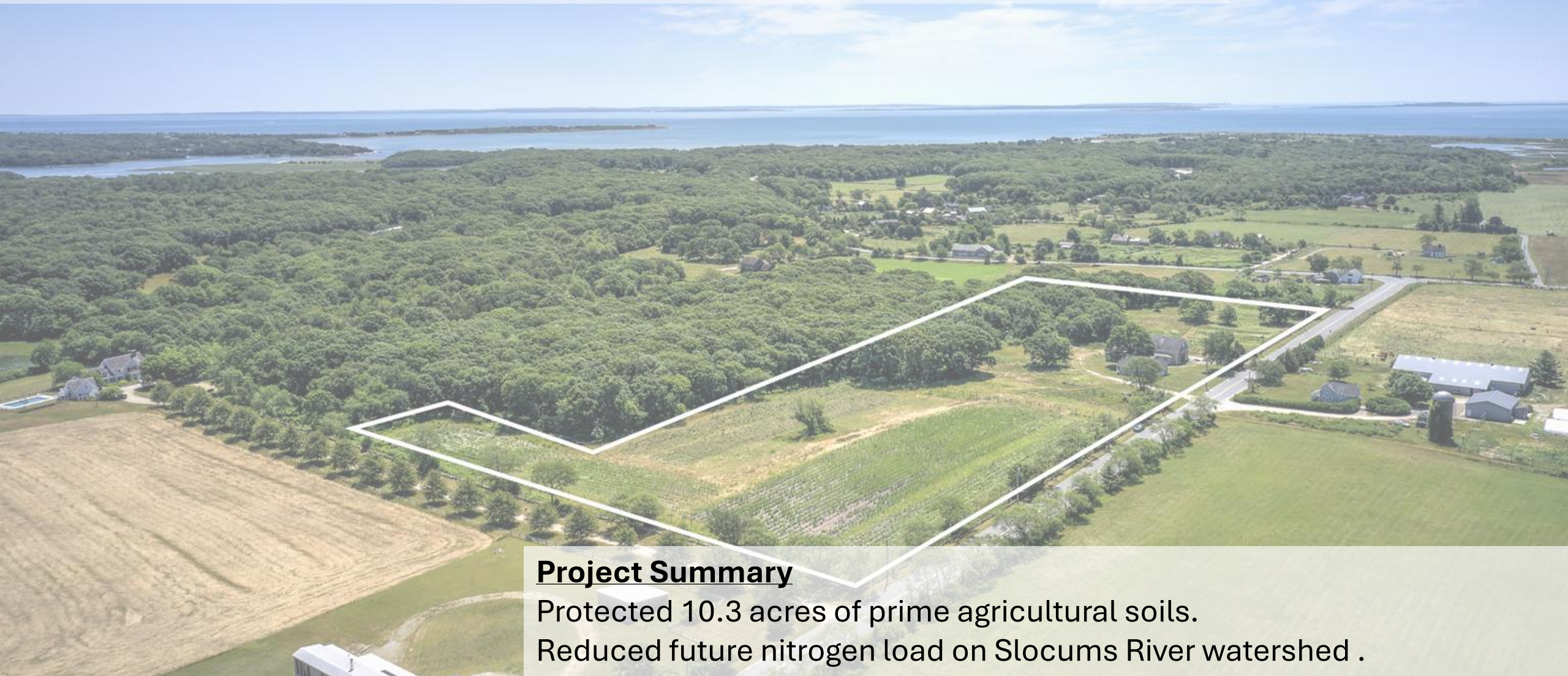
## **Deal Basics**

USDA-ALE – 33% of project costs (half of estimated development value of CR area)

Rental income– 5% of project costs

Resale of property – 50% of project costs

Private Campaign – Remainder



## **Project Summary**

Protected 10.3 acres of prime agricultural soils.

Reduced future nitrogen load on Slocums River watershed .

# Case Study 3: 2024 Drinking Water Supply Protection & Farm Resale Project – Rochester



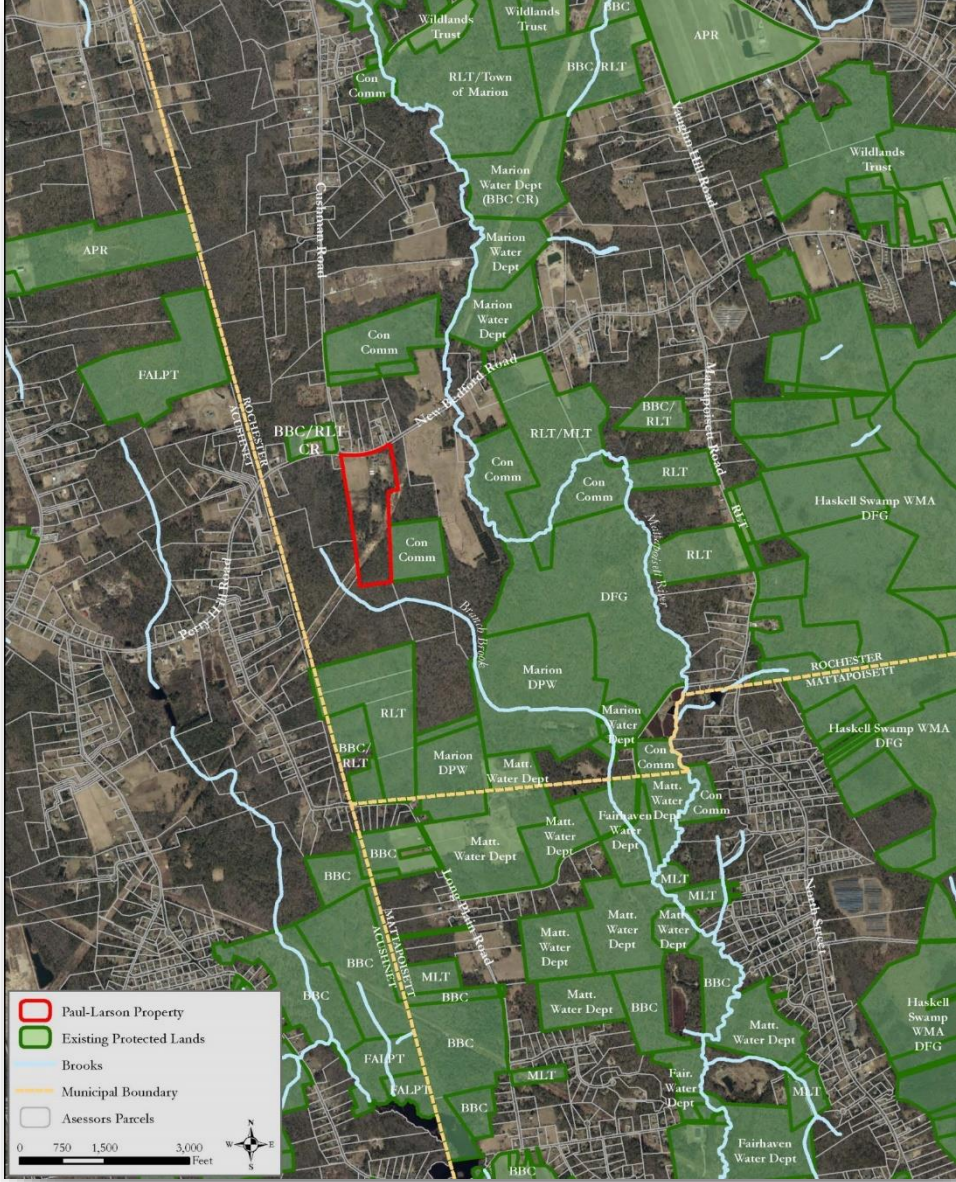
- 35.6 acres total - CR to be placed on majority of forest & fields, 7.4 acre “farmlet” resold to local farmer
- Funding - Resale of farmlet, Sale of CR to municipal partner, private campaign
- A 6 acre portion of CR area will allow agricultural activities that are compatible with the state funding source.



# Project Area



# Conservation Context



# Project Timeline

- 2023: Property listed for sale in 2023, highly likely to sell for frontage lots.
- Spring 2024: Purchase & Sales agreement signed, BBC applied for DCS's Drinking Water Supply Protection grant program concurrently.
- May 2024: BBC became interim landowner.
- Summer 2024: Completed subdivision of parcel, marketed farmlet for resale, CR document drafted and submitted for state review.
- November 2024: Sale of farmlet closed November 2024.
- Spring 2025: preparing for closing the sale of the CR, plan to lease agricultural activities area of CR to farmlet owner.

## **Deal Basics**

DWSP Grant – 35% of project costs

Resale of property – 55% of project costs

Private Campaign – Remainder

## **Project Summary**

Protected 27 acres of fields, forested wetlands & uplands in the Mattapoisett River Valley.

Adds to protected lands in a Zone 2 drinking water well recharge area.

Farmlet resold to a local agricultural producer, plan to lease additional ag fields.

Allows for continued compatible agricultural use of a portion of the protected lands.

BBC will retain ownership of the lands, with a CR granted to municipal partner.



**Thank you!**

John Chester – [chester@savebuzzardsbay.org](mailto:chester@savebuzzardsbay.org)

# Q&A



# Call to action



# Planning for the Future of Your Farm workshops

---

**Thursday, March 27, 2025**  
Shelburne, MA

**Tuesday, April 1, 2025**  
Berlin, MA

**Wednesday, April 9, 2025**  
Adams, MA



**Planning for the Future of Your Farm**  
*Early Spring Workshops*

*Gather with fellow MA farmers to discuss planning for, protecting, leasing, financing, or passing on your farm*

**Presentations by Land For Good, MA Department of Agricultural Resources, financial and legal experts, Sudbury Valley Trustees & American Farmland Trust**

*These events are **FREE** and dinner will be provided!*

More information:

<https://landforgood.org/news-events/planning-for-future-of-your-farm/>

# Get involved!

---

- MLTC Ag Committee – contact Kathleen Doherty or Kathy Orlando
- New grant opportunity: [Farmland Partnership Program](#)
- Online community for MA farmland protection: [National Ag Lands Network](#)





# Get in touch!

**Kathleen Doherty**

Farmland Easement Support Specialist  
American Farmland Trust

[kdoherty@farmland.org](mailto:kdoherty@farmland.org)



**Nick Pitel**

Director of Conservation  
Berkshire Natural Resources Council

[npitel@bnrc.org](mailto:npitel@bnrc.org)



**John Chester**

Real Estate Project Manager  
Buzzards Bay Coalition

[chester@savebuzzardsbay.org](mailto:chester@savebuzzardsbay.org)

