

Sherman-Rulon Farm
ROUND 1 Q&A
1-17-18

1. *Question:* What is the process and cost of opening the stone wall and side walk on Blossom Road to gain access to the property?
Answer: WLCT will be creating an opening in the stone wall for access in January 2018. Per the planning board and highway department, the owner is responsible for cutting the curb and grading the sidewalk but there are no town approvals needed. Prospective bidders should talk to contractors to estimate the cost for creating the curb cut and driveway access.

2. *Question:* What is the agricultural history of the Sherman/Rulon farm?
Answer: The Farm was historically a dairy farm (going back to 1800's at least. (See historical information added as Exhibit G on webpage.) The property is currently in hay production.

3. *Question:* How long have the open fields been used for hay production?
Answer: 15+ years.

4. *Question:* Is there any recent (i.e. the last 25 years) history of crop production (e.g. potatoes, corn, vegetables) on the open fields and if so, which fields?
Answer: None that we know. It has been pasture and hay fields.

5. *Question:* To the best of your knowledge, is the lane/road that accesses all the fields passable at all times? That is, does the road periodically flood?
Answer: The roadway between the manmade pond and abandoned cranberry bog seasonally floods.

6. *Question:* How was the soil testing completed? For example, how many subsamples does each sample represent and how were sampling sites selected? What is the depth of each sample?
Answer: A one-piece surface soil probe was used to collect a single sample from each of the five hay fields. Sample location was selected randomly within each of the five fields. Samples were taken at 6 to 12 inches below ground surface. Analysis was completed at the University of Massachusetts Soil and Plant Nutrient Testing Laboratory.

7. *Question:* Who currently produces hay on the fields? What is the nature of their relationship to the Sherman/Rulon farm (e.g. they are/were owners of the land, they have a contract/lease for hay production). Is the individual/organization responsible for hay production available for contact/consultation?
Answer: A farmer in the neighborhood hays the farm through a handshake agreement. If a prospective bidder would like to contact this person, please first contact WLCT.

8. *Question:* Can appurtenant structures be built in the larger 29.78 acre lot or do they all have to be built on the smaller lot?

Answer: Structures appurtenant to the residence must be contained within Lot 2, the small lot designated for that purpose. (Please also note, we have corrected a typo in the RFP. The residence may go in Lot 2, not Lot 3 as originally stated on Page 3.) Farm structures may be located in Lot 2 without requesting approval from CR holder but farm structures built in Lot 3 will need prior approval from the CR holder. WLCT may be willing to work with the selected bidder to make minor adjustments to the lines between Lot 2 and Lot 3 as long as such change results in no net change to acreage of Lot 3, does not compromise conservation values and is practical.