



Town of Franklin

“Schmidt Farm”

Chapter 61A Right of First Refusal
(ROFR) Public Hearing

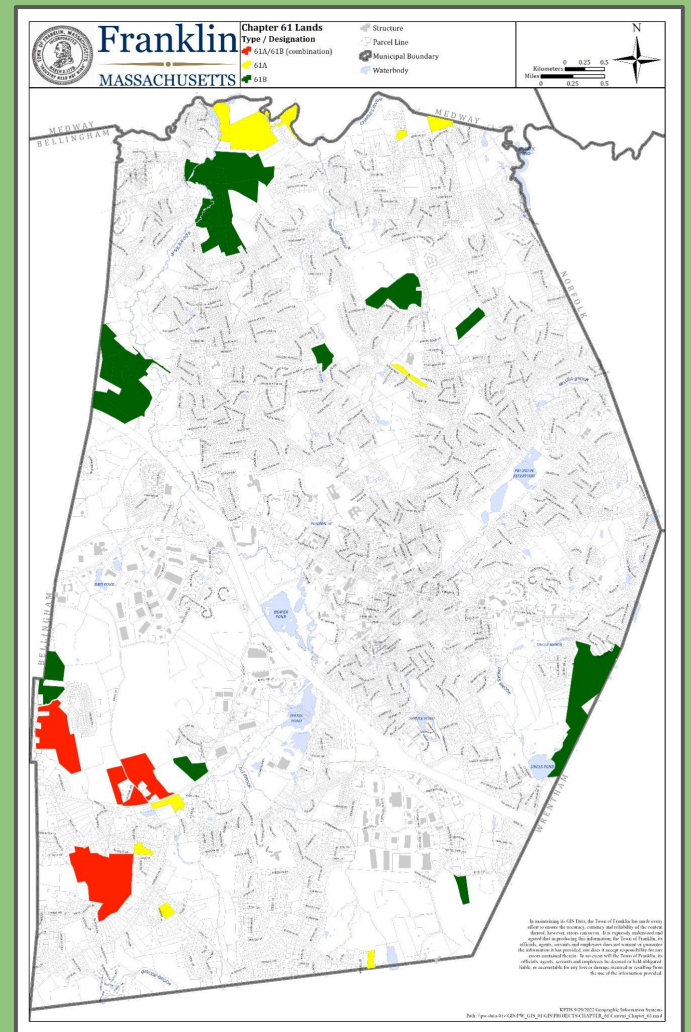
Community Preservation Committee
October 4, 2022

Franklin Town Council Meeting
October 5, 2022

Jamie Hellen, Town Administrator

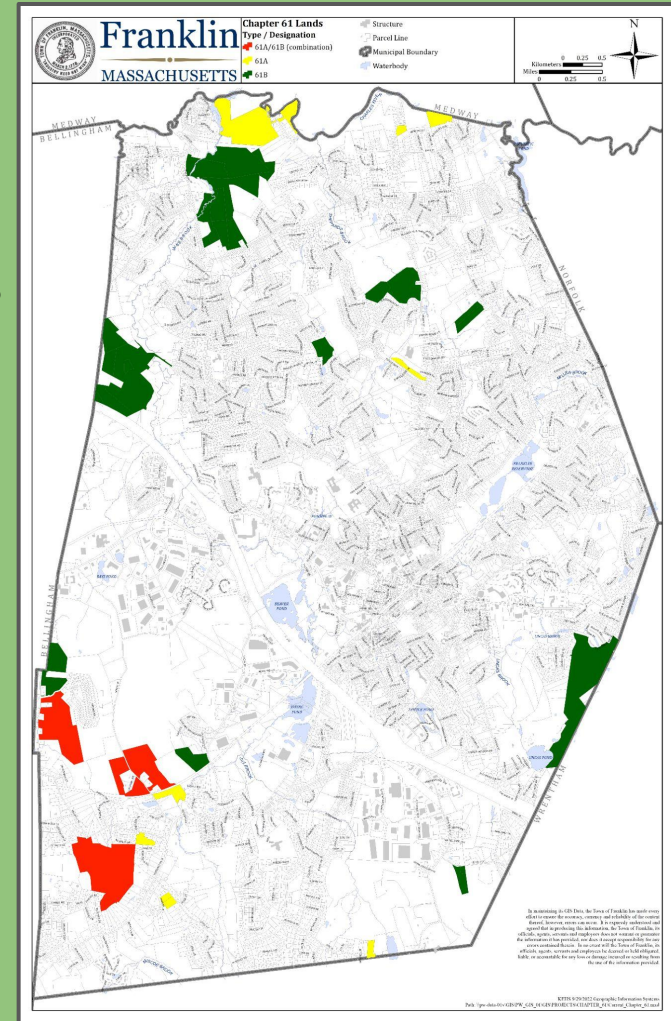
Chapter 61 Overview

- [Chapters 61, 61 A and 61B](#) of the Massachusetts General Laws.
- Chapters 61 is basically property tax “breaks” (“deference”) to maintain productive agricultural, forested or passive recreation uses for private landowners who have eligible parcels (5 acres or greater).
- Franklin has over 1,200 acres enrolled in Chapters on about 20 blocks of land (58 properties).
- For more on Chapters 61, visit Mass Association of Conservation Commission [here](#)



Chapter 61 Overview

- Two 61 statutory avenues toward a ROFR:
 - 120 days Right of First Refusal after a project has been permitted
 - Example: Maple Hill
 - 120 days Right of First Refusal after a property has been declared for a change of use and properly appraised through a statutory process.
 - Example: Schmidt Farm.
- Process involves a long, cumbersome statutory appraisal process that has taken over a year to document & complete.



Schmidt Farm 61A Right of First Refusal

- One parcel considered for purchase (113 +/- total acres)
 - Parcel ID: 325-033-000-000 enrolled in Chapter 61A.
 - Price: \$3,800,000.
- Abuts additional town owner open space
 - 7.5 acres Off Bald Hill - Parcel ID: 338-035-000-000
 - 1.6 acres at 65 Prospect Street - Parcel ID: 326-049-000-000
- Has very few access or connectivity points.
 - Many access easements and topography issues. Relatively land locked.
- The seller will be retaining 2 +/- acres for their own use/home.



- Proposed Land to Purchase
- 2.16 +/- acres to remain for Schmidt Family
- Parcel Line



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Schmidt Parcel

- One home will be permitted on one two-acre lot.
- Seller is responsible for the removal of debris and hazardous materials.
- Transition period: Has until July 1, 2023 to maintain residence in the current structure, while his family constructs their house.
- Additional 60-day option.
- Will maintain property (lawn, etc)

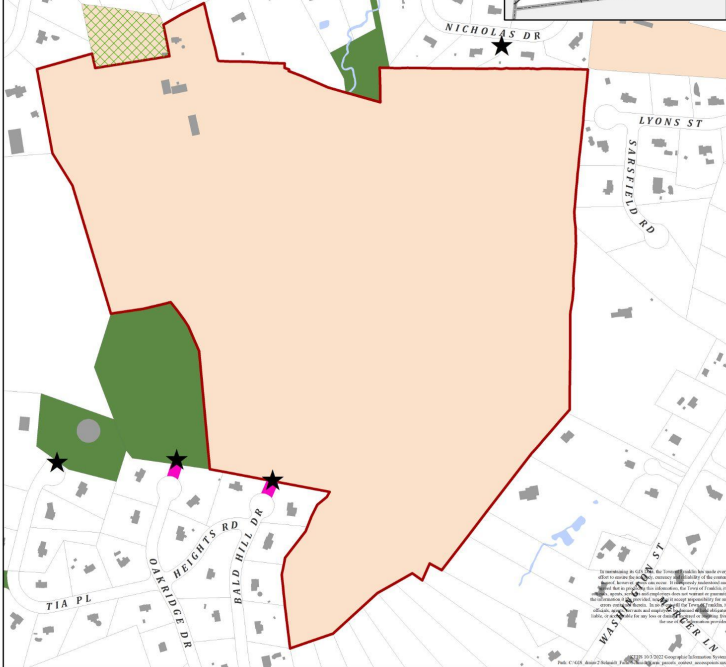
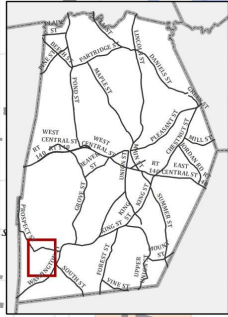
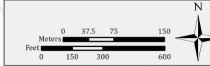
2.16 +/- acres to remain
for the Schmidt family



Schmidt Farm

Satellite View

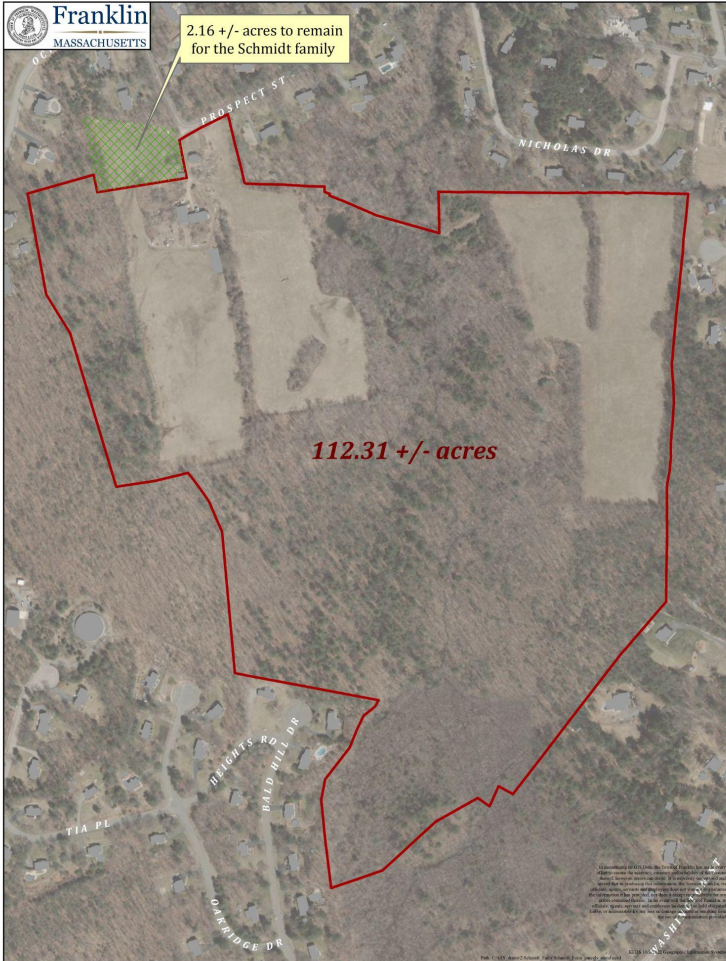
- Town Owned Land
- Proposed Land to Purchase
- 2.16 +/- acres to remain for Schmidt Family
- Chapter 61
- Existing Roadway Easement
- ★ Access point
- Structure
- Water
- Parcel Line
- Municipal Boundary



Schmidt Farm

- Connection to an additional nine acres. Build a trails network.
- A map of possible access points to the property (starred). Bald Hill Drive. Nicholas Drive. All would require private negotiations - passive recreation, only etc.
- Town would attempt to keep the Barn.
- Town would demolish the home.
- Along the Pan Mass Challenge Route!
- Definitive Subdivision plan will go before Planning Board on October 17th.




2.16 +/- acres to remain
for the Schmidt family



Schmidt Farm

- Represents one of the last and largest parcels in Town remaining for agricultural purposes and rolling hills.
- 2016 [Open Space Master Plan](#) top priority.
 - Goal #2, Objective #2.2. Many other goals are achieved through this acquisition.
 - [2017 Chapter 61 Analysis](#).
- 2013 Master Plan prioritizes open space.
- Annual goal set by the Town Council and Town Administrator.



-  Proposed Land to Purchase
-  Town Owned Land
-  Parcel Line



Schmidt Farm

Bald Hill Drive
Oakridge Drive

- Abuts town land

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Schmidt Farm

Nicholas Drive
Lyons Street

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 Proposed Land to Purchase
 Parcel Line






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3/21/25 9:24:2022 Geographic Information Systems
Path: C:\GIS_data\2\Schmidt Farm\Schmidt Farm_piled.perial_overview_3d.txd

Schmidt Farm

Sarsfield Street
Washington Street



-  Proposed Land to Purchase
-  2.16 +/- acres to remain for Schmidt Family
-  Parcel Line



Schmidt Farm

Prospect Street

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Schmidt Farm 61A Right of First Refusal

Financial model

- \$3,800,000 million, 20-year borrowing using Community Preservation funds. This purchase has no impact on the Town's operating budget.
- Annual Debt & Interest payment = estimate \$361,000/year, 20 years.
 - Assumes 4.5% interest rate
 - The Town just received 3.45% in May 2022.
 - Total Principal = \$3,800,000 million
 - Total Interest = \$1,795,500 million
 - Due to level principal payments, interest declines over the 20 years.
- These are **estimates** until the true borrowing occurs. Anticipated Fall 2022.
- Full sample schedules on next slide.

Schmidt Farm 61A Right of First Refusal

Financial model

3.8MM 20 years					
Interest Rate	Principal	Interest	Year One Payment	Projected Total payments over term	Interest Only
3.75	190,000.00	142,500.00	332,500.00	5,296,250.00	1,496,250.00
4.00	190,000.00	152,000.00	342,000.00	5,396,000.00	1,596,000.00
4.25	190,000.00	161,500.00	351,500.00	5,495,750.00	1,695,750.00
4.50	190,000.00	171,000.00	361,000.00	5,595,500.00	1,795,500.00

Open Space Resources & Links

- 2016 Open Space Plan - [click here.](#)
- 2013 Master Plan - [click here.](#)
- 2020 Master Plan Update - [click here.](#)
- Charles River Meadowlands Report - [click here.](#)
- [Axis GIS](#) (all detailed property information)
- Town of Franklin Recreation Maps:
 - [Overall Recreation Story Map](#)
 - [Trail & Hiking Story Map](#)
 - [Open Space Map 2020](#)



Questions, Comments, Public Input



END Slideshow