

Agency Of Agriculture, Food & Markets  
116 State Street  
Montpelier, VT 05620-2901  
[www.Agriculture.Vermont.gov](http://www.Agriculture.Vermont.gov)

## MEMO

To: Sarah London  
From: Sylvia Jensen  
Date: December 15, 2014



Re: Governor's Acceptance & Approval

Attached you will find a Governor's Acceptances for the Chase farmland in Pomfret. A memo outlining the project, map, and draft easement are also included for your review. As you know, 6 V.S.A. §14 requires the Governor approve grants of development rights to the VT Agency of Agriculture, Food, and Markets.

Attached is a map utilizing ANR data layers showing no hazardous wastes on this farm. Enclosed is correspondence from NRCS stating no issues were found at the time of review their review however, a recommendation old batteries and any old/used cleaning solvents (that may be present) be rounded up and recycled before the closing.

Just as the previous UVLT (Richardson Farm) project \$8,500 has been budgeted for associated costs.

**UPDATE: THIS PROJECT NOW HAS A CLOSING DATE OF JANUARY 7, 2015. WE NO LONGER NEED THE ACCEPTANCE PROCESSED IN AN URGENT MANNER.**

I have reviewed the documents and obtained VAAFM signatures. Please do not hesitate to contact me via email ([sylvia.jensen@state.vt.us](mailto:sylvia.jensen@state.vt.us)) or phone if you have any questions (782-3388).

Once signed please email me for pick up.





VERMONT

Agency Of Agriculture, Food & Markets  
116 State Street  
Montpelier, VT 05620-2901  
[www.Agriculture.Vermont.gov](http://www.Agriculture.Vermont.gov)

TO: Peter Shumlin, Governor

FROM: For Chuck Ross, Secretary, Agency of Agriculture, Food, & Markets

DATE: November 7, 2014

RE: Acquisition of Development Rights – Chase Farmland, Pomfret

*Deanne B. Smith* Deputy Secretary

Your approval is requested for the acquisition of development rights and conservation restrictions on 22 acres of farmland in Pomfret locally known as the "Chase Field," owned by Lysle and Elaine Chase, to conserve productive land and facilitate a transfer to Thistle Hill Farm.

I. Description of Property

The Chase Field is an essential parcel of land supporting Thistle Hill Farm in North Pomfret. The farmers, John and Janine Putnam, handmake their award-winning Tarantaise cheese - an aged, raw milk, farmstead organic cheese - from the certified organic milk of their grass-fed Jersey cows. According to John Putnam, the 21.8 acre Chase field is "a critical component of our operation," as productive hay land and supplemental pasture for dry cows; their current herd is 35 cows (they milk approx 20). Once restricted with a conservation easement with OPAV, the land would become affordably priced for the Putnams. The Chases are eager to see the land continue as part of Thistle Hill Farm, and the Putnams have an agreement to purchase the land at the time it is conserved.

The Chase field has been part of the certified organic Thistle Hill Farm operation for 19 years. Located in a fertile upland setting with numerous other farmland parcels in close proximity, the undeveloped field is also an iconic property in the Town of Pomfret. The farmland is highly visible from well-traveled Pomfret Road, and the town leaders, local community, and regional planning commission enthusiastically support its permanent protection. The parcel is 100% prime or statewide-significant agricultural soils (12.2 acres prime, and 9.6 acres with statewide significance). The purchase of the conservation easement will allow the transition in ownership to the farmers that have relied on the property for years. When building their cheese-making business after years of beef and then milk dairy farming, the Putnams chose an alpine style cheese that their Vermont hill farm could support, and learned the art and practice and acquired the needed equipment in Europe, built a cheese-house, and are now a shining star in Vermont's already very bright cheese economy. In addition to Thistle Hill's own award-winning operation, John Putnam consults with and still works through a licensing agreement with Spring Brook Farm in Reading (Farms for City Kids Foundation), which makes and markets their own award-winning Tarentaise cheese following the Thistle Hill recipe and process protocols.




APPROVAL AND ACCEPTANCE OF  
DEVELOPMENT RIGHTS IN REAL PROPERTY

Now come Peter Shumlin, Governor, and Charles R. Ross, Jr., Secretary, the undersigned, and hereby approve and accept the Grant of Development Rights, Conservation Restrictions, Option to Purchase and Right of Enforcement of the United States for 21.8 acres, more or less, of land owned by Lysle Herbert Chase and Elaine J. Chase of the Town of Pomfret, Vermont, by the Vermont Agency of Agriculture, Food and Markets.

The Grant will be recorded in the Land Records of the Town of Pomfret. This action is taken pursuant to the authority vested in the Governor and the Secretary of Agriculture by Title 6, Chapter 1, Section 14 of the Vermont Statutes Annotated.

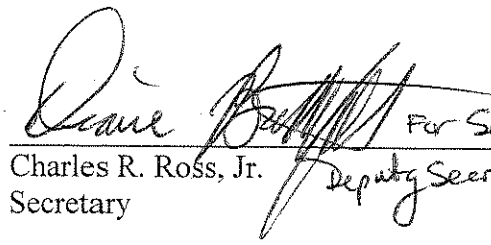
STATE OF VERMONT

12/23/14  
Date

  
\_\_\_\_\_  
Peter Shumlin  
Governor

AGENCY OF AGRICULTURE,  
FOOD AND MARKETS

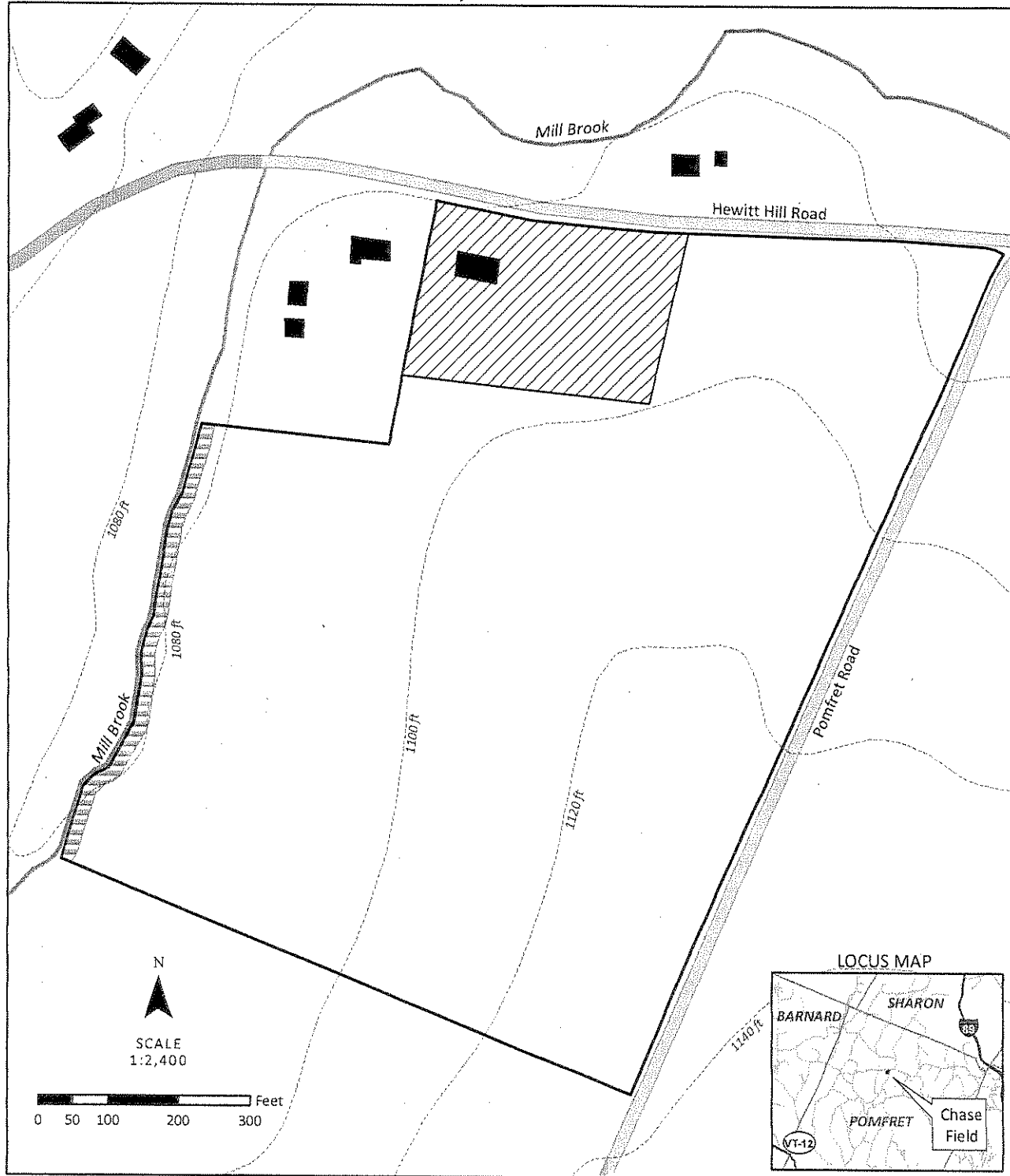
12/15/14  
Date

  
\_\_\_\_\_  
For Charles R. Ross, Jr.  
Secretary

Deputy Secretary Ross

# Schedule C: Conservation Map Chase Field - North Pomfret, VT

Chase Field Conservation Restrictions  
NEST # 5416441401G2Z/01G2Z  
Page 28



Data Sources: The Chase property configuration is based on hardcopy tax map information from the town of Pomfret, VT (1995) and GPS data collected 10/29/14 by UVLT; Buildings derived from NAIP aerial imagery (2012); Hydrology, Contour, and Road data obtained from VCGI; Map Projection: VT SPCS, NAD 83, m

ArcMap File: Chase\_SchedC-MAP\_103014.mxd  
Map created: October 2014 (AMB)

## Map Features

- Protected property (21.8 acres) \*
- Building Envelope (2.0 acres)
- Buildings
- Elevation Contours (20 ft intervals)
- Riparian Buffer (25 ft)

\* Protected Property acreage includes Building Envelope Area

THIS MAP IS NOT A SURVEY and should not be used or construed for such purposes. It is intended solely to assist the owner(s) of the conserved land and the holder(s) of the conservation restrictions in the administration and interpretation of the restrictions.



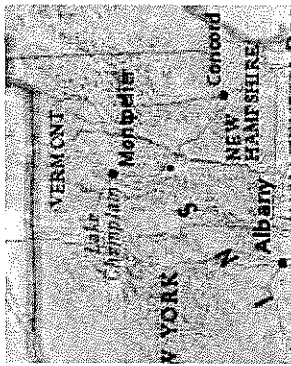
UPPER VALLEY  
LAND TRUST



# Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov

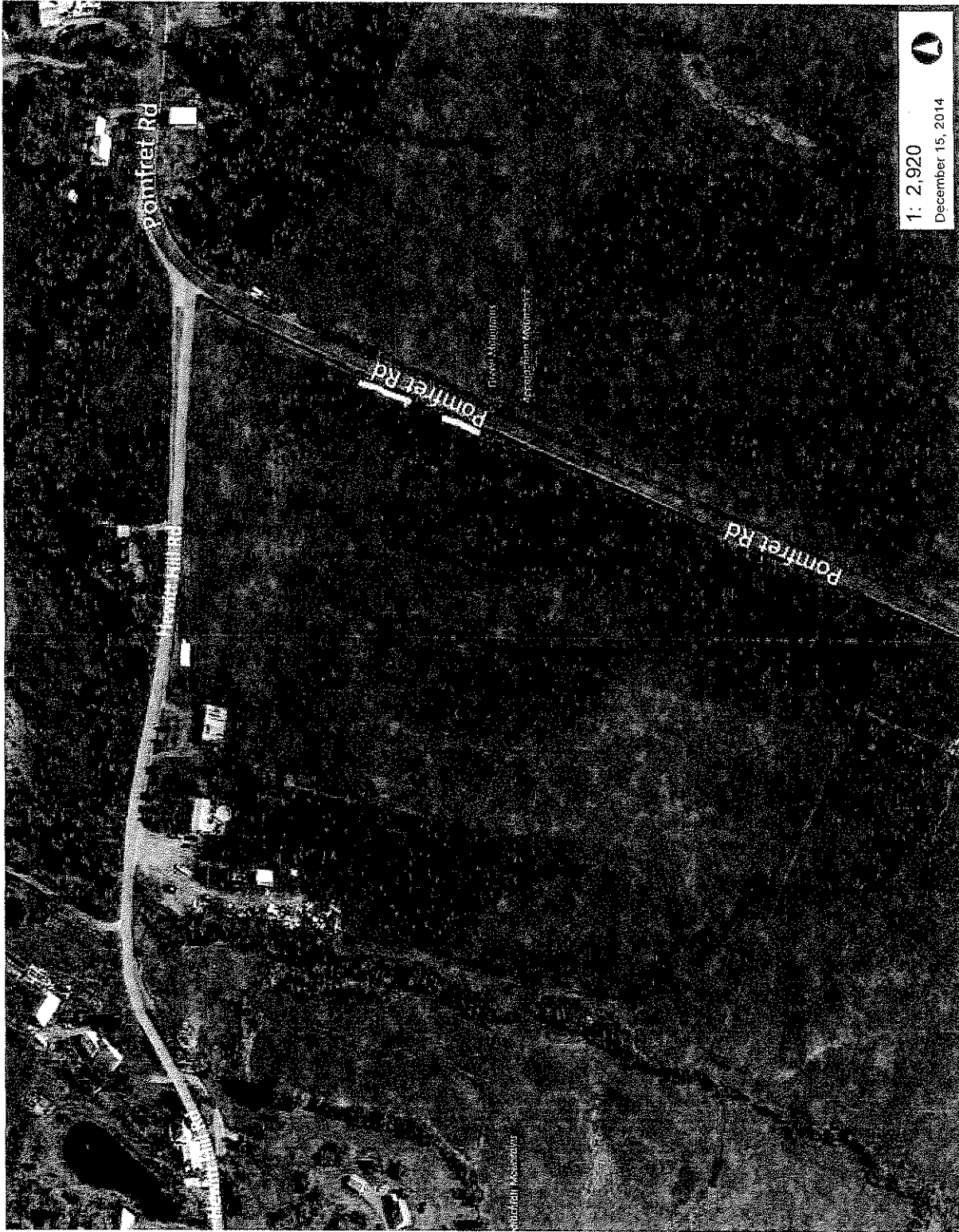


## LEGEND

- Salvage Yard
- Landfills
- OPERATING
- CLOSED
- Hazardous Waste Site
- Hazardous Waste Generators
- Brownfields
- Underground Storage Tank (w/

## NOTES

Map created using ANR's Natural Resources Atlas



148.0 0 74.00 148.0 Meters  
1" = 243 Ft 1cm = 29 Meters  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Vermont Agency of Natural Resources  
THIS MAP IS NOT TO BE USED FOR NAVIGATION  
DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

**Jensen, Sylvia**

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**From:** Moncrief, Monica - NRCS, Colchester, VT <Monica.Moncrief@vt.usda.gov>  
**Sent:** Monday, December 15, 2014 11:48 AM  
**To:** Jensen, Sylvia; Sara Cavin; Nancy Everhart; Elizabeth (eegan@vhcb.org)  
**Subject:** Chase Haz Mat

Hi,

I have received the hazardous materials report from the field and no issues were found at the time of review.

Thanks,

Monica Moncrief  
Legal Instruments Examiner  
Natural Resource Conservation Service  
356 Mountain View Drive, Suite 105  
Colchester, VT 05446  
802-951-6796 ext 227  
Fax: 855-794-3677

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# TWO RIVERS-OTTAUQUECHEE

William B. Emmons, III, Chairman  
Peter G. Gregory, AICP, Executive Director

## REGIONAL COMMISSION

October 30, 2014

Vermont Housing and Conservation Board  
c/o Upper Valley Land Trust  
19 Buck Road  
Hanover, New Hampshire 03755

Re: Chase Field Conservation Project

Dear Members of the Vermont Housing and Conservation Board:

On behalf of the Two Rivers-Ottawuechee Regional Commission, I write to support the conservation of the Chase Field property located in Pomfret. This conservation project is consistent with the Two Rivers Ottawuechee Regional Plan as it supports the both the agricultural economy of the region and the scenic resources as open space:

- Scenic farmland which will be protected from competing non-agricultural uses. Preserving productive land is crucial to maintain Vermont's scenic character that appeals to residents and visitors alike.
- A crucial property supporting the agricultural operation of Thistle Hill Farm, maker of award-winning alpine farmstead cheese in North Pomfret, with an economic reach far beyond the region.
- A key parcel in our functioning working lands with undeniable value to the Town and Region as open space.

The Two Rivers-Ottawuechee Regional Commission Regional Plan's policies support this effort to conserve the working farmland of the Chase property from future impacts such as subdivision, non-agricultural development, or other uses that would inhibit agricultural activities or degrade significant natural resource values.

Sincerely,

Peter G. Gregory, AICP  
Executive Director  
Two Rivers-Ottawuechee Regional Commission

128 King Farm Road Woodstock, VT 05091  
802.457.3188, fax: 802.457.4728, [www.trorc.org](http://www.trorc.org)

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**Town of Pomfret**  
5218 Pomfret Road  
North Pomfret VT 05053

November 5, 2014


Sara Cavin  
Conservation Project Manager  
Upper Valley Land Trust  
19 Buck Road  
Hanover, NH 03755

RE: Chase Field Conservation Project

Dear Ms. Cavin,

On behalf of the Selectboard of the Town of Pomfret, I am writing to confirm that the planned conservation project to conserve the so-called "Chase Field" on Pomfret Road and Hewitt Hill Road, does comply with the current Pomfret Town Plan, adopted November 21, 2007. The Selectboard would also like to express its support for this conservation project. This Chase property is a key part of the agricultural landscape in Pomfret and should be preserved for future generations.

Sincerely,

  
For the Pomfret Selectboard, *Phil Dechart*