

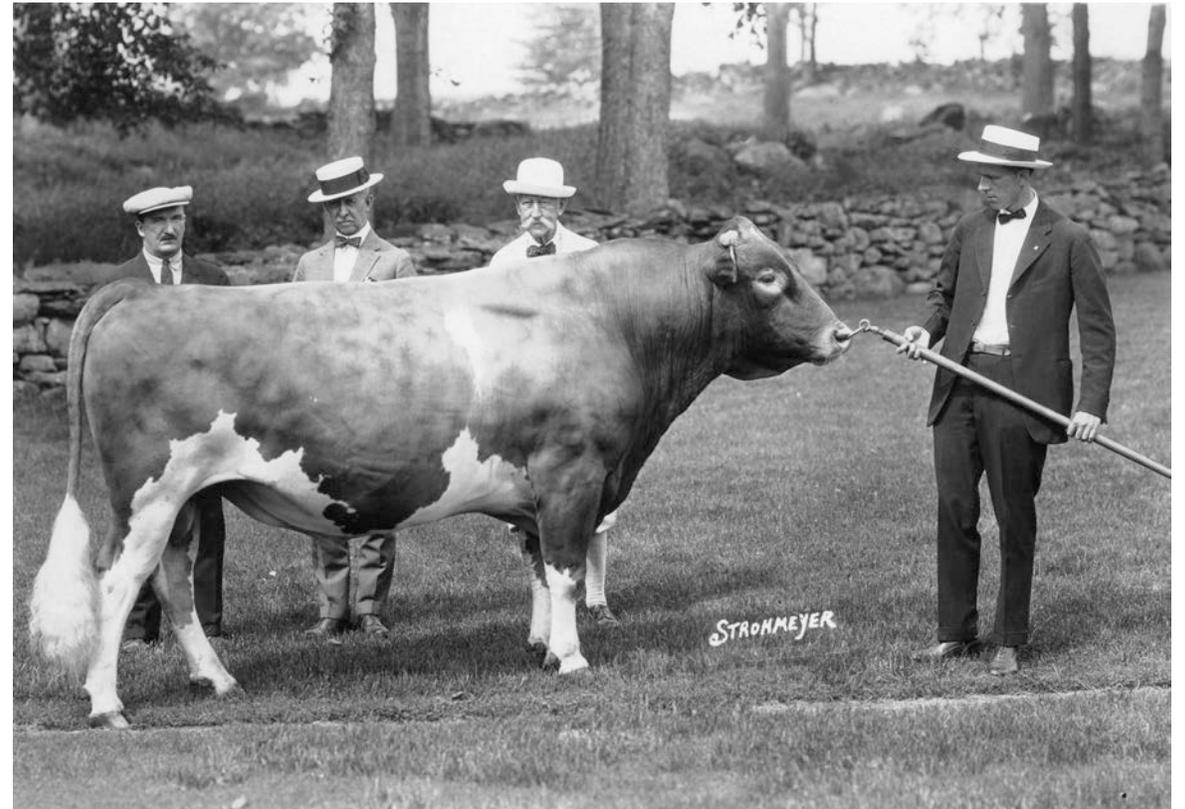


Great Meadowbrook Farm Proposal

Fall 2022

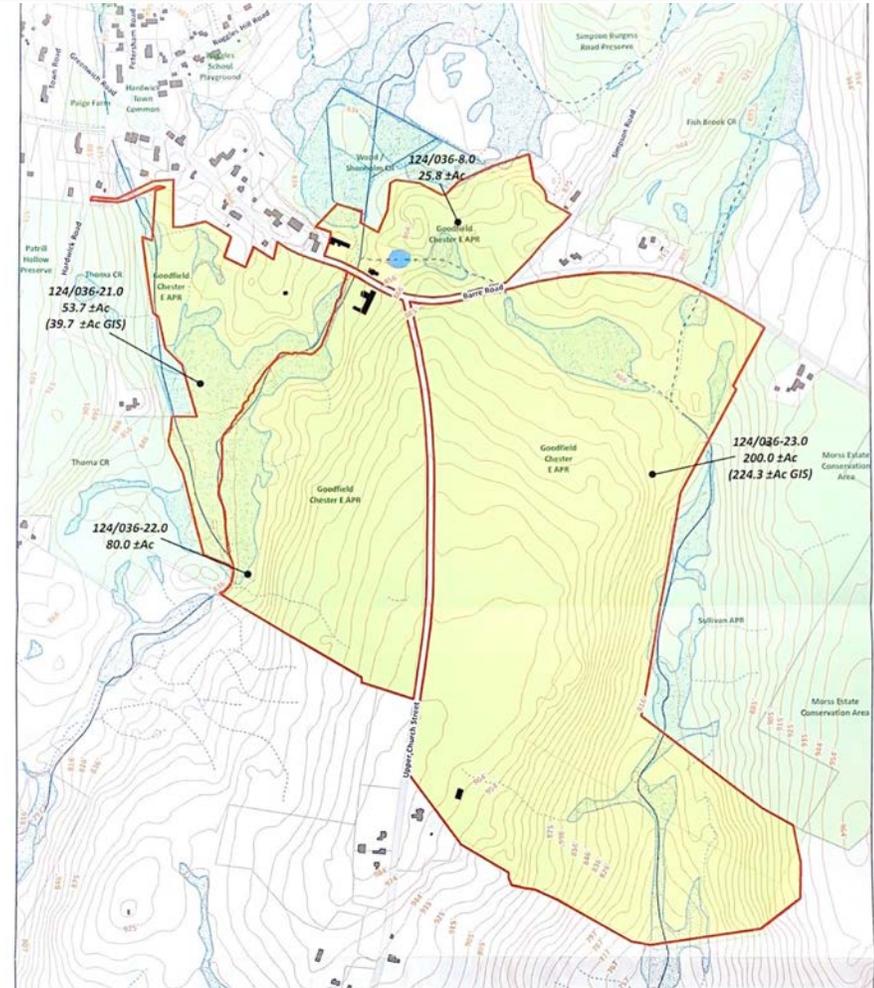
Hardwick: A Tradition-Rich Farming Community

- Farm intensive community with more than a dozen farms within 5 miles of the town center.
- Hardwick is a “right to farm community” since 2005 Act of Town Meeting.
 - By-law encourages the pursuit of agriculture, promotes agriculture-based economic opportunities, and protects farmlands within the Town of Hardwick by allowing agricultural uses and related activities to function with minimal conflict with abutters and town agencies. This By-law shall apply to all jurisdictional areas within the Town.



Great Meadowbrook Farm

- Located on 359.5 acres at 288 Barre Road, east of the Quabbin Reservoir and the town center.
- Situated in a historically rich agricultural area with excellent access to major interstate transportation networks.
- One of the oldest farms in Hardwick, and site of the former Mixer Farm, one of the largest dairy producers in the country.
- Today it is an active farm with two barns, a two-family house, a farm workers' residence and stables.
- Solar panels on the barn roof supply the electrical needs of the farm.



Great Meadowbrook Farm

- The farm has been under the Agricultural Preservation Restriction program since the 1980s.
- Property is in the Town of Hardwick's Agricultural Residential 40 zoning district, which is a rural district predominately intended for single-family residential and various agricultural uses.
- Previously hosted Over the Walls Horse Trials from 2000 to 2004, a premier series of horse trials that served as a qualifier for the Eventing World Cup Finals in 2004.
- Eventing is the equestrian version of a triathlon: one rider and one horse compete together in dressage, cross-country and then show jumping to win the overall event. This is equestrian's extreme sport, contested at the highest level.



The Vision

- A year round agritourism destination for all to learn about and enjoy farming and horses:
 - Thoroughbred breeding program
 - Agricultural and equestrian festivals
 - Off the track thoroughbred retirement
 - Show grounds, stables, paddocks and equestrian center
 - Training and racing facilities for thoroughbreds
 - Agricultural programs for local students
 - Thoroughbred festival racing
 - Hayfields and vegetable gardens
- Includes near by associated projects:
 - Farm to table restaurant with changing seasonal menu of local products
 - Bed and breakfast inn
- Festivals over no more than six weekends per year (*no more than 20 days*).

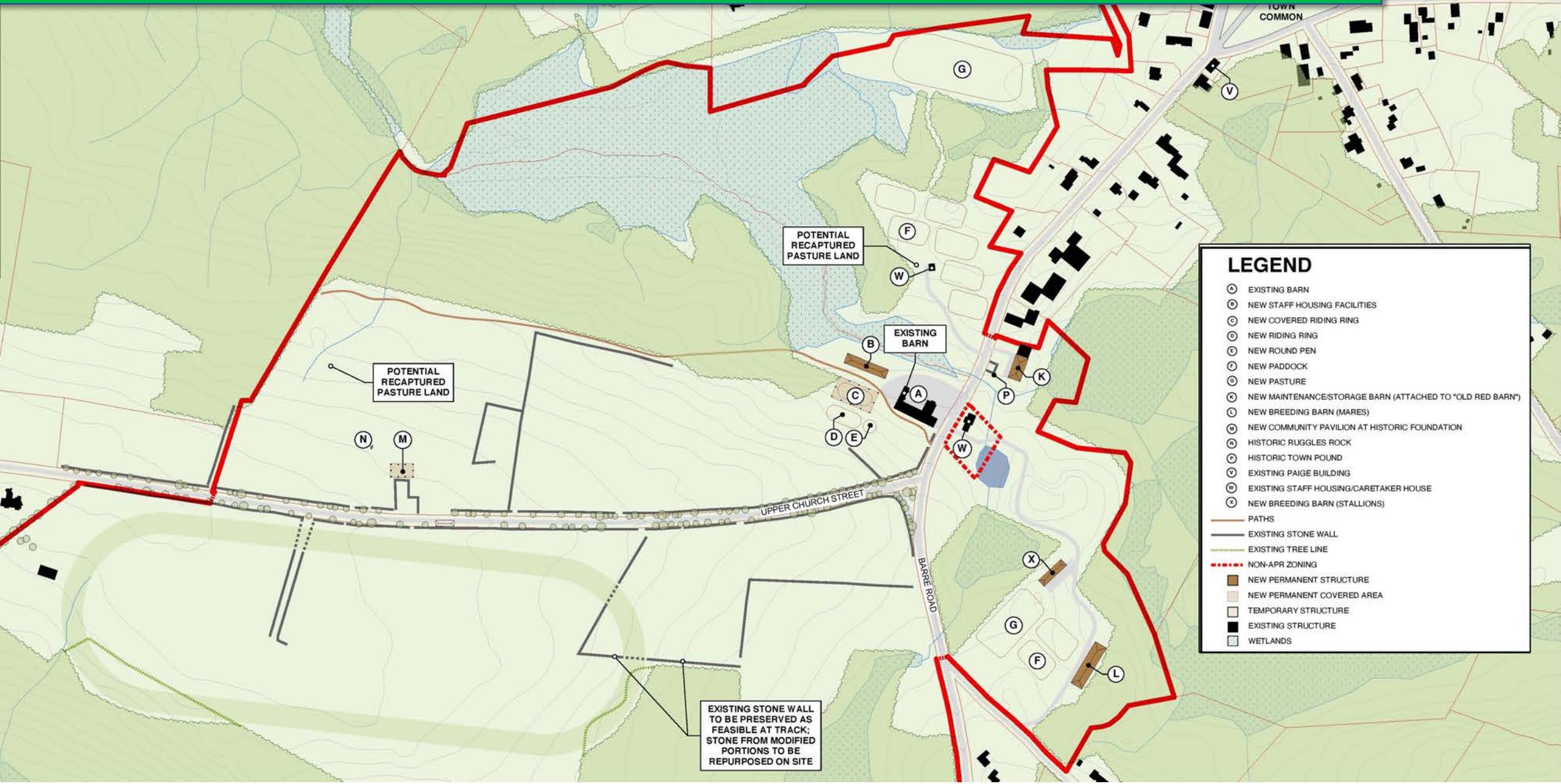


Equine Facility

- We believe our facility will be the premier facility for thoroughbreds to breed, train, live and retire.
 - Thoroughbred breeding program
 - Therapy programs for children and individuals with special needs
 - Place for off track thoroughbreds to live in a safe, healthy and nurturing environment
 - Training facilities for thoroughbred owners and trainers



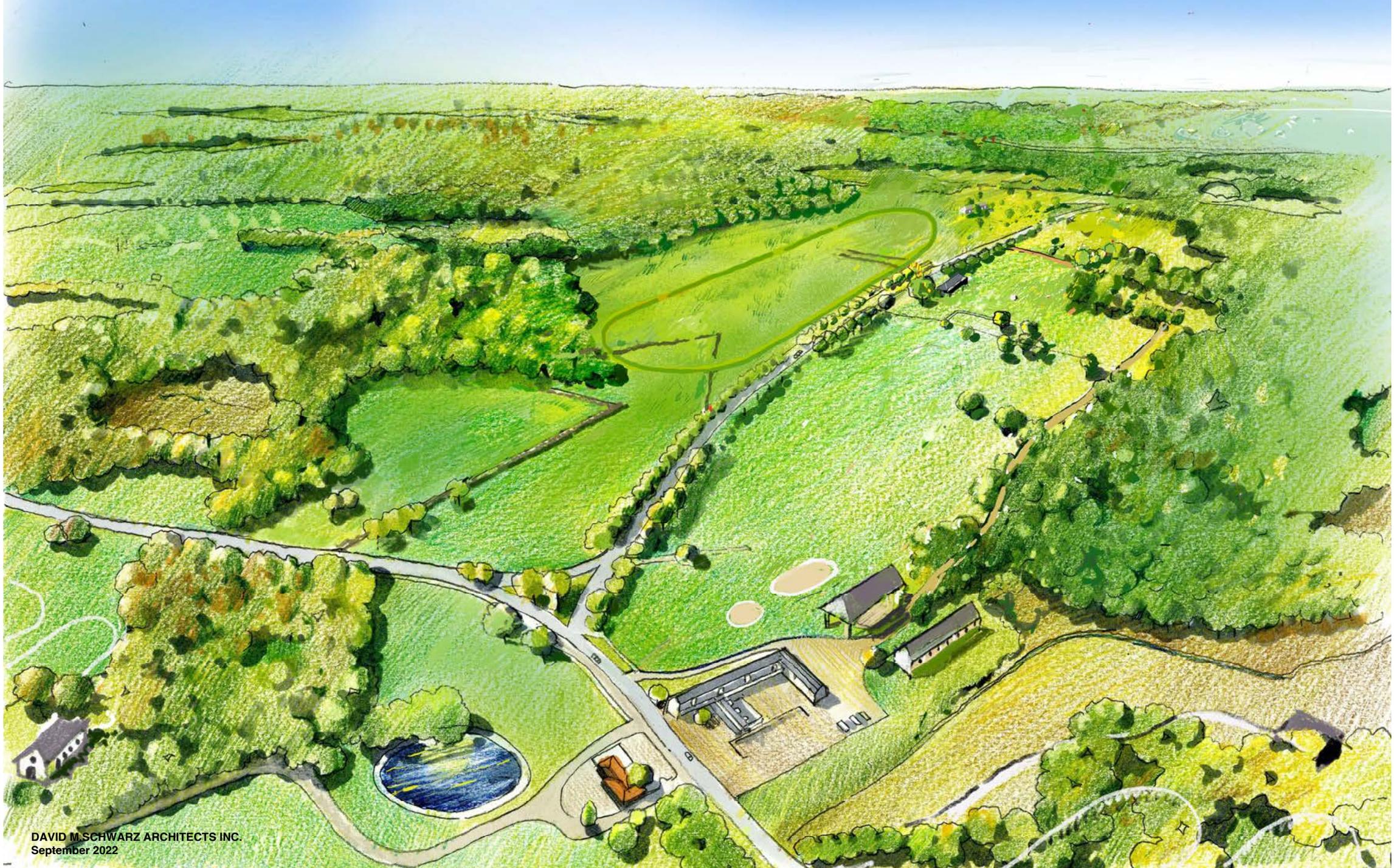
Site Plan for Daily Equine & Agricultural Operations



LEGEND

- ⊙ EXISTING BARN
- ⊙ NEW STAFF HOUSING FACILITIES
- ⊙ NEW COVERED RIDING RING
- ⊙ NEW RIDING RING
- ⊙ NEW ROUND PEN
- ⊙ NEW PADDOCK
- ⊙ NEW PASTURE
- ⊙ NEW MAINTENANCE/STORAGE BARN (ATTACHED TO "OLD RED BARN")
- ⊙ NEW BREEDING BARN (MARES)
- ⊙ NEW COMMUNITY PAVILION AT HISTORIC FOUNDATION
- ⊙ HISTORIC RUGGLES ROCK
- ⊙ HISTORIC TOWN POUND
- ⊙ EXISTING PAIGE BUILDING
- ⊙ EXISTING STAFF HOUSING/CARETAKER HOUSE
- ⊙ NEW BREEDING BARN (STALLIONS)
- PATHS
- EXISTING STONE WALL
- ⋯ EXISTING TREE LINE
- - - - - NON-APR ZONING
- NEW PERMANENT STRUCTURE
- NEW PERMANENT COVERED AREA
- TEMPORARY STRUCTURE
- EXISTING STRUCTURE
- WETLANDS

EXISTING STONE WALL TO BE PRESERVED AS FEASIBLE AT TRACK; STONE FROM MODIFIED PORTIONS TO BE REPURPOSED ON SITE



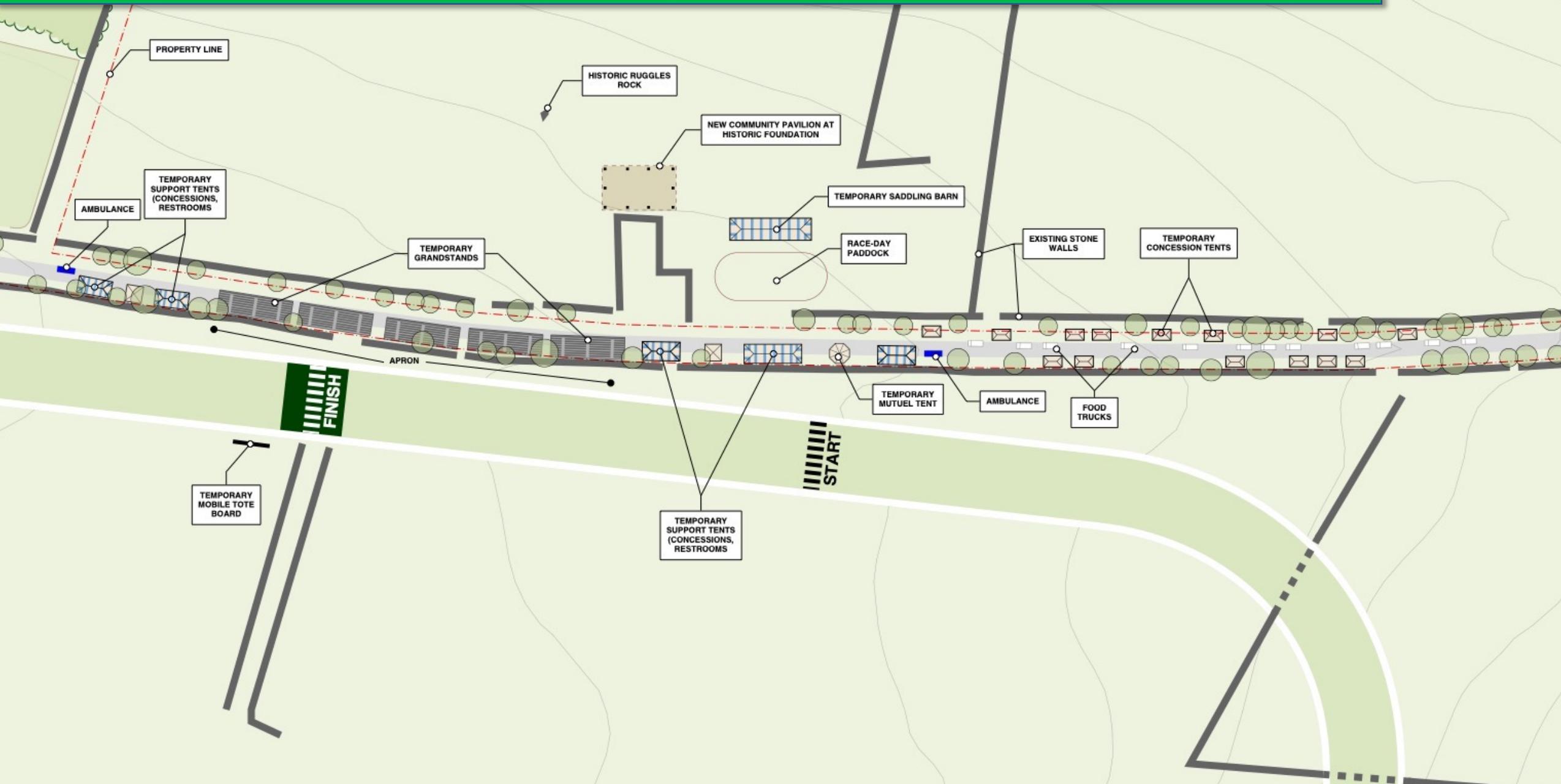
Site Plan for Festival Days



LEGEND

- Ⓐ EXISTING BARN
- Ⓚ NEW STAFF HOUSING FACILITIES
- Ⓢ NEW COVERED RIDING RING
- Ⓞ NEW RIDING RING
- Ⓞ NEW ROUND PEN
- Ⓞ NEW PADDOCK
- Ⓞ NEW PASTURE
- Ⓜ TEMPORARY BARN
- Ⓜ TEMPORARY BARN (SADDLING FOR RACE DAY)
- Ⓜ TEMPORARY STAFF HOUSING/GROOM FACILITIES
- Ⓞ NEW MAINTENANCE/STORAGE BARN (ATTACHED TO "OLD RED BARN")
- Ⓞ NEW BREEDING BARN (MARES)
- Ⓜ NEW COMMUNITY PAVILION AT HISTORIC FOUNDATION
- Ⓜ HISTORIC RUGGLES ROCK
- Ⓞ HISTORIC TOWN POUND
- Ⓞ TEMPORARY RACE DAY SUPPORT TENTS & FOOD TRUCKS
- Ⓞ TEMPORARY APRON
- Ⓞ TEMPORARY GRANDSTAND
- Ⓞ TEMPORARY MUTUEL TENT
- Ⓞ TEMPORARY MOBILE TOTE BOARD
- Ⓞ EXISTING PAIGE BUILDING
- Ⓜ EXISTING STAFF HOUSING/CARETAKER HOUSE
- Ⓞ NEW BREEDING BARN (STALLIONS)
- Ⓞ TEMPORARY RIDING RING
- Ⓞ AMBULANCE
- PATHS
- EXISTING STONE WALL
- EXISTING TREE LINE
- - - - - NON-APR ZONING
- NEW PERMANENT STRUCTURE
- NEW PERMANENT COVERED AREA
- TEMPORARY STRUCTURE
- EXISTING STRUCTURE
- WETLANDS

Site Plan for Festival Days





Thoroughbred Festival Racing

- No more than 20 festival days, including racing, music, community events, over a few weekends within a year.
- Will not occur or interfere with annual Hardwick Community Fair.
- Onsite gaming only at thoroughbred race meets at temporary kiosk. Races will be simulcast enabling people to bet online from anywhere. 93% of gaming occurs online off-site.*
- Track eligible for state funding through the Race Horse Development Fund.



* "Sports Wagering at Prospective Racetrack Report", Spectrum Gaming Group, 2/18/2022

Associated Projects

- A farm to table restaurant will bring together local produce with renowned chefs in a farm inspired setting at an adjacent location.
- Bed and breakfast inn for visitors to Hardwick and surrounding communities.
- Collaborator with surrounding farms and artisans while supporting local breeders, horse owners, farriers and veterinarians to encourage economic activity and strengthen local agricultural community.



Farm to Table Restaurant



Bed and Breakfast Inn



Benefits for the Community

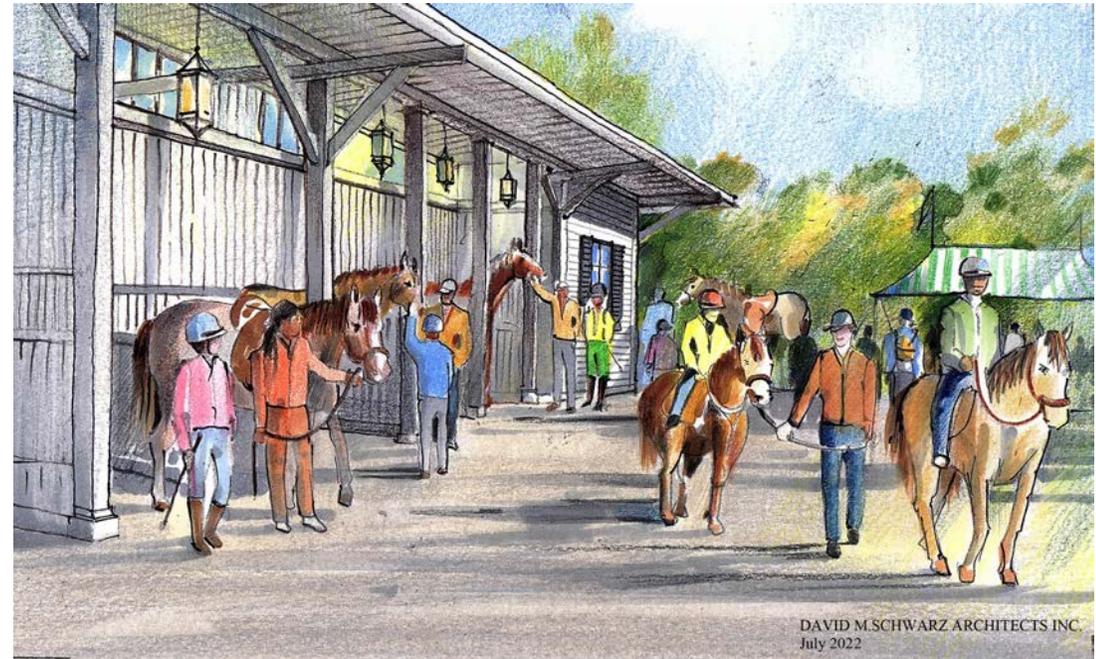
- Celebrates Hardwick's agricultural and equestrian legacy.
- Grows local agricultural economy.
- Significant new capital investment.
- Creates 25 to 50 permanent and more than 100 temporary jobs in the community.
- Potential \$500,000 in new local revenue for the Town of Hardwick, an 8% increase to annual revenues.



Why this Project

“Hardwick is about preserving our rural economy, our farms and a way of life that will disappear forever if we don’t protect it and act now. This project has wide support among horse owners, breeders, and enthusiasts as a catalyst to sustain and grow farms and horse operations across the Commonwealth.”

*Anthony Spadea, Jr., President
The New England Horsemen’s Benevolent
and Protective Association*



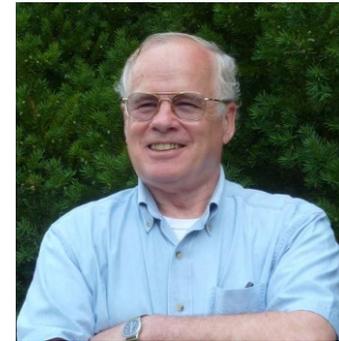
Hardwick supporting farms and breeders across the Commonwealth

UMass/Amherst Center for Economic Development study says integrated horse park and racetrack is serious economic business.

"...for every dollar spent directly at the race track, spectators or breeding/training farms, we expect an additional 81 cents to flow to other businesses in the state."

[Umass Study:](https://scholarworks.umass.edu/cgi/viewcontent.cgi?article=1166&context=ced_tchrpts)

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Dr. John R. Mullin is one of the lead authors of a 2016 economic analysis of the impact of a horse park and thoroughbred racetrack in Massachusetts. He is Emeritus Professor of Regional Planning in the Landscape Architecture and Regional Planning Department at the University of Massachusetts at Amherst, Associate Director of the Center for Economic Development, and former Dean of the Graduate School. A Senior Fulbright Scholar, Dr. Mullin is a retired Brigadier General from the United States Army National Guard.

About Commonwealth Equine & Agricultural Center (CEAC)

“Our proposal is developed by horse and agricultural enthusiasts. The next chapter of Great Meadowbrook Farm will continue its legacy, providing a place for horses to breed, train, retire and race. All while preserving this farm so deeply cherished by the community.”

Local horse breeder and owner Robin Kalaidjian, and Richard T. Fields, Board member of Farm Aid, horse enthusiast and breeder, rancher and resort developer.



Next Steps

- CEAC shares vision for Great Meadowbrook Farm and nearby properties
- CEAC convenes an information session with community
- Selectmen hold public hearing on Proposal
- CEAC applies for Race Meet License by September 30
- Selectmen & CEAC negotiate a Host Community Agreement
- Commissioner of Agriculture reviews APR request
- Planning Board commences review of Proposal
- Selectmen vote on Chapter 61 rights
- Massachusetts Gaming Commission awards Race Meet License by November 14

Summary of Project

- Great Meadowbook Farm continues Hardwick's proud legacy of agriculture.
- Collaborator with surrounding farms and artisans while supporting local breeders, horse owners, farriers and veterinarians to encourage economic activity and strengthen local agricultural community.
- An adjacent farm to table restaurant will bring together local produce with renowned chefs in a farm inspired setting at an adjacent location.
- Brings like-minded people to Hardwick to enjoy its restaurants, local beauty and shop.
- Brings new local and statewide revenue to Hardwick, providing new benefits for the town and agricultural community.

