



Goal:

PRIORITIZE working lands on which
to preserve capacity for large
acreage ag and forestry
operations

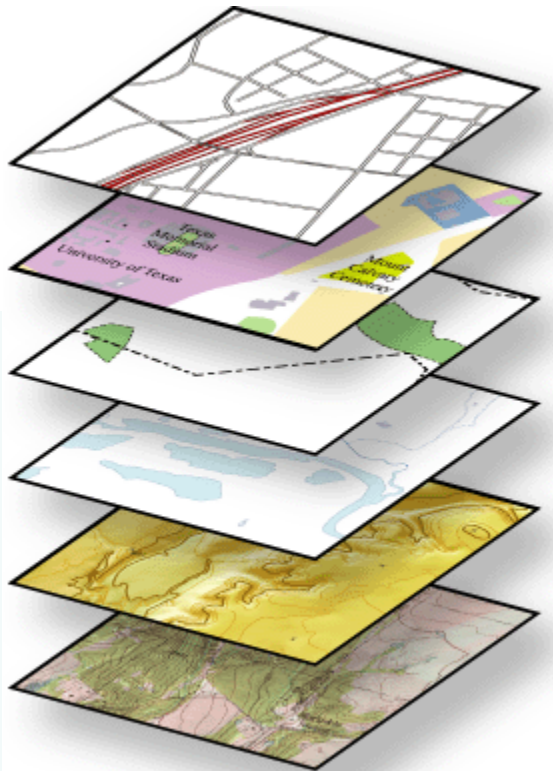
Valuable Working Lands

- ▶ Large acreages allowing for economic operations
- ▶ Highly productive soils
- ▶ Lands already designated for long term production
- ▶ Lands abutting tracts with some form of existing designation or protection

Exclude

- ▶ Existing development
- ▶ Proposed village district
- ▶ Proposed industrial corridor (Rt. 5)
- ▶ State protected lands (WSF, CBWMA, MSF)

Computer Map Layers



Roads & Highways

Parcel Information

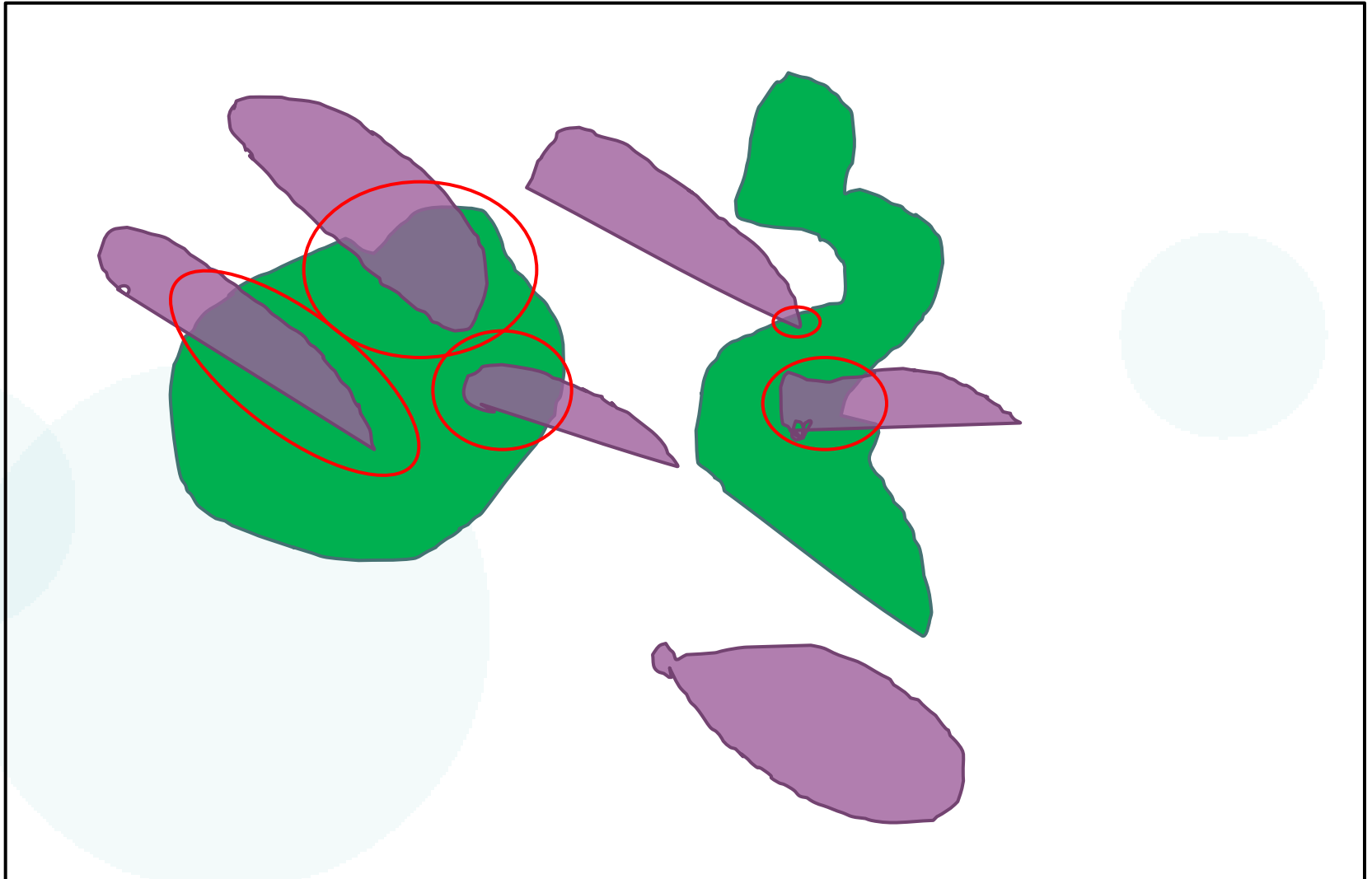
Vegetation Cover

Water Bodies

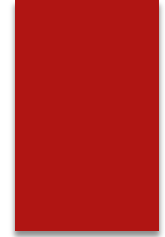
Soils Characteristics

Elevation

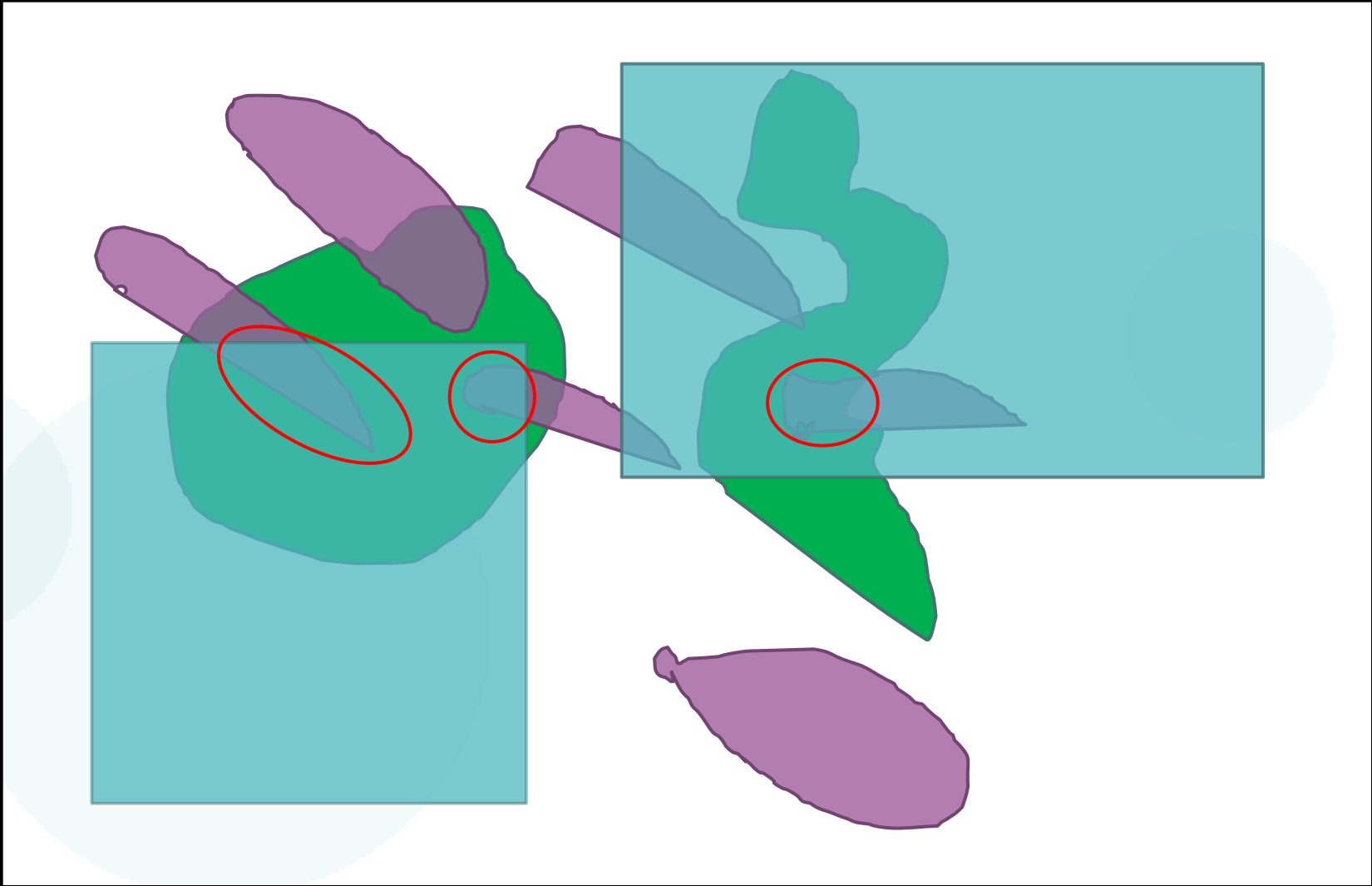
Multiple Valued Characteristics



Town of Example

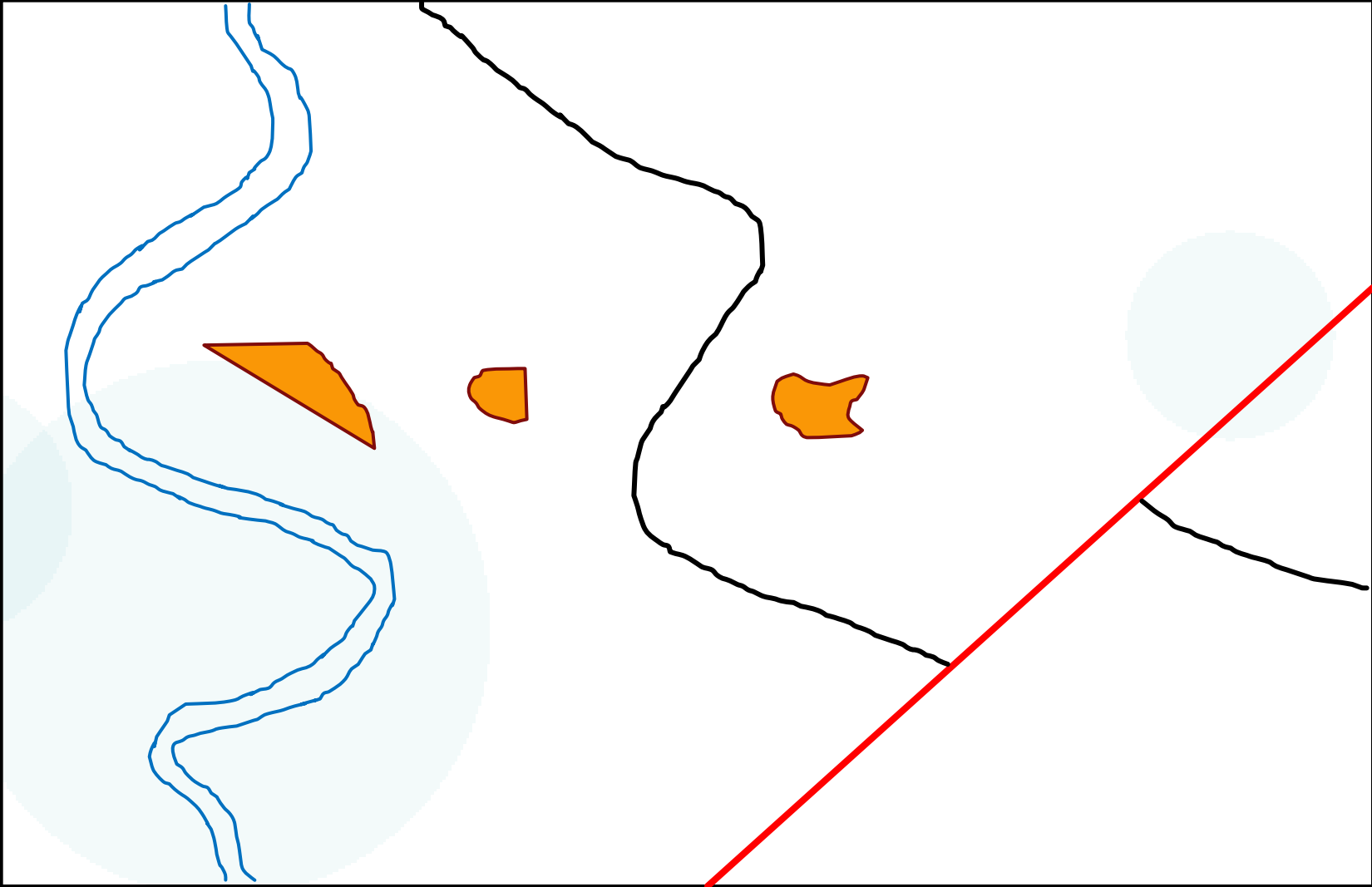


Multiple Valued Characteristics



Town of Example

Multiple Valued Characteristics



Town of Example

Basic Criteria

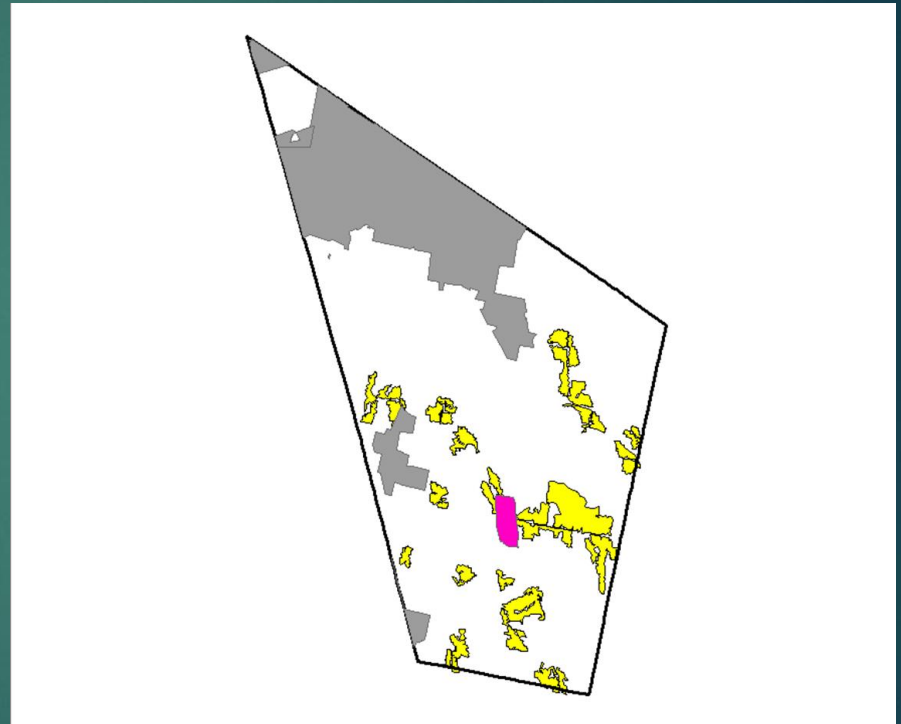
- ▶ Large unbroken coverage (greater than 25 acres)
- ▶ Highly productive soils
- ▶ Lands already designated for long-term production
- ▶ Lands abutting tracts with some form of existing designation or protection

Valuable Agricultural Lands Criteria

- ▶ Unbroken agricultural coverage greater than 25 acres
 - ▶ National Land Cover Dataset
- ▶ Highly Productive Agricultural Soils
 - ▶ Natural Resources Conservation Service
- ▶ Lands in long-term production
 - ▶ Vermont Land Trust conservation easement
 - ▶ USDA Farm Service Agency conservation easement
- ▶ Lands abutting lands in long-term production

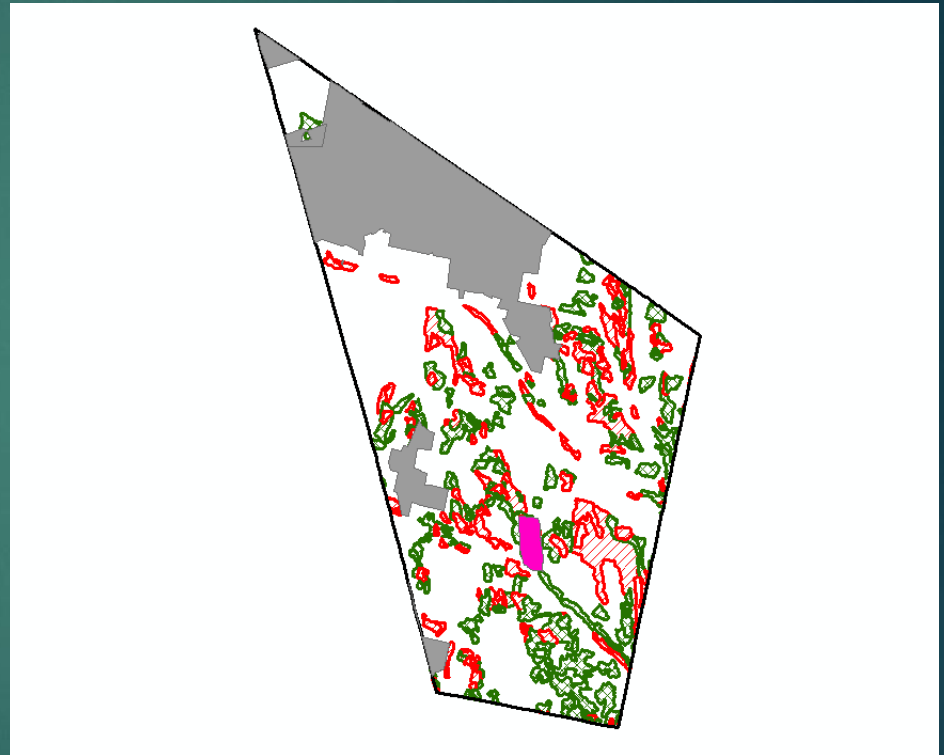
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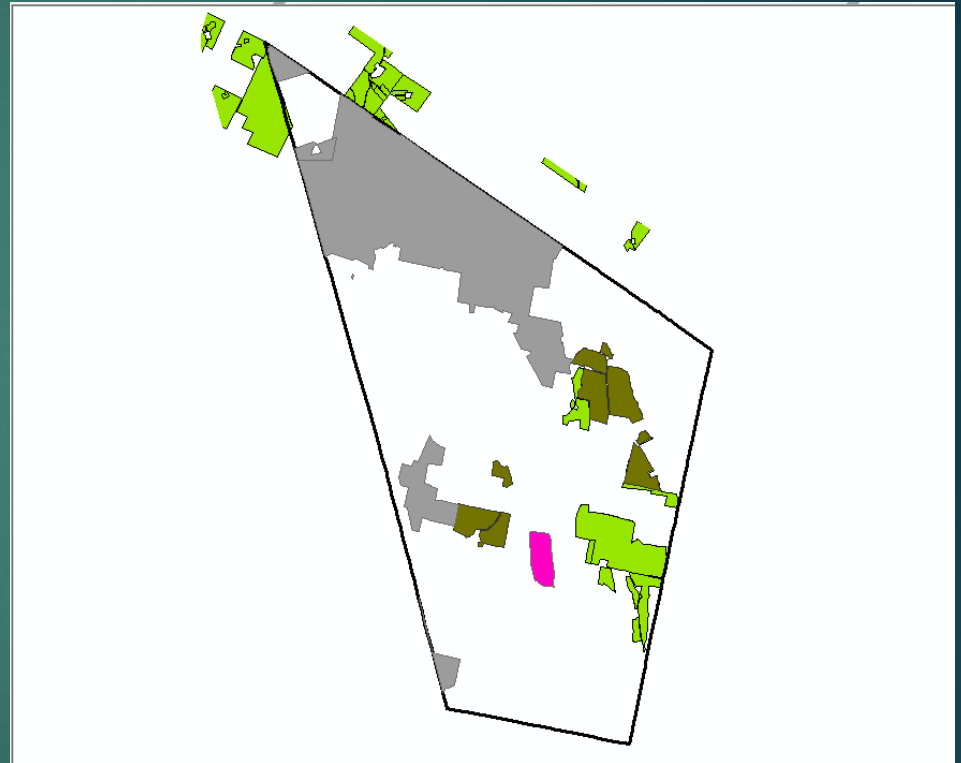
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Contiguous
Ag Coverage

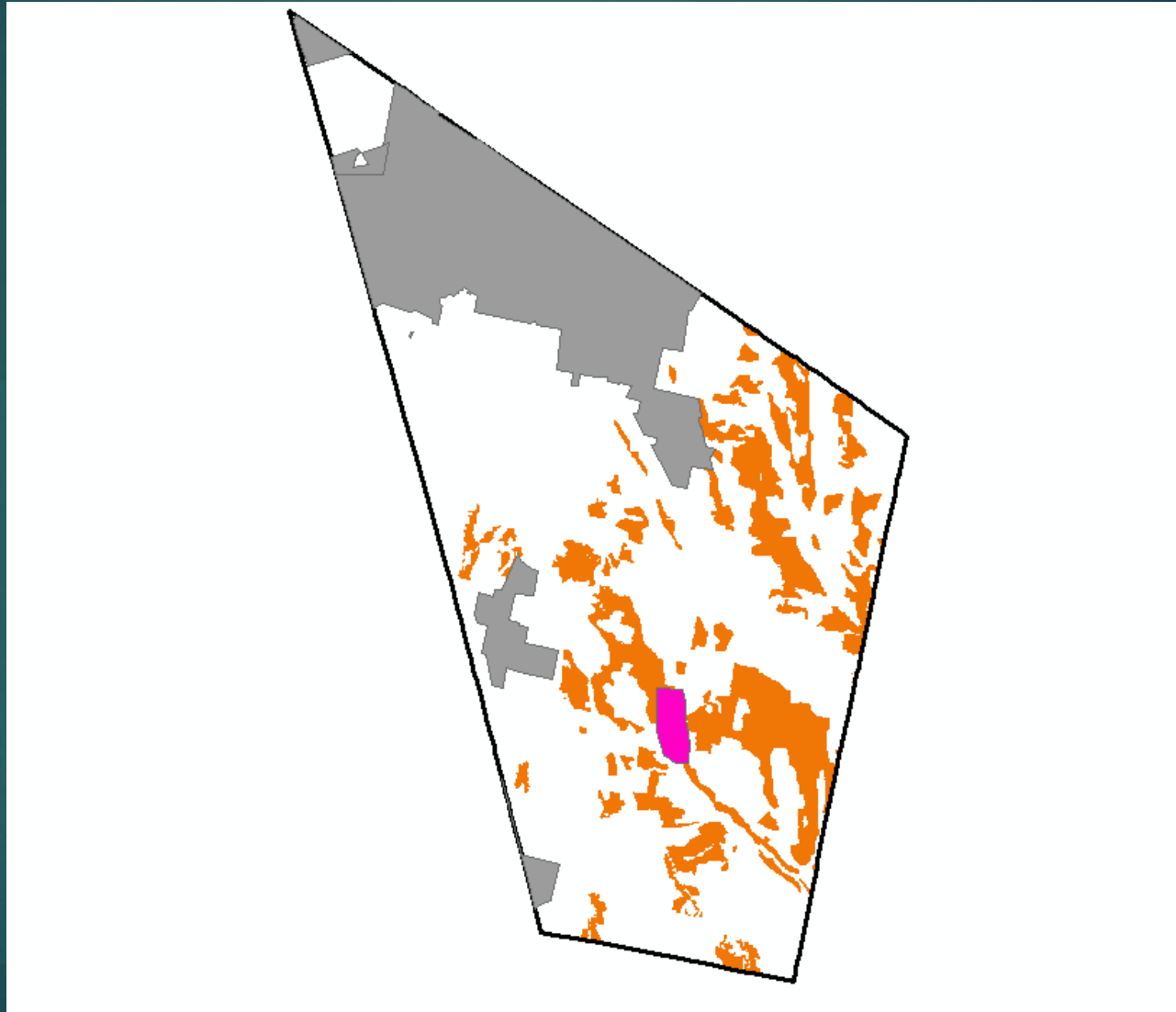
Valuable Ag
Soils

Vermont
Land Trust

Farm Service
Agency
Easements



Highly Valuable Agricultural Lands

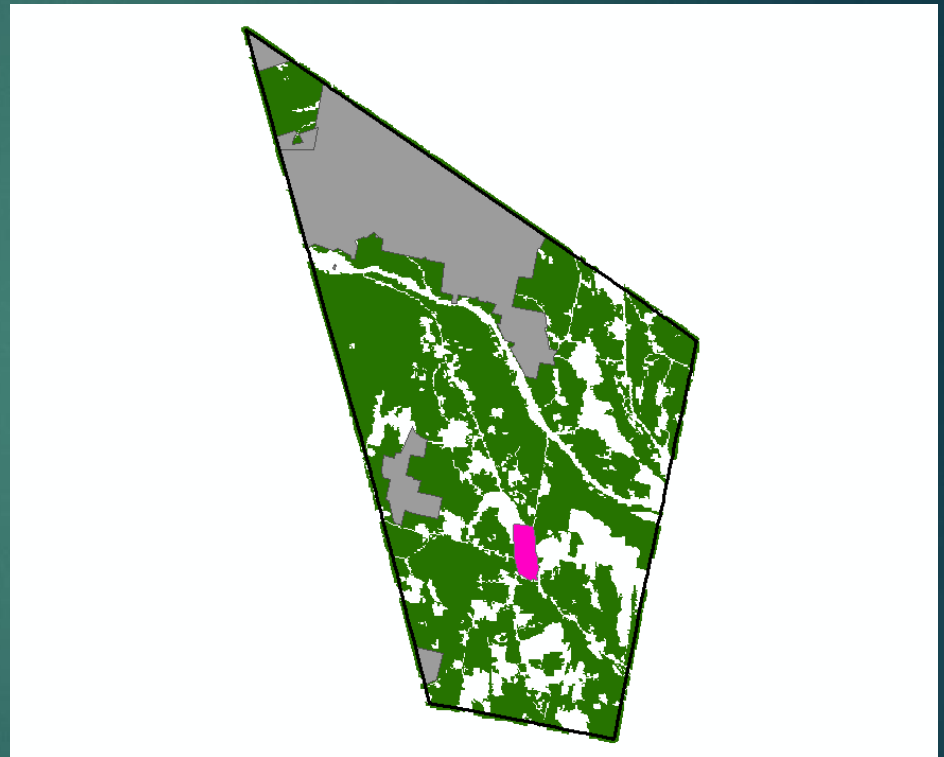


Valuable Forest Lands Criteria

- ▶ Unbroken forested coverage greater than 25 acres
 - ▶ National Land Cover Dataset
- ▶ Highly Productive Forest Soils
 - ▶ Natural Resources Conservation Service
- ▶ Lands enrolled in and/or abutting Current Use Program
 - ▶ VT Agency of Natural Resources
- ▶ Lands abutting lands in long-term production
 - ▶ Conservation Easements (Vermont Land Trust & Farm Service Agency)
 - ▶ Publicly Conserved Lands (State Forest, WMA)

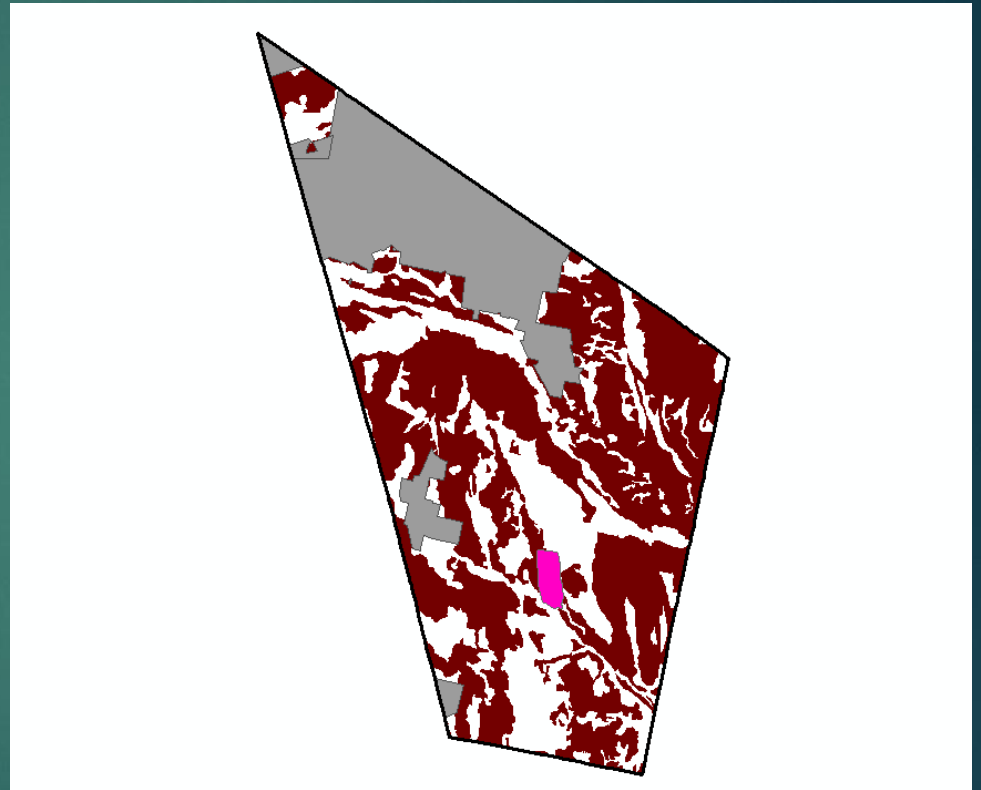
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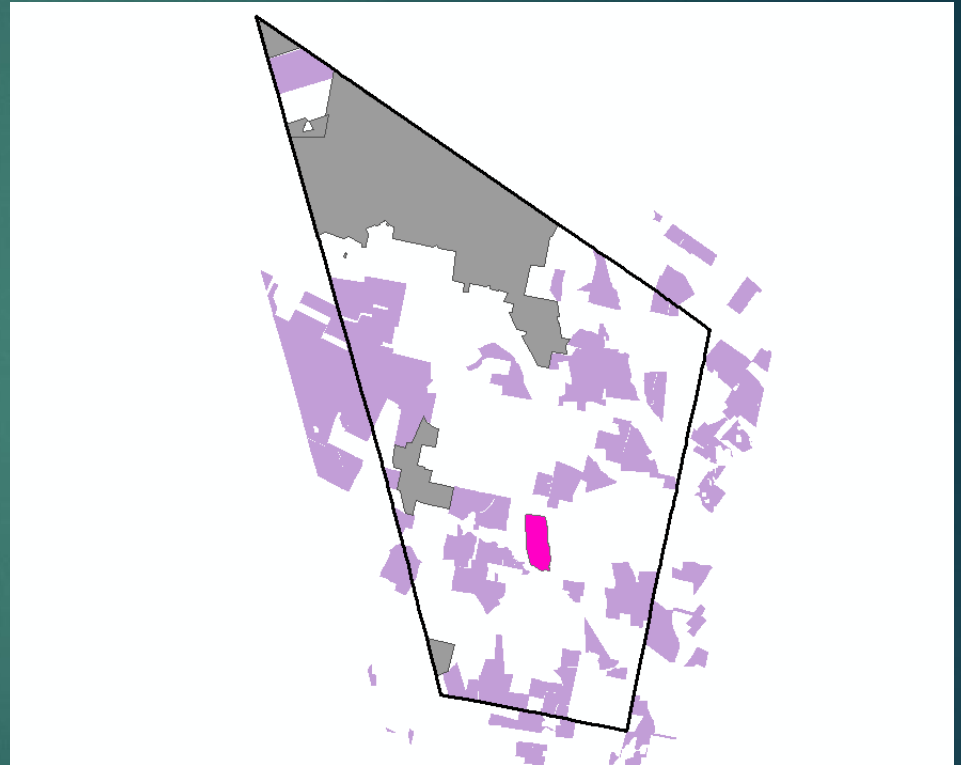
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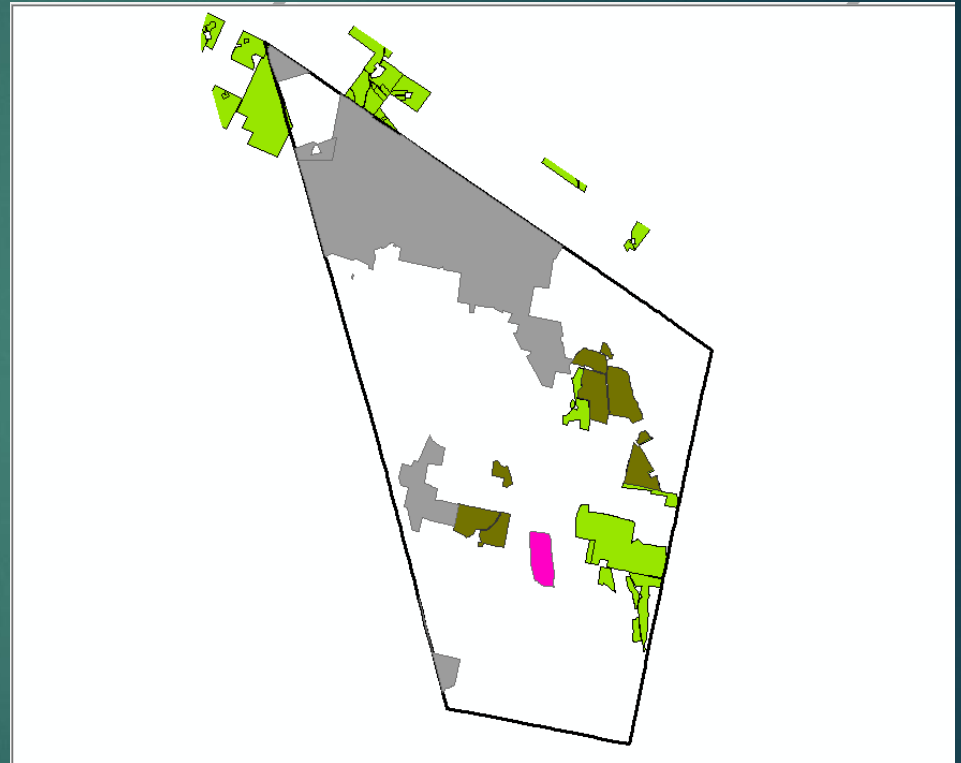
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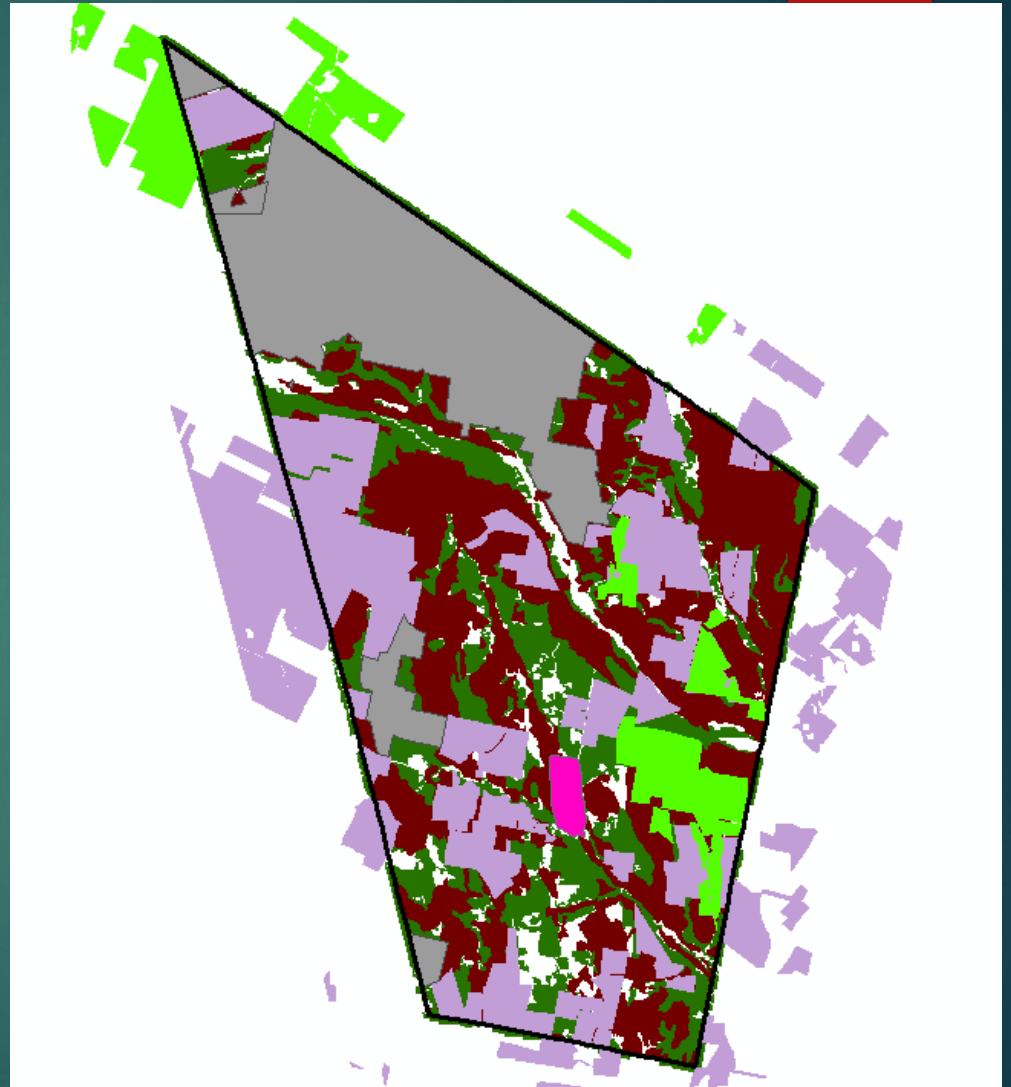
Unbroken
Cover

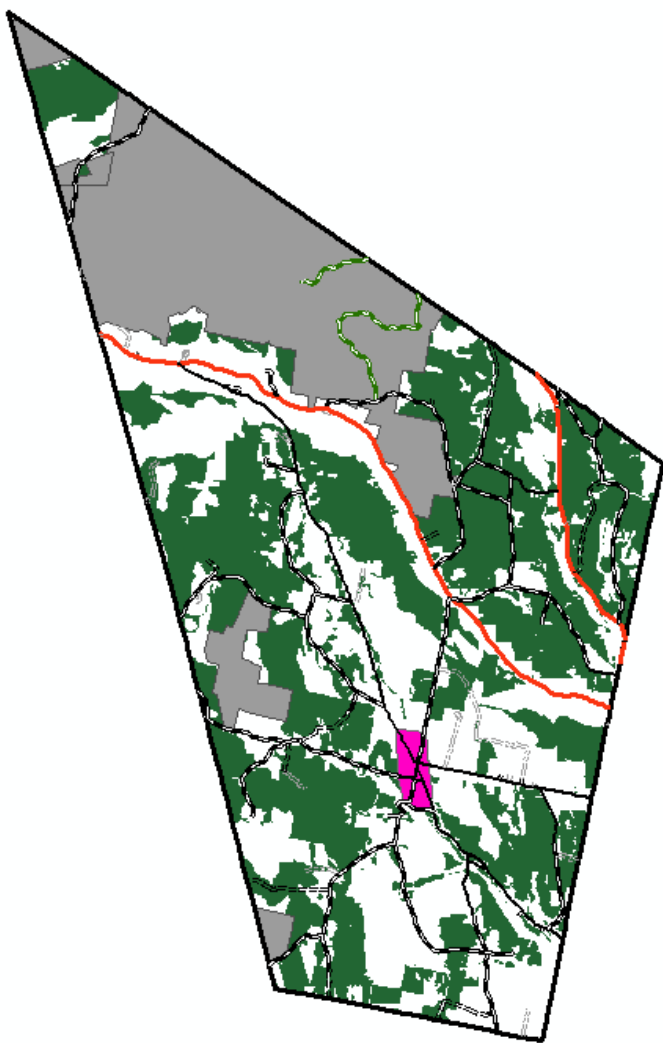
Productive
Soils

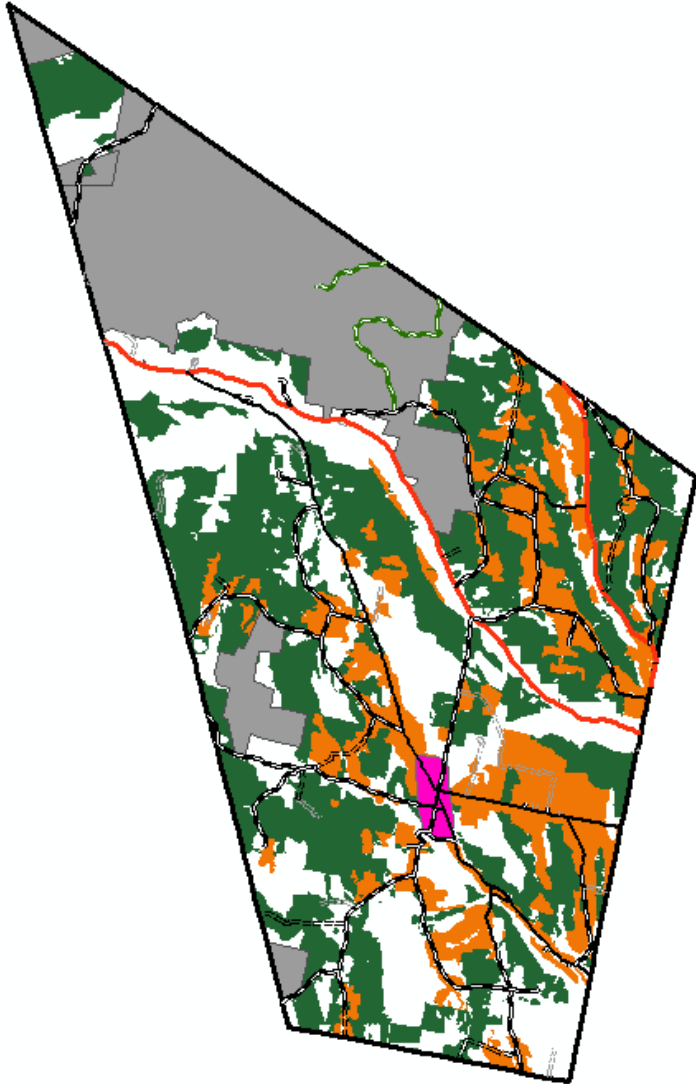
Current Use

Conservation
Easements

Publicly
Conserved
Lands







Maximum density

- ▶ 1 new lot, in addition to the existing lot, for every 10 acres of land in single and separate ownership
- ▶ Minimum lot area in acres:1
- ▶ Road frontage* in feet:...200
- ▶ Setback* from center of road:.....75
- ▶ Setback* from side lot lines in feet:.....25
- ▶ Setback* from rear lot line in feet:25

The “typical” rural subdivision...

- ▶ All the parcel available for development
- ▶ Minimum lot size
- ▶ Road frontage



Too big to mow, too small to plow

- ▶ Linear development along roadway
- ▶ Spaghetti lots
- ▶ Lands are too small for agricultural uses
- ▶ Creates opportunities for fragmenting forested lands



The alternative

- ▶ Creates open space adjacent to open space on other lands
- ▶ Maintains road access to open space (for forestry or farming)
- ▶ Shared driveways/ accesses



No maximum lot size

- ▶ But original lot cannot be rendered ineligible for current use.
- ▶ No deed restrictions – densities are recorded on the permit, just like any other permit.

Density averaging

- ▶ Don't need to be contiguous:
- ▶ Lot A - 50 acres.
- ▶ Lot B - 27 acres.
- ▶ Lot A: 5 new lots. Lot B: 2 new lots.
- ▶ Total: 7 new two-acre lots. All seven lots are located on Lot A, leaving a minimum of 25 acres on Lot A and all Lot B undeveloped.

Clustering

- ▶ Made possible by eliminating minimum lot size
- ▶ Flexibility in site design
- ▶ Reduce road frontage
- ▶ Preserve lands from fragmentation by development and new road accesses
- ▶ May assign “density bonuses.”
- ▶ Can lead to cluster sprawl if the open space is not connected to open spaces on adjacent parcels.

Conservation PUDs

- ▶ Density bonus:
 - ▶ Up to 50% for 80% of open space in working lands district, 60% for everywhere else.