

Farmland Protection Tools



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Kennebec Valley Council of Governments

Farmland Protection Tools

Right to Farm

State Law/Maine Agriculture Protection Act

- Farm not considered a nuisance if its using MDA approved BMPs.
- Local Right to Farm ordinances require MDA review to assure BMPs not restricted

Local Ordinance/Town of Hermon

- 100' buffer required for proposed non-farm development abutting farm
- Required right to farm disclosure by subdivider to potential lot owners abutting farm

Farmland Protection Tools

Current Use/Tax Relief

Tree Growth

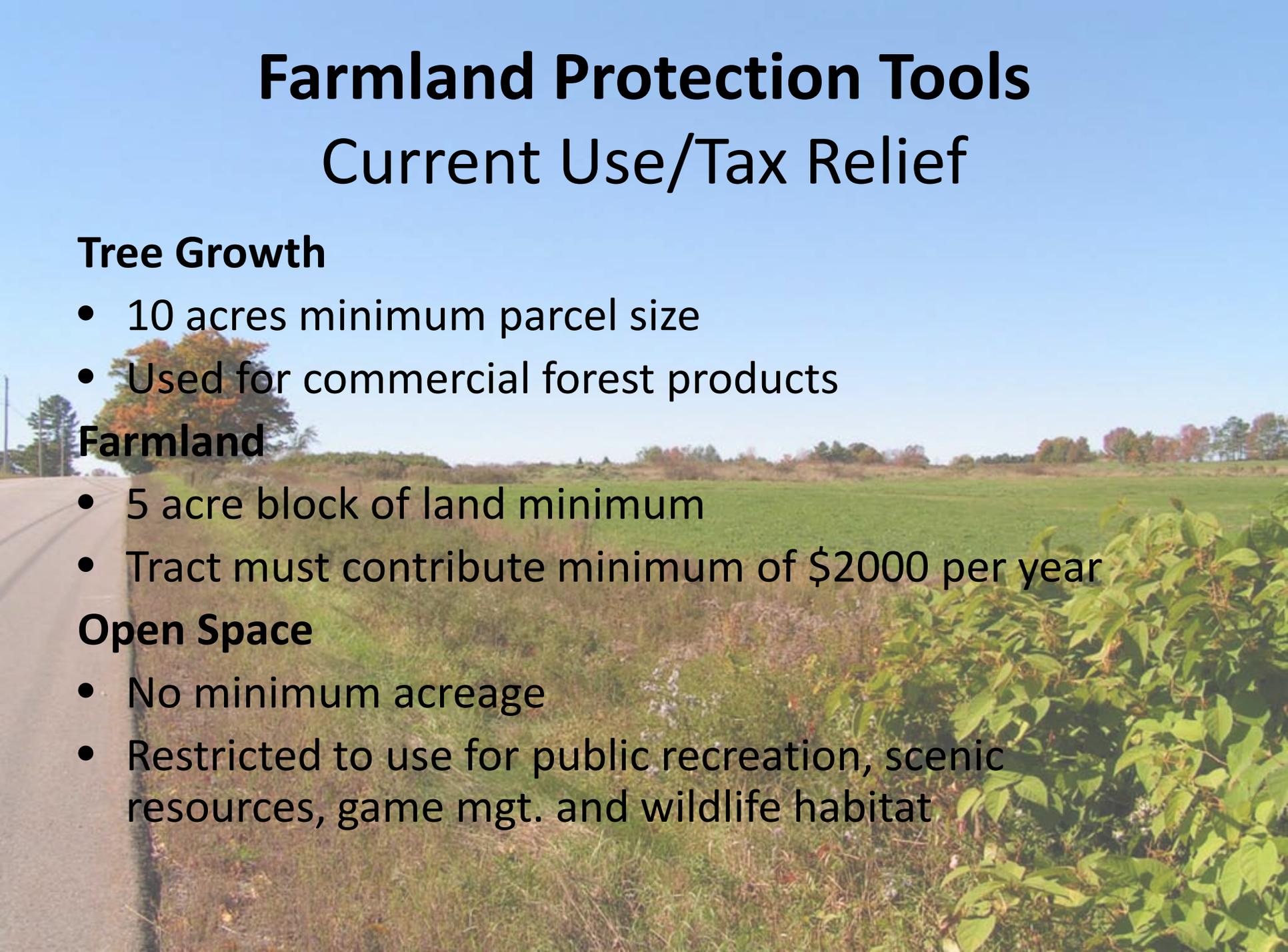
- 10 acres minimum parcel size
- Used for commercial forest products

Farmland

- 5 acre block of land minimum
- Tract must contribute minimum of \$2000 per year

Open Space

- No minimum acreage
- Restricted to use for public recreation, scenic resources, game mgt. and wildlife habitat



Farmland Protection Tools

Maximum Lot Size and Density

Maximum Density

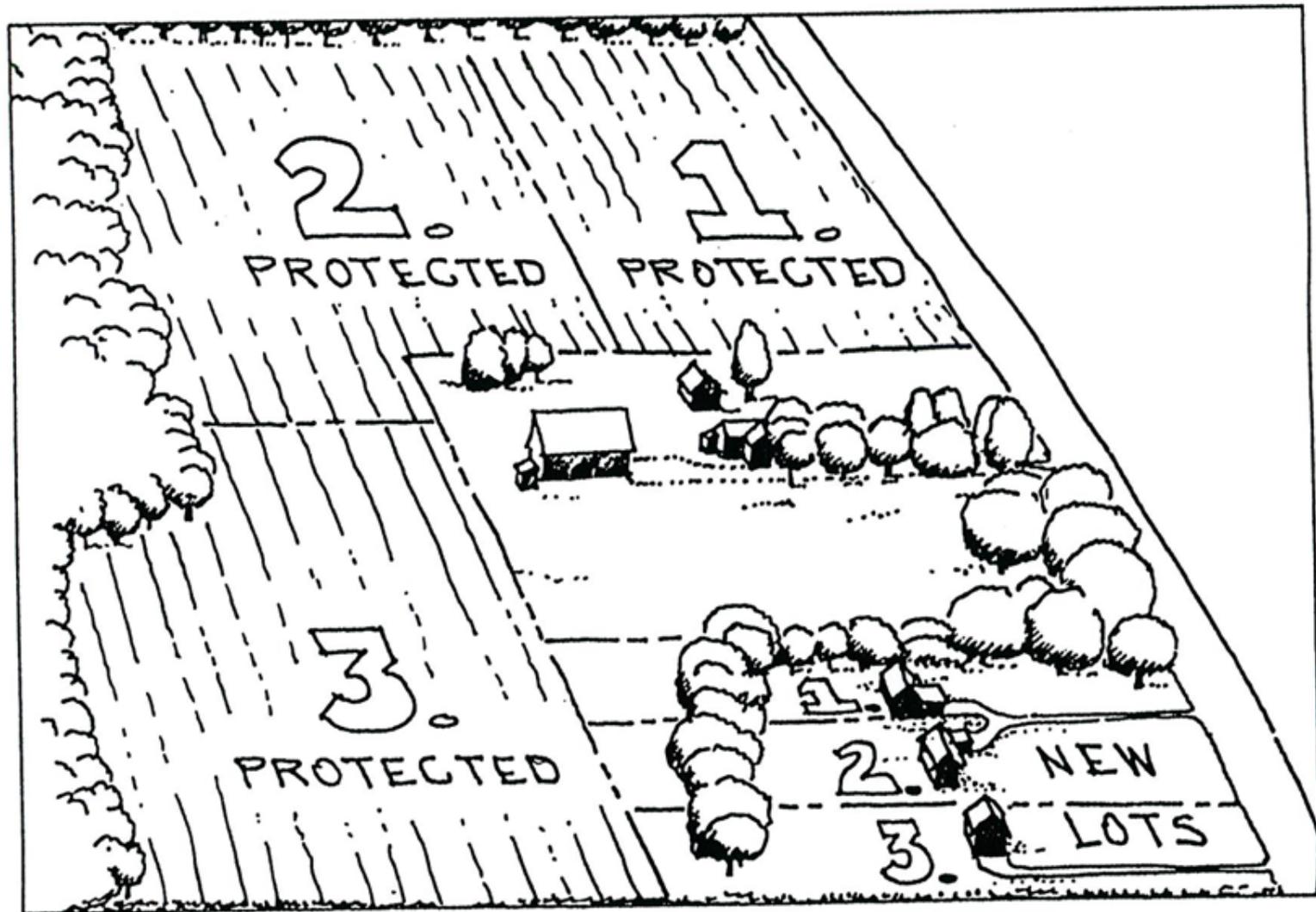
- E.G. 1 residential unit per 10 acres

Maximum Lot Size (min. lot size 20000SF)

- E.G. 1 acre

Development Examples

- For every 1 acre lot created 9 acres are permanently protected via conservation easements or deed restrictions
- 50 acre parcel, 5 one acre house lots allowed, 40 – 45 acres protected open space



Farmland Protection Tools

Siting Standards

Protect Visual Character

E.G. require houses to be located within or along wooded edge of field

E.G. require narrow roads to follow terrain and when possible within or along edge of field

Protect Prime Ag Soils

Protect Block of Useable Ag or Woodlot Land

Required or Point System with Required Certain Score for PB Approval



Farmland Protection Tools

Purchase of Development Rights

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- A photograph of a large, multi-story farmstead. On the left is a white barn with a dark roof and a large open doorway. To its right is a two-story house with a grey roof, multiple windows, and a chimney. The house has a mix of light-colored siding and darker wood. In front of the house is a wooden fence and a pile of firewood. The farm is situated on a grassy hillside with a dense line of trees in the background under a clear blue sky with a few clouds.
- Willing farmland owners
 - Sell development rights to a land trust or gov. agency
 - Pays difference between value of land for: “highest and best use” and agricultural use
 - Prevents development that prevents farming the land
 - Local conservation \$ often used to leverage State and federal funding

Farmland Protection

Agriculture & Resource Protection District

Large Minimum Lot Size

- Min. land area to sustain economically viable farm/woodlot
- Auburn's district 1 unit per 10 acres
- AFT recommends at least 1 unit per 20 acres

Compatible & Limited Land Use

- Residential & commercial development must be related to farming, e.g. Auburn