

D PROGRAM SCENARIO D ~

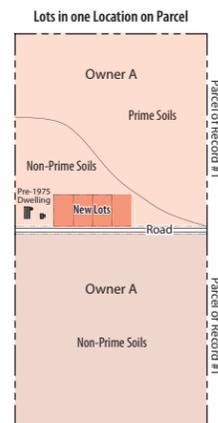
ADOPT THE STATE'S MODEL CUP APPROACH UNDER THE WORKING LANDS LAW WITH MINIMAL ADJUSTMENTS



New Development and Land Configuration

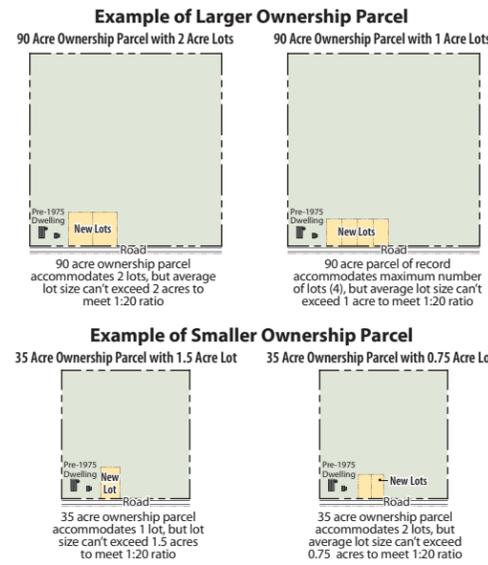
- Allow new homes by conditional use permit (CUP) in a revised A-1 district, meeting all Working Lands criteria.
- No minimum agricultural lot size.
- Total acreage in nonfarm residential use to remaining farm acreage on parent parcel as currently configured may not exceed a ratio of 1:20.
- No minimum or maximum residential lot size.
- Clustering of new residential lots permitted.
- Expand the range of agricultural-related business uses allowed by conditional use permit in A-1 district.

Siting Approach for Parcels in Same Ownership Divided by Road



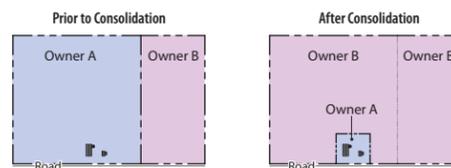
- Parcels under common ownership divided only by a road are treated as ONE parcel of record for the purpose of determining number of allowable residential lots.
- Change "parcel of record" definition to State's "base farm tract" definition, allowing a total of four nonfarm residences on this single parcel of record, with County and Town approval.

Approach for Allowing New Housing



- From each contiguous ownership parcels as they existed on the date of DATCP certification of the new zoning ordinance, allow no more than 4 nonfarm residences and no more than 5 farm and nonfarm residences combined.
- Parcels under 20 acres no longer allowed housing under 1:20 ratio.

Approach to Older Houses via Farm Consolidation



- Allow land divisions of 1-5 acres for residences built before January 15, 1975 in A-1 without rezoning. Does not count against maximum number of homes in box above.

Agricultural Land Preservation

- Prime farmland redefined as all NRCS Class 1 and Class 2 soils.
- Active Purchase of Conservation Easements (PACE) program with help from State matching grants.
- Support future Agricultural Enterprise Areas (AEA) applications.
- Maintain County GIS tracking system with significant modifications to meet State reporting requirements; may require recorded affidavit to track frozen parent parcels.

Natural Resource Preservation

- No residential density standard in environmental corridors given rough substitute of 1:20 ratio requirement.
- Leave Natural Resources zoning district "as-is," which would require conversion fees for A-1 rezones to NR district.
- Nutrient management plans (in addition to conservation plans) required for farmers who obtain State tax credit.

Urban and Rural Growth Areas

- Lands within Urban Service Areas and approved rural hamlet expansion areas would be rezoned away from A-1 district to some other district that doesn't allow tax credits because A-1 district can't be used in planned growth areas.

