

## PLANNING FOR AGRICULTURE:

A GUIDE FOR CONNECTICUT MUNICIPALITIES



A PUBLICATION OF  
AMERICAN FARMLAND TRUST  
AND  
CONNECTICUT CONFERENCE OF MUNICIPALITIES

## American Farmland Trust

- National non-profit organization, founded in 1980. 50,000 members nationwide
- Mission - to stop the loss of productive farmland and to promote farming practices that lead to a healthy environment.
- Policy, Education & Outreach

## AFT in Connecticut:

- **Working Lands Alliance** –   
statewide coalition  
working to increase  
the state's commitment  
to farmland preservation [WorkingLandsAlliance.com](http://WorkingLandsAlliance.com)
- **Conservation Options for Connecticut Landowners, Land Trusts & Municipalities**
- **Planning for Agriculture – A Guide for Connecticut Municipalities**

## WRITING THE GUIDE

- Advisory Team:
  - Capitol Region Council of Governments
  - CME Associates
  - Connecticut Farm Bureau Association
  - Connecticut Farmland Trust
  - Farm Service Agency
  - Natural Resources Conservation Service
  - Connecticut Conference of Municipalities
  - Town of Lebanon
  - Connecticut Chapter of the American Planning Association
  - Town of Somers
  - University of Connecticut



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## WHAT'S IN THE GUIDE?

- Sec 1: Importance of Agriculture
- Sec 2: Is Your Town Planning a Future for Agriculture?
- Sec 3: Getting Started
- Sec 4: Tools to Support Farming and Protect Farmland
- Sec 5: Addressing Common Issues
- Sec 6: Promoting Local Farm Viability
- Appendix A: Connecticut General Statutes
- Appendix B: CROG Model Regulations
- Appendix C: Selected Court Cases Affecting Connecticut Agriculture
- Appendix D: Resources



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## WHAT'S IN THE GUIDE?

- Case Studies
  - Tolland
  - Lebanon
  - Shelton
  - Granby
  - Madison



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## TRENDS IN CT AGRICULTURE



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SAVING THE LAND THAT SUSTAINS US

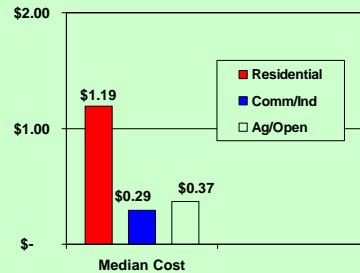
## Changing Farm Economy

- Easier to lease than own land
- Difficult to find housing on farmland
- Rise of small farm businesses
- Transition (sometimes departure) of large farm businesses
- Farms expanding/diversifying toward direct retail and agritourism
- Search for energy efficiency options
- Growing interest in raising livestock
- Limited agri-infrastructure (kitchens, meat processing, delivery).

## Three Common Myths

1. Residential development will lower property taxes by increasing the tax base.
2. Differential property tax programs give farms an unfair tax break .
3. Open lands, including productive farms, are interim uses waiting around to be developed to their "highest and best use."

## Cost of Community Services



Median cost per dollar of revenue raised to provide public services (Sept 2007)

## AGRICULTURAL COMMISSIONS



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## RIGHT-TO-FARM



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## TAX POLICIES



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## PROMOTE LOCAL FARM VIABILITY

### Milford's Farms



A guide to the best fresh produce and agricultural products in Southern Connecticut



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## HELP FOR MUNICIPALITIES

- Connecticut Agriculture Viability Grants Program
- Connecticut Farm Bureau Association



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## CONTACT INFO

*Planning for Agriculture: A Guide for Connecticut Municipalities* is available online at: [www.ctplanningforagriculture.com](http://www.ctplanningforagriculture.com)

For more information about AFT, visit:

[www.farmland.org](http://www.farmland.org)

[www.workinglandsalliance.org](http://www.workinglandsalliance.org)

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