



Town of Suffield

**Town Meeting
July 14, 2009**

Presented by Board of Selectmen



Town of Suffield

Town Meeting Agenda

1. Presentation on Farmland Preservation Program
2. Discussion and vote on Purchase of Development Rights for River Bend property - two farms totaling 165+/- acres on Phelps and Quarry Roads
3. Discussion and vote on Accepting Marketing Drive as a Town Road.
4. Discussion and vote on Accepting Whitfield Way as a Town Road.



Why Save Farm and Forest Land?

Purchasing
Development
Rights/
Conservation
Easements for
Protection of
Open Space
and Farmland
Preservation





Natural Resource Protection

Purchasing
Development
Rights/
Conservation
Easements for
Protection of
Open Space
and Farmland
Preservation

- **Promotes Suffield's Agricultural and Rural Heritage**
- **Groundwater Recharge**
- **Flood Protection**
- **Wildlife Habitat**
- **Clean Air and Water**
- **Carbon Sequestration/Climate Change**
- **Developed Land Has Far More Negative Long-Term Implications**



Fiscal and Economic Stability

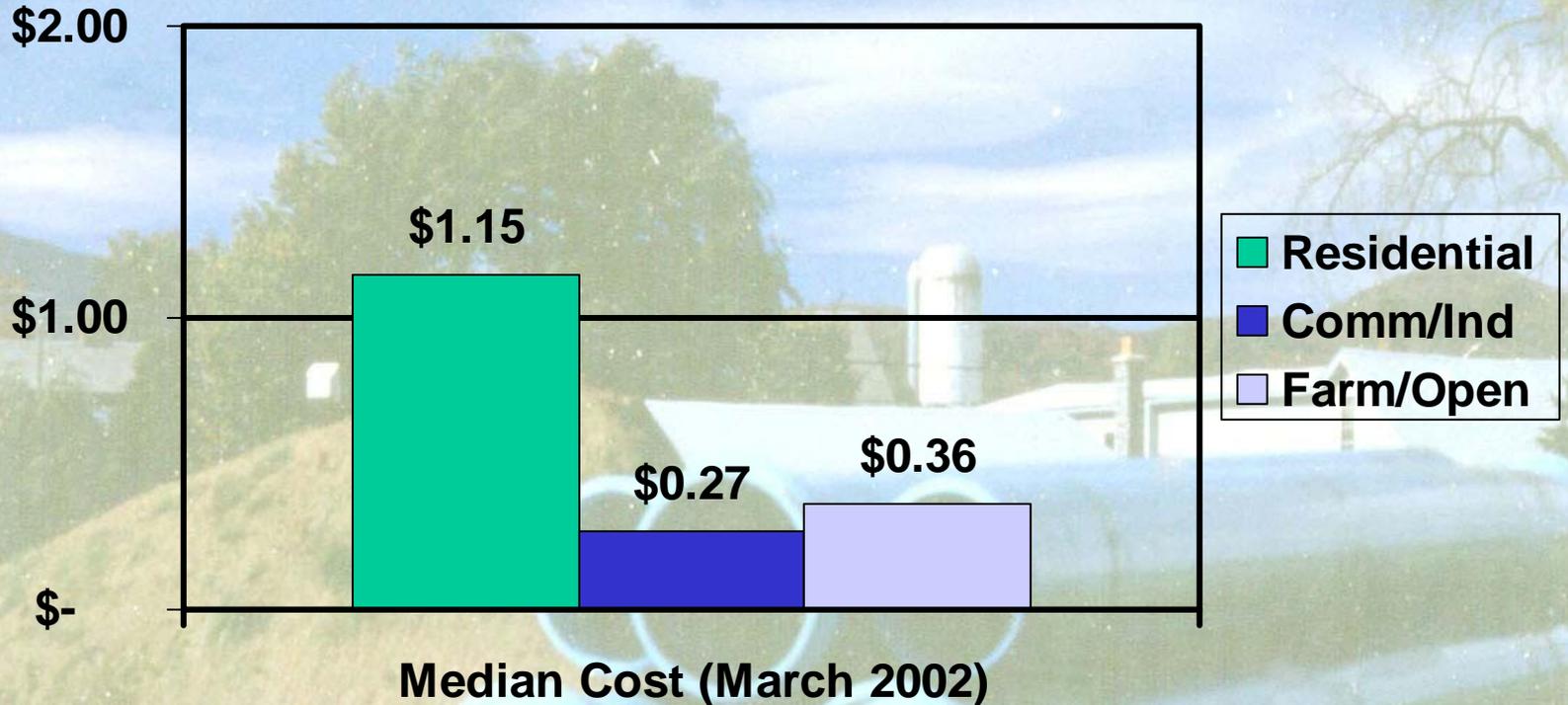
Purchasing
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- Agriculture and forestry contributes directly to the local economy.
- Privately owned agricultural and forest land generates more in taxes than it uses in services.
- Quality of life attracts other businesses.
- Tool for growth management.



Cost of Community Services

Purchasing
Development
Rights/
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Median cost per dollar of revenue raised to provide public services.



How Does Purchasing Development Rights Work?

The town pays a one-time fee to an agricultural property owner who is willing to sell a permanent easement on their land which prohibits non-agricultural development.



Purchasing
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What Happens to the Land Once the Town Purchases the Development Rights?

- These farms continue to remain in private ownership and pay taxes.
- Farmers may sell their property for farming.
- Helps keep farmland affordable for future generations.

Heritage Farmland / Open Space Subcommittee

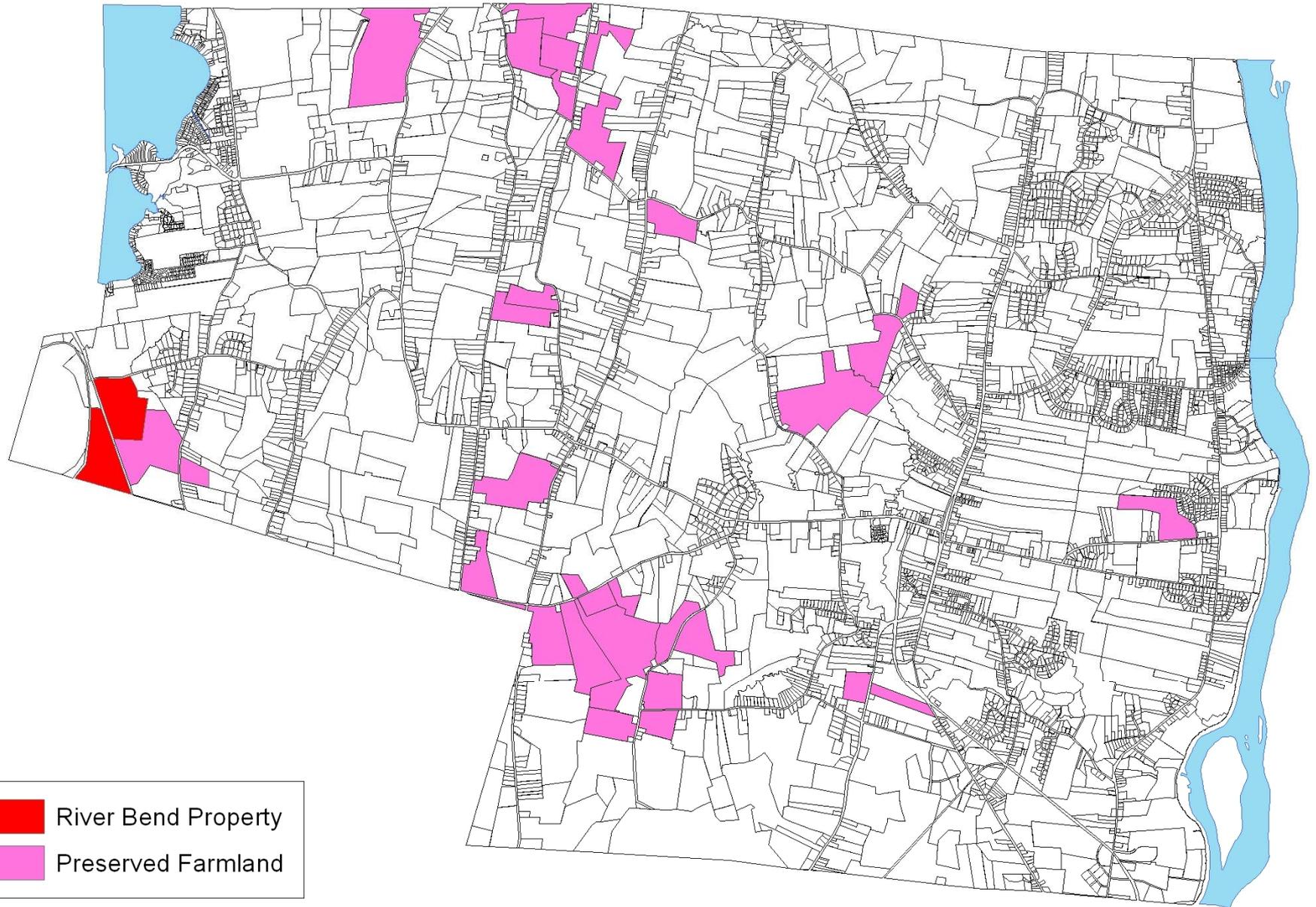
Members: Chet Kuras, Bill Leahey, Jack Quinn, Mike Stanley, Ray Wilcox

Subcommittee reviews requests made by Suffield Farmers who are interested in inclusion in the Farmland Preservation Program and makes recommendations to the Heritage Committee.

LOCAL RATING CRITERIA

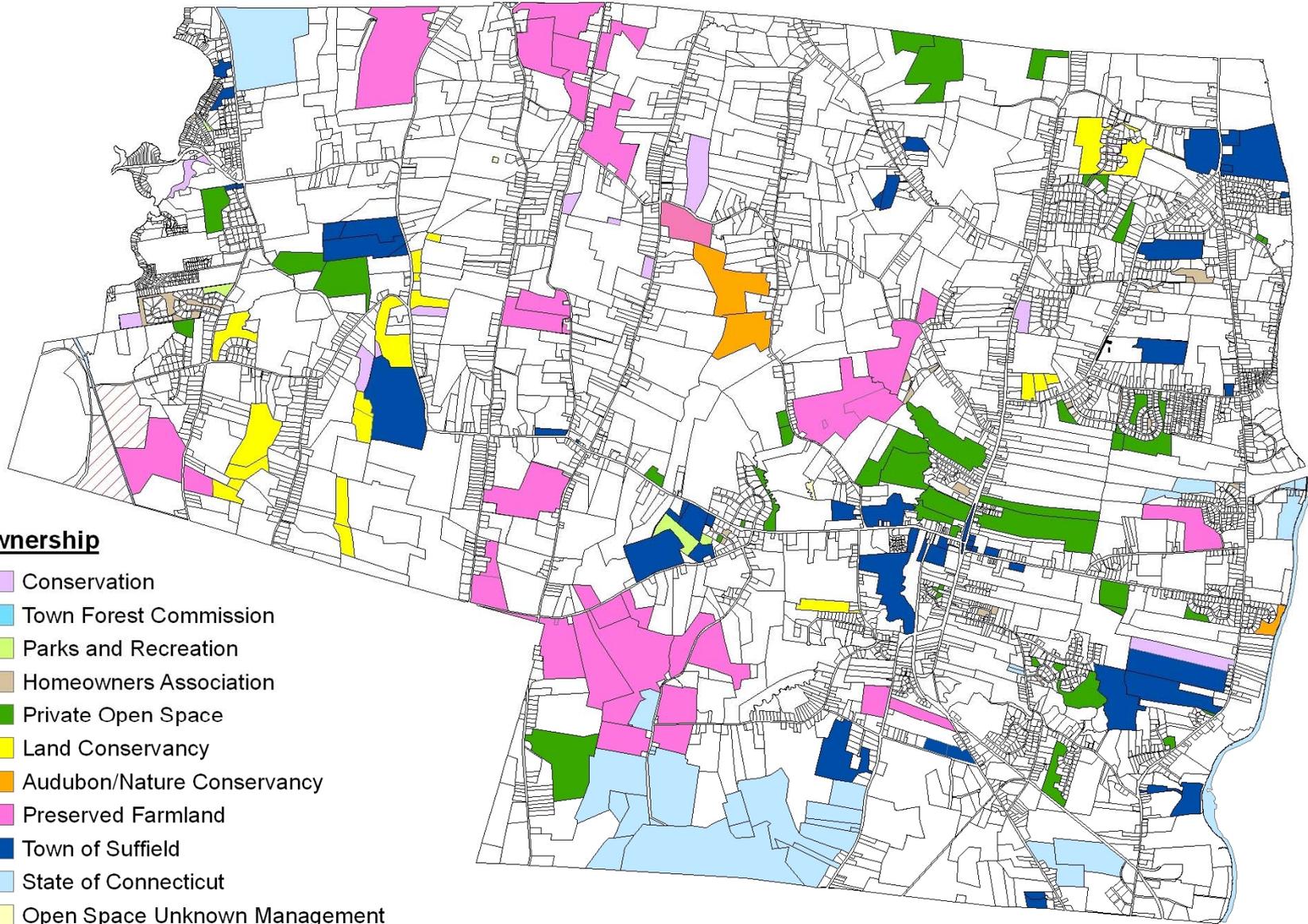
| | Points | | |
|--|-----------------|-----------------|-----------------|
| | <u>1</u> | <u>2</u> | <u>3</u> |
| 1. Size of Parcel (Acres) | <50 | 50-100 | >100 |
| 2. Suitability for Agricultural Use (Soils) | good | | excellent |
| 3. Site Location | | | sewered area |
| 4. Contiguous with Open Space | no | nearby | adjacent |
| 5. Visual impact from Public Streets | low | medium | high |
| 6. Natural Resource Significance (DEP & Biodiversity Maps) | | yes | |
| 7. Residential Development Pressures | low | medium | high |
| 8. Within DNL of 65 dB of Bradley Airport | | yes | |
| 9. Town Funding Level (percent of easement value) | 26-51% | | <26% |
| 10. Percent Cropland | 50-75% | | >75% |

Farmland Preservation



Red River Bend Property
Pink Preserved Farmland

Open Space by Management



Ownership

- Conservation
- Town Forest Commission
- Parks and Recreation
- Homeowners Association
- Private Open Space
- Land Conservancy
- Audubon/Nature Conservancy
- Preserved Farmland
- Town of Suffield
- State of Connecticut
- Open Space Unknown Management
- River Bend Property



Account Sources

Open Space Fund Account Sources

| | |
|--|-------------------|
| State Prison Expansion (2001) | \$1,000,000 |
| Town Budget Allocation (FY 1999-2003) | 385,000 |
| Town Budget Allocation (FY 2007) | 500,000 |
| Town Budget Allocation (FY 2008) | 500,000 |
| Town Budget Allocation (FY 2009) | 400,000 |
| Town Budget Allocation (FY 2010) | 150,000 |
| ZPC Fee-in-lieu of Open Space (began 1991) | 210,697 |
| The Hartford Foundation for Public Giving | <u>10,000</u> |
| | TOTAL \$3,155,697 |

Funding for Open Space/Farmland

| | Total Cost | Federal Grants | State Grants | Town Portion |
|---------------------|--------------------|--------------------|--------------------|--------------------|
| Hilltop Open Space | \$1,200,000 | | \$ 600,000 | \$ 0 |
| McKinnon Open Space | 270,000 | 0 | 122,850 | 147,150 |
| Dunai Farm | 403,000 | 151,125 | 151,125 | 100,750 |
| Phillips Farm | 561,208 | 210,453 | 210,453 | 140,302 |
| Curtiss Farm | 423,000 | 207,270 | 0 | 215,730 |
| Allen Farm | 840,256 | 315,096 | 315,096 | 210,064 |
| Beneski Farm | 693,805 | 260,177 | 260,177 | 173,451 |
| Zera Farm | 590,837 | 221,564 | 221,564 | 147,709 |
| Fish Farm | 840,000 | 297,097 | 297,097 | 245,806 |
| Miller Farm | 506,719 | 180,770 | 180,770 | 145,179 |
| Zalewski Farm | 761,311 | 375,000 | 0 | 386,311 |
| SUBTOTALS: | \$7,090,136 | \$2,218,552 | \$2,359,132 | \$1,912,452 |

Funding for Open Space/Farmland

| | Total Cost | Federal Grants | State Grants | Town Portion |
|-----------------|--------------------|--------------------|--------------------|--------------------|
| Olson Farm | \$475,000 | \$ 0 | \$232,750 | \$242,250 |
| Cannon Property | \$325,000 | \$0 | \$295,000 | \$30,000 |
| River Bend | \$2,000,000 | \$0 | \$1,400,000 | \$600,000 |
| SUBTOTAL | \$2,800,000 | \$0 | \$1,927,750 | \$872,250 |
| | | | | |
| TOTAL | \$9,890,136 | \$2,218,552 | \$4,286,882 | \$2,784,702 |



Account Summary

| | |
|---|-------------------|
| Open Space Fund Account Since Inception | \$3,155,697 |
| Less Committed Open Space Funds | 2,285,202 |
| Less Pending DR Purchase | 600,000 |
| Remaining Open Space Funds | \$ 270,495 |



Farmland Preservation Program

- Leveraged \$6,505,434 in State & Federal Funds
- Town's Share of Total Cost - 28.16%
- 988 Acres Preserved
- Cost to Town - \$2,819/acre
- Estimated 384 homes could be developed on these properties



Town of Suffield

Conservation Easement approved for Town Meeting by:

- Heritage Committee
- Board of Selectmen
- Board of Finance
- CT Department of Agriculture



Town of Suffield

Conservation Easement Acquisition (76.114+/- Acres) for Farm 1

- **River Bend Property, Phelps Road**

Total Cost: \$1,000,000 (\$13,138 per acre), includes State Grant totaling \$700,000

Town Cost: \$300,000 (\$3,941 per acre) from Town Open Space Account

Connecticut

Quarry Rd

Quarry Rd

Farmington Valley Greenway

Grace Clark Farm

Apple Ln

Town 1 acre for trail parking →

Phelps Rd

Wheeler Dr

Farm 1

76+/- Acres

Manitook Mountain

Farm 2

88+/- Acres

James Allen Farm
Permanently Preserved

Copper Hill Rd

Griffin Farm

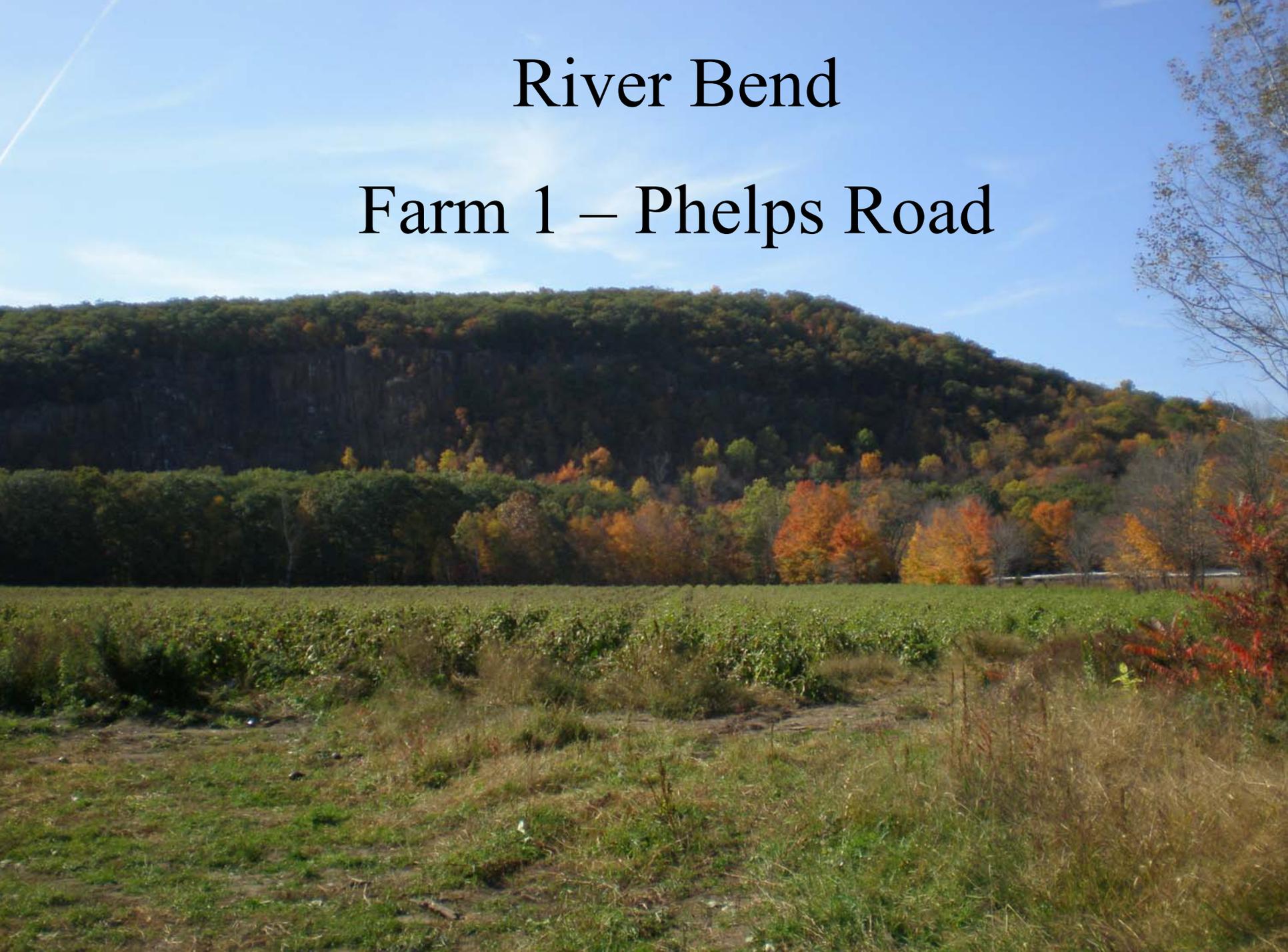
Suffield
Granby

Hungary Rd

East Granby

River Bend

Farm 1 – Phelps Road







Town of Suffield

Conservation Easement Acquisition (87.818+/- Acres) for Farm 2

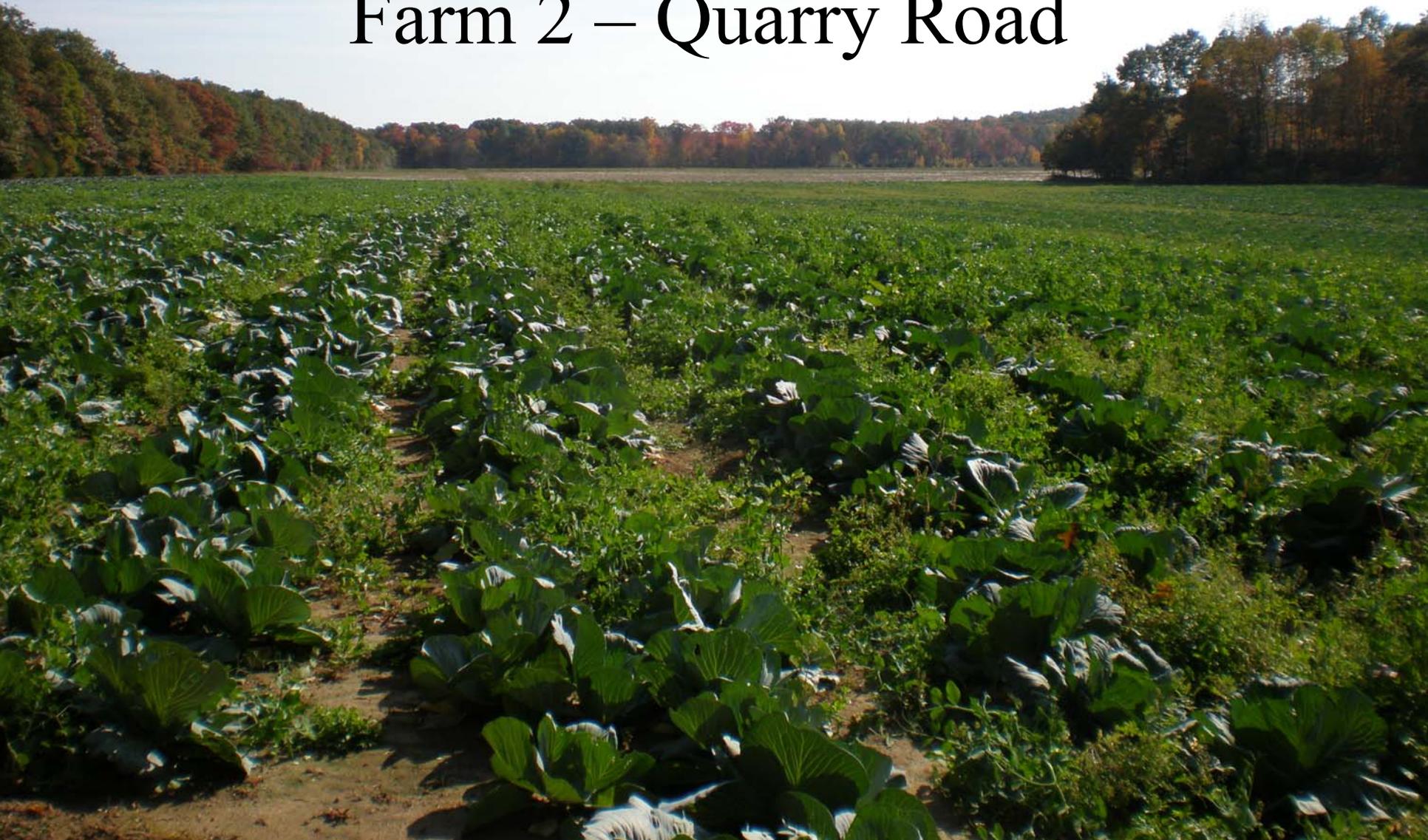
- **River Bend Property, Quarry Road**

Total Cost: \$1,000,000 (\$11,387 per acre), includes State Grant totaling \$700,000

Town Cost: \$300,000 (\$3,416 per acre) from Town Open Space Account

River Bend

Farm 2 – Quarry Road







Town of Suffield

- Acceptance of 1 acre parcel along Phelps Road for parking for Farmington Valley Greenway
- Twenty Two Mile multi-use trail running through six Central Connecticut towns
- Ultimately will be part of trail network between New Haven, CT and Northampton, MA
- Acquisition of 1 acre at no cost to town

Connecticut

Quarry Rd

Quarry Rd

Farmington Valley Greenway

Grace Clark Farm

Apple Ln

Town 1 acre for trail parking →

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76+/-
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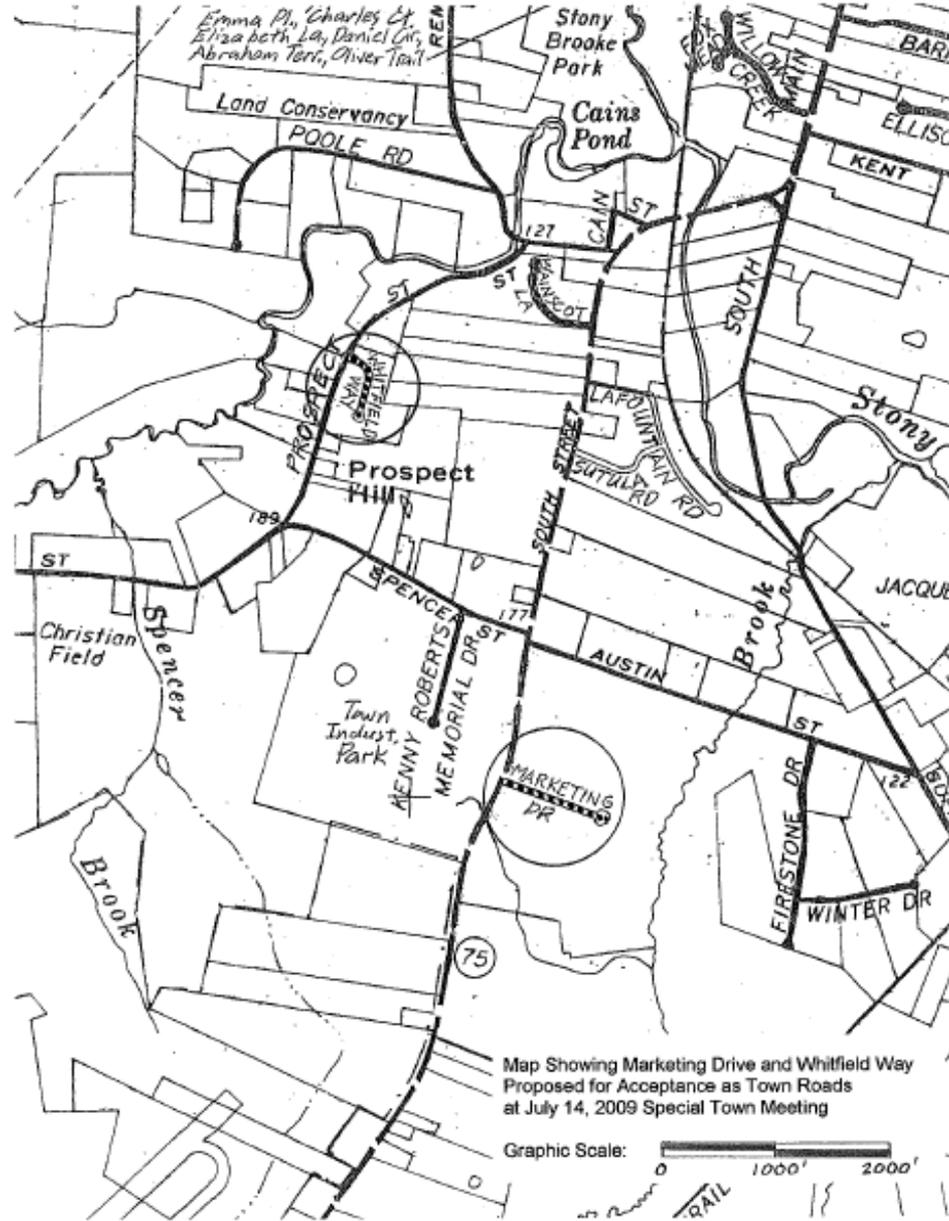


Town of Suffield

Public Input and Vote on Resolutions



Marketing Drive



Map Showing Marketing Drive and Whitfield Way Proposed for Acceptance as Town Roads at July 14, 2009 Special Town Meeting

Graphic Scale: 0 1000' 2000'



Town of Suffield

Public Input and Vote on Resolution



Town of Suffield

Public Input and Vote on Resolution