**3. Agriculture, Forestry, and Open Space**

Woodlands, open space, and to lesser extent, agricultural land help define the character of Poland. In addition these undeveloped areas help maintain water quality of surface waters.

**Town Goal:**

***Safeguard the Town’s agricultural, forest, and open space resources from developments which affect those resources.***

| POLICIES | ACTION STRATEGIES | RESPONSIBILITY | STATUS |
| --- | --- | --- | --- |
| 1. Maintain the Town’s agricultural and forestry resources.  2. Protect existing agricultural areas from conflicts that may arise from new, adjacent land use activities.  3. Encourage land use development practices, such as the use of cluster housing, that preserves agricultural and forestry resources and open space.  4. Establish a funding mechanism for the purchase of conservation easements, and the purchase of land to preserve valuable open space areas.  5. Maintain large tracts of agricultural and forestry and open space land. | Provide education and encourage forest harvesting practices that maintain the Town’s scenic beauty, sustainable wildlife habitat, and water quality.  Publicize availability of Right to Farm, Farm and Open Space, and Tree Growth Tax Laws, and State forest practice regulations, by including mailing with tax bills and by developing/acquiring resource materials for posting on the Town's Web site.  Publicize the availability of free and low-cost professional woodlot management assistance.  Seek conservation easements on woodland and agricultural land tracts.  Place conservation easements on town owned land under active forest management.  Continue to administer and enforce the provision in the CLUC requiring the developer to provide a 100-foot buffer strip between new residential developments and active farmland.  Review and amend if necessary cluster provisions in the CLUC to promote such development.  Amend the CLUC to include provisions that lots created on backland to be used for agriculture, forestry, or open space not be required to construct roads to meet road frontage requirements.  Establish an open space fund, to be administered by the Selectpersons with input from the Conservation Commission, that would be funded by donations, grants and at the discretion of the Town, town timber sales and tax penalties from the sale, or change of use or status of land which is currently tax exempt or subject to reduced taxation (such as land subject to the Tree Growth Tax.)  Monitor the rate of residential development in the Farm and Forest District. If **it appears that development is impacting agriculture and forestry consider** the following:  a. Residential growth limitation Ordinance for the Farm and Forest District.  b. A hybrid transfer of Development Rights program.  c. Increased lot size requirement | Town Forester &  Comprehensive Plan Committee  **Town administration**  Conservation Commission  **Planning Board**  Town Meeting  Conservation Commission/Land Trusts  Selectpersons  Conservation Commission  Planning Board & CEO  Planning Board  Town Meeting  **Conservation Commission**  Town Meeting  Selectpersons, Conservation Commission/Town Meeting  Planning Board/ **CEO**  Town Meeting | Ongoing  Ongoing  Ongoing  Delete PB  Ongoing  Ongoing  Ongoing  Complete  Ongoing  Ongoing  **Ongoing** |
|  | COMPLETED PRIOR PLAN STRATEGIES |  |  |
| 3. Encourage land use development practices, such as the use of cluster housing, that preserves agricultural and forestry resources and open space. | Review and amend if necessary cluster provisions in the CLUC to promote such development. | Planning Board  Town Meeting | Complete |