

## *Litchfield Farm Project*

### **LAND EVALUATION AND SITE ASSESSMENT for AGRICULTURAL LAND**

The Litchfield Farm Project is concerned with protecting the agricultural land base and heritage of the community. The group is comprised of farmers, elected officials, planning board and conservation commission members, budget committee members and residents. The goal of the Project is to protect the Town's active agricultural land from conversion to other uses, thereby, maintaining the rural character of the community. To achieve this goal, the group has undertaken many tasks, including a Land Evaluation and Site Assessment (LESA) for all active agricultural lands within the community.

The LESA system, developed by the Natural Resources Conservation Service, is designed to determine the quality of land for agricultural uses and to assess sites or land areas for their agricultural economic viability. The system is designed to be applied consistently to all parcels being evaluated, allowing individual parcels to be compared and prioritized for protection. With limited funding available to protect a valuable resource, the intent is to provide a method to identify the most important agricultural resources in a community. There are two parts to the LESA system the Land Evaluation and the Site Assessment.

#### ***Land Evaluation***

The land evaluation uses the soil potential indices developed by the NRCS as a measure to rate the soil's capability to produce crops. This system allows different soil map units to be compared numerically relative to agricultural productivity. A parcel of land is generally comprised of more than one soil unit. Each soil unit has an assigned SPI. The higher the SPI the better the soil is for agricultural production. The geographical information system (GIS) was employed to calculate the area of each soil unit by parcel. The area figures are then multiplied by the SPI for the specific soil type. An average SPI is determined for each parcel by totaling the SPI area figures and dividing by the total area of the parcel. Since the highest SPI a soil could have is 100, the maximum number of points a parcel could receive in this category is 100. The average SPI calculations for each parcel are attached in Appendix A.

#### ***Site Assessment***

The site assessment uses a set of questions to evaluate non-soil factors such as surrounding land uses, size of parcel, economic factors, development threats, etc to assess the agricultural viability/retention of the parcel for agricultural purposes. The site assessment facilitates the comparison of the economic and social characteristics of different parcels by attaching numerical values to the answers to the questions. The maximum points a parcel could receive in the Site Assessment would be 250. A copy of the survey form used in the evaluation is attached in Appendix B.

#### ***Results***

The land along the Merrimack River has long been recognized as some of the best farmland in the State. Prime agricultural soils, as defined by the Natural Resources Conservation Service, dominate the river corridor as depicted on Map 1. Early in the process the advisory committee decided to focus their efforts on preserving active agricultural properties. Based on this decision, 34

individual parcels of land were identified and evaluated using the LESA system. These parcels are also shown on Map 1 and all subsequent maps. Totalling 1,088 acres, the parcels range in size from 5.5 to 106.2 acres, only 5 parcels are larger than 50 acres; however, four operations account for the majority of the actively farmed land in the community.

A summary of the LESA information for the 34 parcels is provided in Table 1. The table reports the acreage, zoning classification, total value of the survey questions (site assessment) and average SPI (land evaluation). The parcels are listed in descending order based on the sum of the values for the land evaluation and the site assessment. Those with the highest total score are at the top of the list. The maximum number of points a parcel could receive is 350.

Soils with an SPI of 70 or higher are generally important agricultural soils with high productivity for crops. Twenty-four of the 34 parcels have an average SPI of 70 or higher. The average SPI figures for the parcels are depicted on Map 2. Note that the parcels with the highest SPIs are located along the Merrimack River within the floodplain. The SPI calculations for each parcel are attached in Appendix A.

The site assessment survey contains 23 questions with maximum possible points of 250. Questions addressed such topics as: size of the parcel; surrounding land use; development potential; agricultural interest of the next generation; and threat of conversion to another use. The results of the site assessment are depicted on Map 3 and a copy of the survey is attached in Appendix B. The results of the survey process placed 15 parcels in the two highest categories with 4 parcels in the highest category.

The combined results of the land evaluation and the site assessment are displayed on Map 4. As with the site assessment, 15 of the parcels fall within the two highest categories with 3 parcels in the highest category. Again, the majority of the highest ranking parcels are located between NH Route 3A and the Merrimack River.

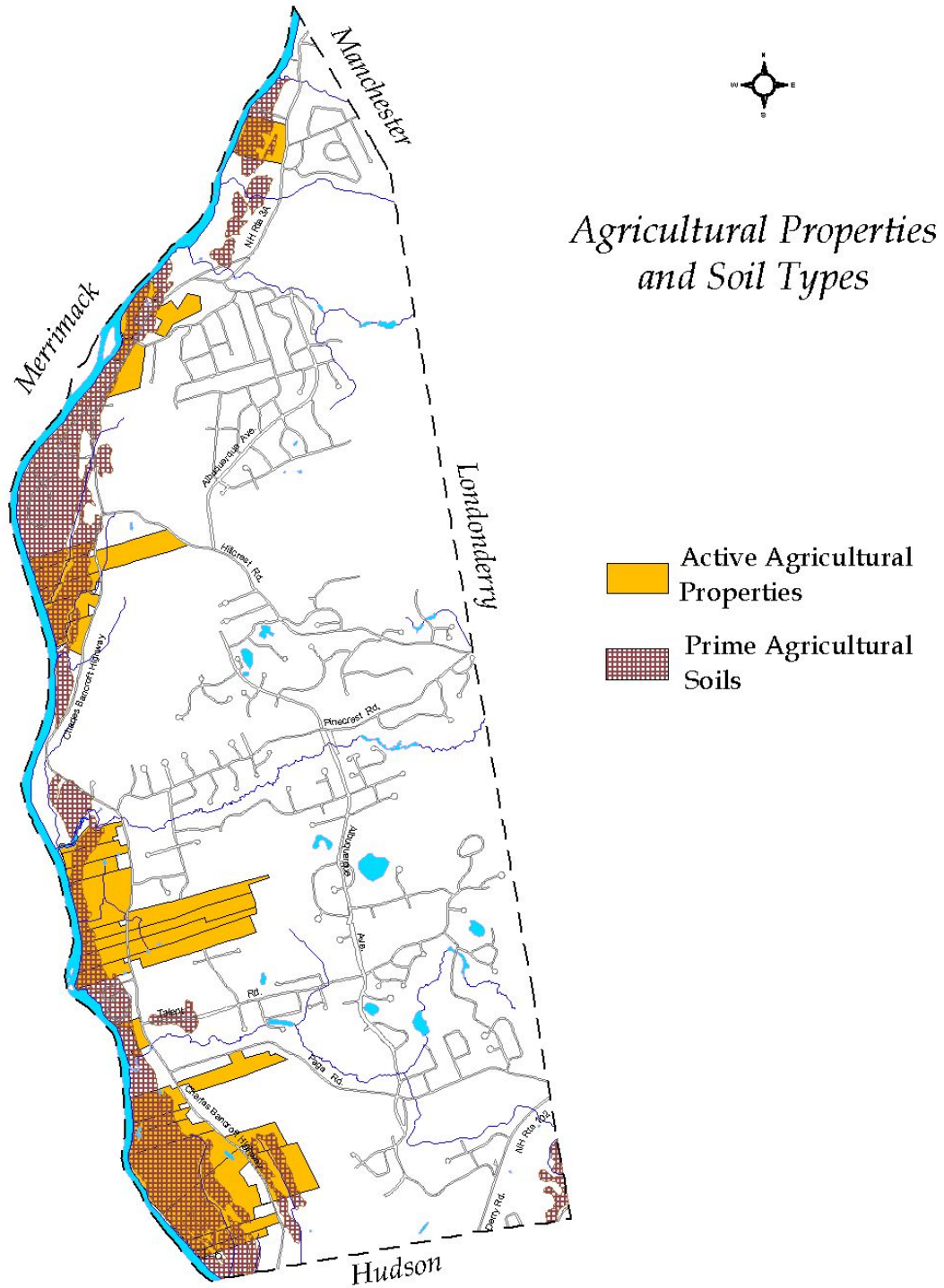
One other component to consider when evaluating the productivity of the Town's agricultural land and the degree of threat from future development is the extent of the floodplain along the Merrimack River and its tributaries. The 100 year floodplain is shown overlaying the agricultural parcels on Map 5. In comparing this with the other maps in the series, the most significant impact of the 100 year floodplain is in the area east of NH Route 3A south of the Passaconaway golf course.

The Land Evaluation and Site Assessment process provides the Town with a great deal of data on the existing agricultural parcels in the community. This information can be used by the Town to evaluate the existing situation and to identify conservation priorities. The LESA information also provides a base of information to assist the community in writing grant applications to leverage funds for their conservation efforts.

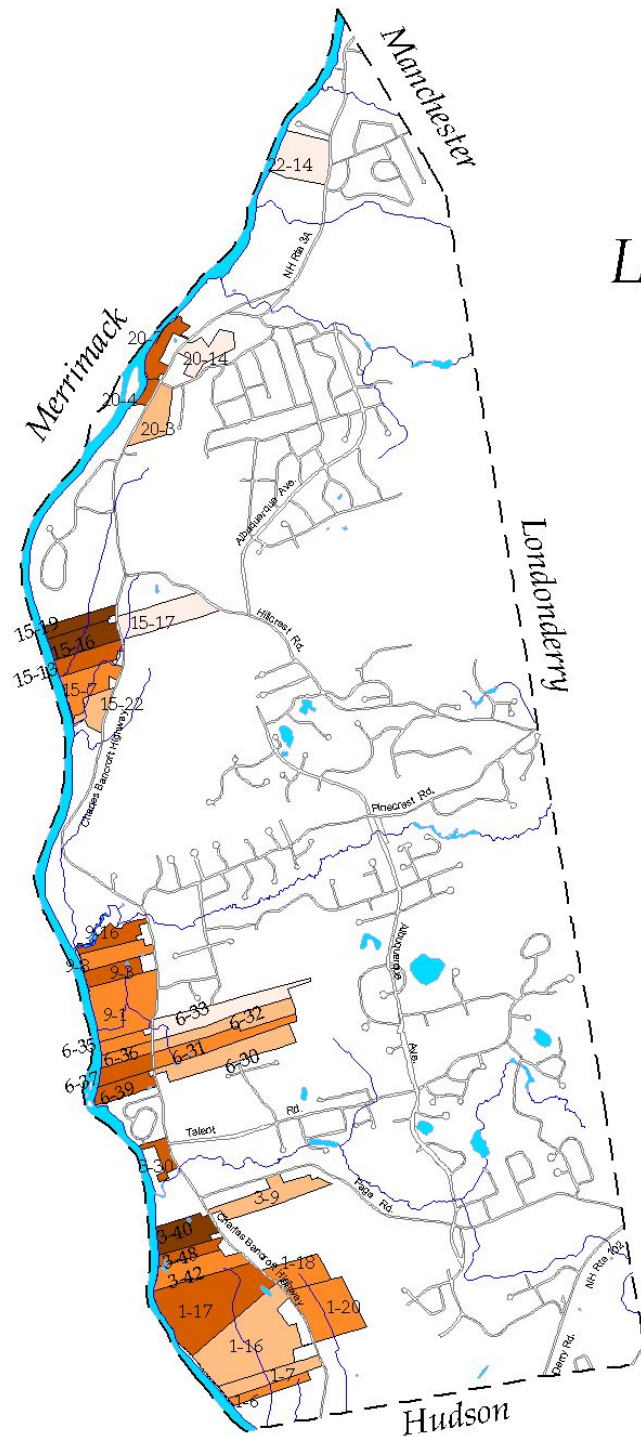
TABLE 1

Litchfield Tax Map & Lot #	Property Owner	Street Address			Property Acreage	Zoning District	Total Value of Threshold Question Responses	Average Soil Potential Index (SPI) Value	Sum of SPI & Threshold Response Values
1-17	Rodonis, Joe & Marilyn	42 Charles Bancroft Hwy.	Litchfield	NH 03052	106.2	C	190	88	278
1-18	Rodonis, Joe & Marilyn	42 Charles Bancroft Hwy.	Litchfield	NH 03052	26.4	C/I	180	72	252
15-16	McQuesten, Charles	334 Charles Bancroft Hwy.	Litchfield	NH 03052	31.6	R	160	91	251
1-16	Rodonis, Wm. J. Jr. & Lin	44 Charles Bancroft Hwy.	Litchfield	NH 03052	98.0	C	175	64	239
9-1	Leary, Florence	120 Charles Bancroft Hwy.	Litchfield	NH 03052	60.1	R	165	73	238
20-7	Durocher, Herve & Joan	448 Charles Bancroft Hwy.	Litchfield	NH 03052	18.9	C	155	81	236
15-19	Lynch, Arthur*	338 Charles Bancroft Hwy.	Litchfield	NH 03052	16.3	R	140	96	236
15-13	Mahowiec, Sandra*	328 Charles Bancroft Hwy.	Litchfield	NH 03052	16.1	R	145	89	234
6-39	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	20.3	R	145	88	233
1-20	Litchfield Development Co	1013 Centre Road	Wilmington	DE 19805	52.3	C/I	160	72	232
20-4	Colby Litchfield LLC*	PO Box 629	Manchester	NH 03105	5.5	C	145	85	230
6-37	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	19.2	R	145	84	229
3-42	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	31.8	R	145	79	224
3-40	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	27.9	R	130	94	224
3-48	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	15.0	R	135	88	223
15-22	Smith, Lawrence*	297 Charles Bancroft Hwy.	Litchfield	NH 03052	13.6	R	145	65	210
15-7	Colby, Carrie*	318 Charles Bancroft Hwy.	Litchfield	NH 03052	27.3	R	130	79	209
22-14	BMC-DED				39.7	R	155	52	207
20-3	Colby Litchfield LLC*	PO Box 629	Manchester	NH 03105	24.3	R	145	62	207
3-30	Leary, Florence	120 Charles Bancroft Hwy.	Litchfield	NH 03052	11.9	R	120	84	204
9-16	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	23.9	R	120	80	200
6-36	Durocher, R,C,C	158 Charles Bancroft Hwy.	Litchfield	NH 03052	13.2	R	120	78	198
20-14	Durocher, Herve & Joan	448 Charles Bancroft Hwy.	Litchfield	NH 03052	22.2	C	135	58	193
6-32	Durocher, R,C,C	448 Charles Bancroft Hwy.	Litchfield	NH 03052	40.6	R	125	68	193
1-6	Rodonis, William	44 Charles Bancroft Hwy.	Litchfield	NH 03052	13.5	C	110	75	185
15-17	McQuesten, Charles	334 Charles Bancroft Hwy.	Litchfield	NH 03052	75.0	R	130	52	182
9-3	Illg, Julia	192 Charles Bancroft Hwy.	Litchfield	NH 03052	16.2	R	100	81	181
6-30	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	47.8	R	110	70	180
6-33	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	39.5	R	120	57	177
1-7	Johnston	22 Charles Bancroft Hwy.	Litchfield	NH 03052	23.1	C	105	70	175
6-35	Durocher, R,C,C	158 Charles Bancroft Hwy.	Litchfield	NH 03052	13.1	R	100	74	174
9-8	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	20.7	R	100	71	171
6-31	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	42.3	R	95	72	167
3-9	Wilson Farms Corp.	144 Charles Bancroft Hwy.	Litchfield	NH 03052	35.0	R	95	65	160

Map 1



Map 2

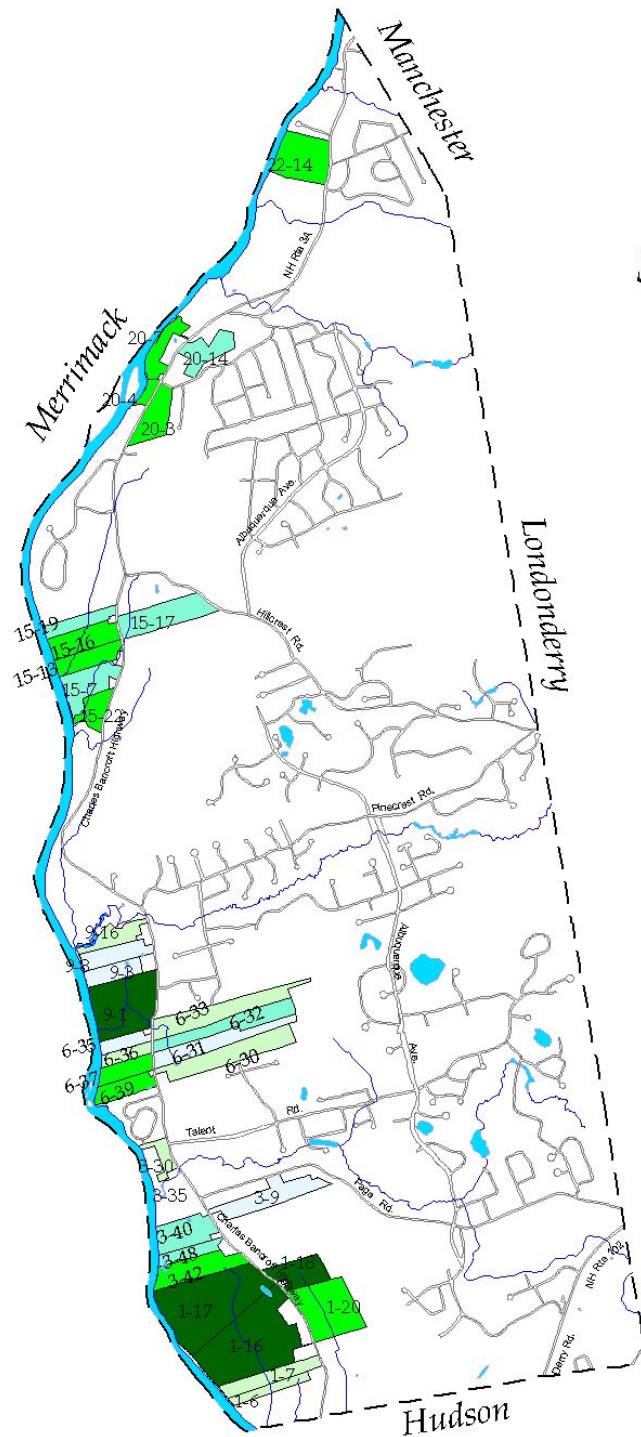


## Land Evaluation

Based on Soil Potential  
Index (SPI)

SPI provides a measure of  
analysis for the agricultural  
value of properties on a  
soil specific basis.

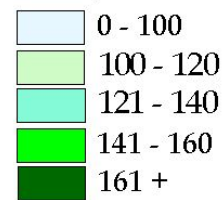
Map 3



## Site Assessment

Based on Threshold Survey

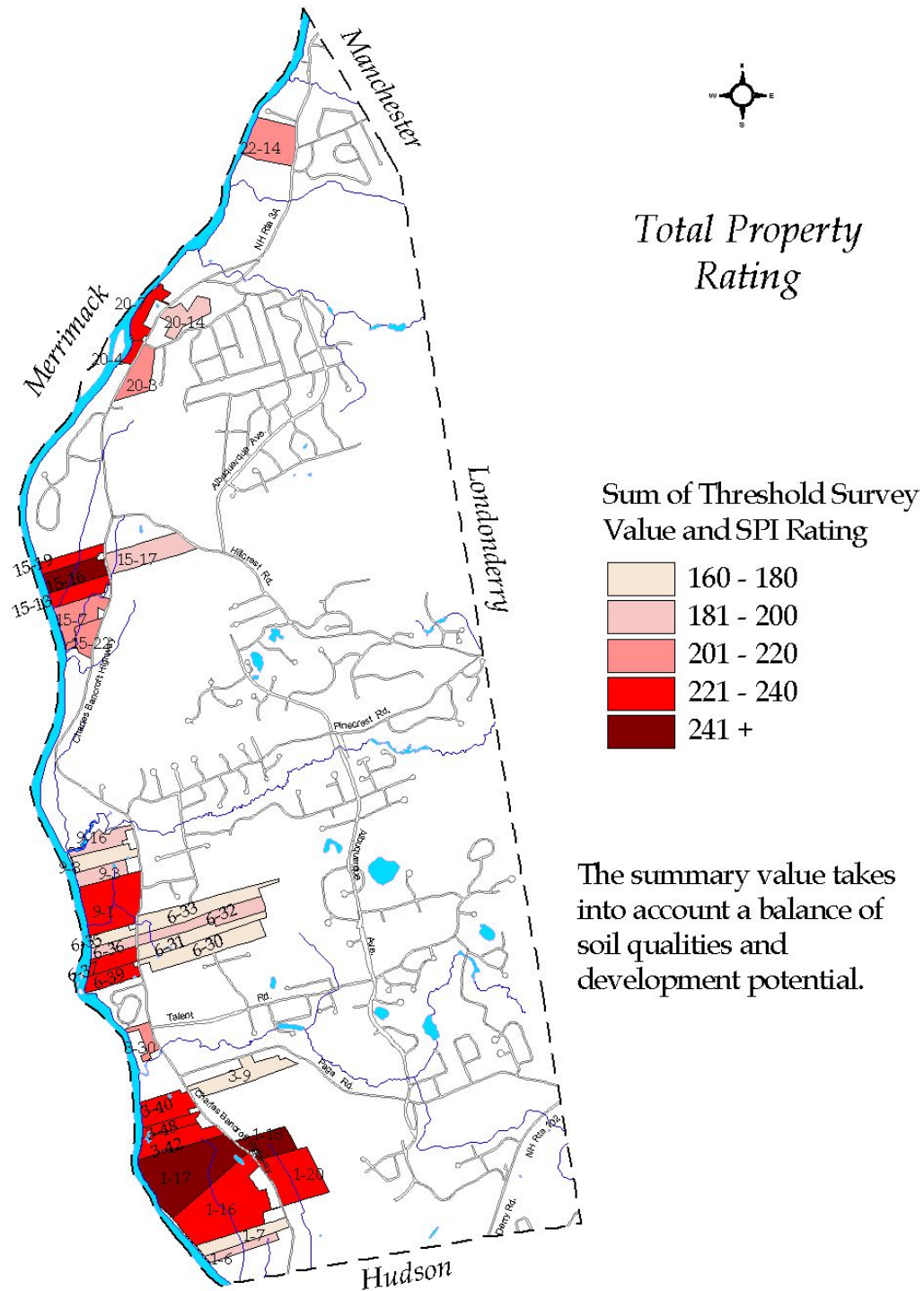
Value of Responses  
to Site Assessment  
Survey



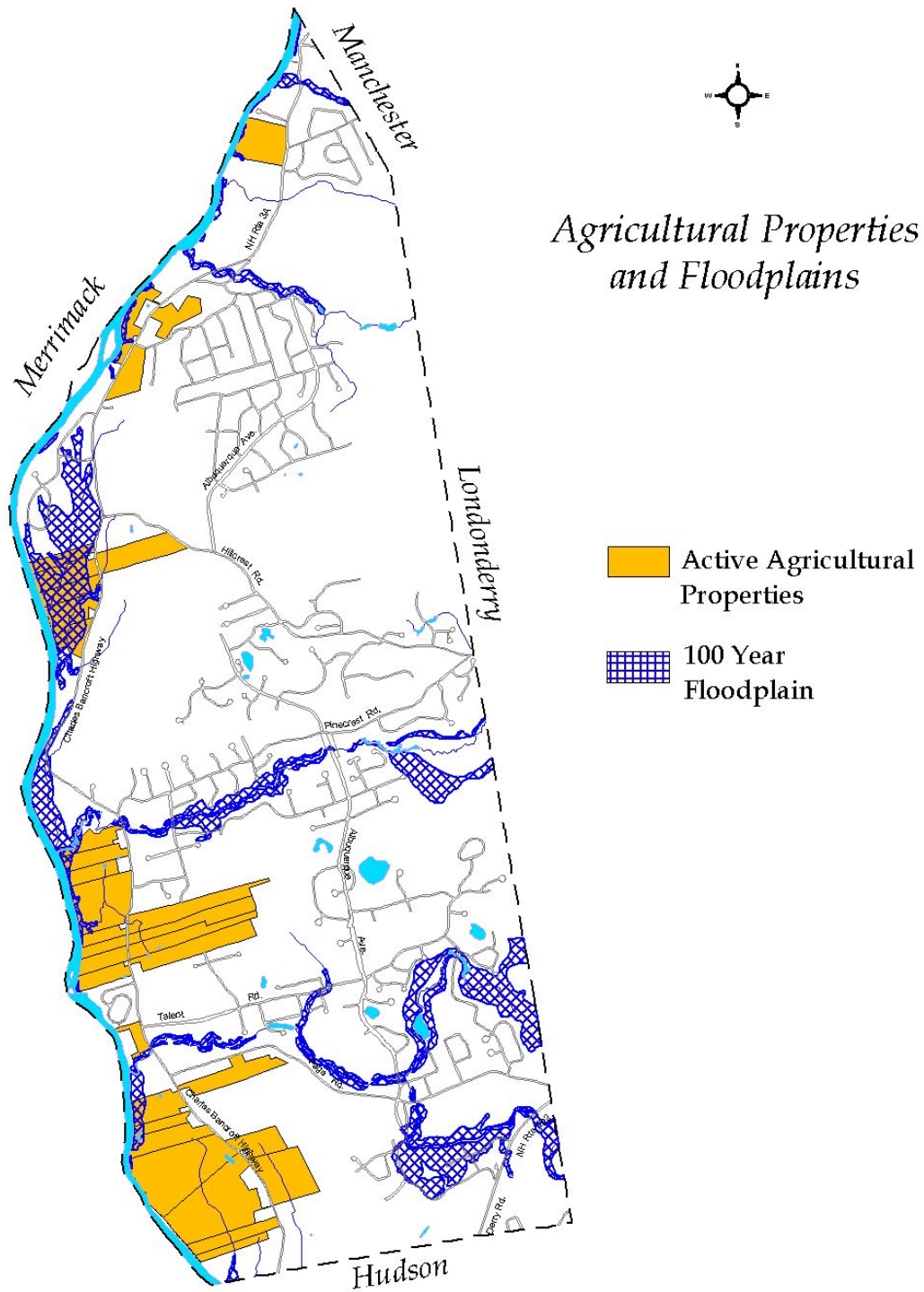
The Site Assessment Survey  
provided a means of assessing  
development pressures on each  
parcel



Map 4



Map 5





Parcel ID #	Soil Type	Area (square feet)	# Acres	SPI	Acres x SPI	Avg SPI
map 1 lot 6	Om	297520.4	6.8	100	683.0	
	Pu	37429.0	0.9	89	76.5	
	Rp	112886.2	2.6	64	165.9	
	So	62625.6	1.4	0	0.0	
	WdA	47611.3	1.1	80.5	88.0	
	WdD	33985.7	0.8	0	0.0	
map 1 lot 6			13.59		1013.33	74.6
map 1 lot 7	Om	386126.1	8.9	100	886.4	
	Pu	64839.5	1.5	89	132.5	
	Rp	201949.6	4.6	64	296.7	
	So	138635.4	3.2	0	0.0	
	WdA	161901.6	3.7	80.5	299.2	
	WdD	57113.4	1.3	0	0.0	
map 1 lot 7			23.2		1614.8	69.6
map 1 lot 16	AgB	363643.8	8.3	97.5	813.9	
	DeA	103459.9	2.4	69.5	165.1	
	Om	931813.1	21.4	100	2139.1	
	PiA	113602.9	2.6	64.5	168.2	
	Pu	1237041.0	28.4	89	2527.5	
	Rp	226244.5	5.2	64	332.4	
	So	862983.1	19.8	0	0.0	
	WATER	18544.4	0.4		0.0	
	WdA	209765.8	4.8	80.5	387.7	
	WdD	410820.5	9.4	0	0.0	
map 1 lot 16			102.8		6533.9	63.6
map 1 lot 17	DeA	116957.3	2.7	69.5	186.6	
	Om	3509776.0	80.6	100	8057.3	
	PiA	208233.9	4.8	64.5	308.3	
	Pu	15545.5	0.4	89	31.8	
	So	199673.6	4.6	0	0.0	
	WATER	147244.0	3.4		0.0	
	WdA	160746.9	3.7	80.5	297.1	
	WdD	39099.8	0.9	0	0.0	
map 1 lot 17			100.9		8881.1	88.0
map 1 lot 18	BaA	98164.2	2.3	85	191.6	
	NnA	182488.4	4.2	85	356.1	
	PiA	491931.9	11.3	64.5	728.4	
	WdA	8457.0	0.2	80.5	15.6	
	WdB	241664.2	5.5	79	438.3	
	WdD	27043.8	0.6	0	0.0	
map 1 lot 18			24.1		1730.0	71.8
map 1 lot 20	BaA	256924.3	5.9	85	501.3	
	NnA	499736.2	11.5	85	975.2	
	PiA	1429134.0	32.8	64.5	2116.1	
	WdA	146066.0	3.4	80.5	269.9	
	WdD	6050.3	0.1	0	0.0	
map 1 lot 20			53.7		3862.6	72.0
map 3 lot 9	Cu	162821.2	3.7	0	0.0	
	DeA	396720.8	9.1	69.5	633.0	
	DeB	1691.4	0.0	68	2.6	
	PiA	346725.8	8.0	64.5	513.4	
	WdA	539565.2	12.4	80.5	997.1	

Parcel ID #	Soil Type	Area (square feet)	# Acres	SPI	Acres x SPI	Avg SPI
map 3 lot 9	WdB	56377.6	1.3	79	102.2	65.1
			34.5		2248.4	
map 3 lot 30	AgA	53845.7	1.2	100	123.6	
	Om	101043.9	2.3	100	232.0	
	WATER	1469.7	0.0		0.0	
	WdB	258819.8	5.9	79	469.4	
	WdD	12393.9	0.3	0	0.0	
map 3 lot 30			9.8		825.0	84.0
map 3 lot 40	Om	854051.1	19.6	100	1960.6	
	Pu	97032.8	2.2	89	198.3	
	Rp	31630.1	0.7	64	46.5	
	WdA	15390.5	0.4	80.5	28.4	
	WdB	260165.3	6.0	79	471.8	
map 3 lot 40			28.9		2705.6	93.7
map 3 lot 42	Om	912039.9	20.9	100	2093.8	
	PiA	45141.8	1.0	64.5	66.8	
	Pu	32813.0	0.8	89	67.0	
	So	93376.7	2.1	0	0.0	
	WATER	91963.3	2.1		0.0	
	WdA	116440.8	2.7	80.5	215.2	
	WdB	21629.5	0.5	79	39.2	
	WdD	51858.5	1.2	0	0.0	
map 3 lot 42			31.3		2482.1	79.2
map 3 lot 48	Om	360952.0	8.3	100	828.6	
	PiA	8025.5	0.2	64.5	11.9	
	Pu	36026.4	0.8	89	73.6	
	WATER	36431.7	0.8		0.0	
	WdA	100687.9	2.3	80.5	186.1	
	WdB	33354.0	0.8	79	60.5	
	WdD	2490.5	0.1	0	0.0	
map 3 lot 48			13.3		1160.7	87.5
map 6 lot 30	Cu	38257.3	0.9	0	0.0	
	DeA	5106.6	0.1	69.5	8.1	
	HsA	153838.3	3.5	63.5	224.3	
	PiA	919973.8	21.1	64.5	1362.2	
	WdA	634094.4	14.6	80.5	1171.8	
	WdB	151218.7	3.5	79	274.2	
map 6 lot 30			43.7		3040.7	69.6
map 6 lot 31	DeA	147762.7	3.4	69.5	235.8	
	HsA	38838.7	0.9	63.5	56.6	
	PiA	611967.1	14.0	64.5	906.1	
	WdA	411193.0	9.4	80.5	759.9	
	WdB	205903.8	4.7	79	373.4	
map 6 lot 31			32.5		2331.8	71.8
map 6 lot 32	Cu	10872.6	0.2	0	0.0	
	DeA	422881.0	9.7	69.5	674.7	
	Gw	56089.9	1.3	0	0.0	
	PiA	528283.6	12.1	64.5	782.2	
	WdA	381726.7	8.8	80.5	705.4	
	WdB	87480.7	2.0	79	158.7	
map 6 lot 32			34.1		2321.0	68.0

Parcel ID #	Soil Type	Area (square feet)	# Acres	SPI	Acres x SPI	Avg SPI
map 6 lot 33	Cu	288536.8	6.6	0	0.0	
	DeA	160037.9	3.7	69.5	255.3	
	Gw	117525.0	2.7	0	0.0	
	PiA	630271.0	14.5	64.5	933.3	
	WdA	548320.0	12.6	80.5	1013.3	
	WdB	189255.4	4.3	79	343.2	
map 6 lot 33			44.4		2545.1	57.3
map 6 lot 35	Om	149400.5	3.4	100	343.0	
	PiA	205595.4	4.7	64.5	304.4	
	WATER	37834.5	0.9		0.0	
	WdA	10293.0	0.2	80.5	19.0	
	WdB	107047.1	2.5	79	194.1	
map 6 lot 35			11.7		860.6	73.5
map 6 lot 36	Om	160841.4	3.7	100	369.2	
	PiA	136956.4	3.1	64.5	202.8	
	WATER	18360.6	0.4		0.0	
	WdA	51118.3	1.2	80.5	94.5	
	WdB	120146.2	2.8	79	217.9	
	WdC	26997.1	0.6	52.5	32.5	
map 6 lot 36			11.8		916.9	77.6
map 6 lot 37	Om	338620.4	7.8	100	777.4	
	PiA	57686.3	1.3	64.5	85.4	
	WATER	7049.5	0.2		0.0	
	WdA	94874.3	2.2	80.5	175.3	
	WdB	165856.9	3.8	79	300.8	
	WdC	83247.4	1.9	52.5	100.3	
map 6 lot 37			17.2		1439.2	83.9
map 6 lot 39	Om	454449.2	10.4	100	1043.3	
	PiA	39375.0	0.9	64.5	58.3	
	WATER	1102.4	0.0		0.0	
	WdA	94215.1	2.2	80.5	174.1	
	WdB	120910.7	2.8	79	219.3	
	WdC	77944.0	1.8	52.5	93.9	
map 6 lot 39			18.1		1588.9	87.8
map 9 lot 1	Om	523554.6	12.0	100	1201.9	
	PiA	1114670.0	25.6	64.5	1650.5	
	WATER	154625.5	3.5		0.0	
	WdA	316649.1	7.3	80.5	585.2	
	WdB	701025.3	16.1	79	1271.4	
map 9 lot 1			64.5		4709.0	73.0
map 9 lot 3	Om	168350.6	3.9	100	386.5	
	PiA	27676.7	0.6	64.5	41.0	
	Rp	111757.0	2.6	64	164.2	
	Su	6017.7	0.1	80.5	11.1	
	WATER	2248.0	0.1		0.0	
	WdA	223077.0	5.1	80.5	412.3	
	WdB	176141.3	4.0	79	319.4	
map 9 lot 3			16.4		1334.5	81.3
map 9 lot 8	Om	271759.6	6.2	100	623.9	
	Rp	240393.3	5.5	64	353.2	

Parcel ID #	Soil Type	Area (square feet)	# Acres	SPI	Acres x SPI	Avg SPI
map 9 lot 8	So	114741.0	2.6	0	0.0	71.4
	Su	45323.3	1.0	80.5	83.8	
	WdB	231862.6	5.3	79	420.5	
			20.8		1481.3	
map 9 lot 16	Om	341269.5	7.8	100	783.4	80.2
	Rp	218095.9	5.0	64	320.4	
	So	38624.3	0.9	0	0.0	
	Su	57370.5	1.3	80.5	106.0	
	WdB	151484.4	3.5	79	274.7	
map 9 lot 16			18.5		1484.6	
map 15 lot 7	Om	742741.5	17.1	100	1705.1	78.7
	Rp	41934.9	1.0	64	61.6	
	So	183238.6	4.2	0	0.0	
	WdA	9706.7	0.2	80.5	17.9	
	WdB	238555.6	5.5	79	432.6	
	WdC	34084.4	0.8	52.5	41.1	
map 15 lot 7			28.7		2258.4	
map 15 lot 13	AgA	130317.5	3.0	100	299.2	88.9
	DeA	11507.1	0.3	69.5	18.4	
	DeB	95878.7	2.2	68	149.7	
	Om	529127.7	12.1	100	1214.7	
	Rp	118106.1	2.7	64	173.5	
	So	24495.3	0.6	0	0.0	
map 15 lot 13			20.9		1855.4	
map 15 lot 16	AgA	157714.3	3.6	100	362.1	91.4
	DeA	738.3	0.0	69.5	1.2	
	DeB	125439.1	2.9	68	195.8	
	Om	755373.4	17.3	100	1734.1	
	Rp	171425.0	3.9	64	251.9	
	WATER	2350.0	0.1		0.0	
map 15 lot 16			27.8		2545.0	
map 15 lot 17	DeA	358401.3	8.2	69.5	571.8	52.4
	DeB	175439.9	4.0	68	273.9	
	HsD	145449.3	3.3	0	0.0	
	PiA	71806.4	1.6	64.5	106.3	
	Pr	43146.0	1.0	0	0.0	
	So	298008.6	6.8	0	0.0	
	WdA	562687.9	12.9	80.5	1039.9	
	WdC	32426.8	0.7	52.5	39.1	
map 15 lot 17			38.7		2031.0	
map 15 lot 19	AgA	51964.3	1.2	100	119.3	96.1
	DeB	8442.6	0.2	68	13.2	
	Om	587859.0	13.5	100	1349.5	
	Rp	66645.5	1.5	64	97.9	
	WATER	1205.9	0.0		0.0	
map 15 lot 19			16.4		1579.9	
map 15 lot 22	DeA	5297.8	0.1	69.5	8.5	
	Om	188102.3	4.3	100	431.8	
	So	125308.6	2.9	0	0.0	
	WdA	133683.6	3.1	80.5	247.1	
	WdB	77191.7	1.8	79	140.0	

Parcel ID #	Soil Type	Area (square feet)	# Acres	SPI	Acres x SPI	Avg SPI
map 15 lot 22	WdC	132129.0	3.0	52.5	159.2	
			15.2		986.6	64.9
map 20 lot 3	BaA	14215.1	0.3	85	27.7	
	DeA	33697.6	0.8	69.5	53.8	
	NnB	70625.5	1.6	82.5	133.8	
	PiA	848155.0	19.5	64.5	1255.9	
	Sm	67960.0	1.6	0	0.0	
map 20 lot 3			23.8		1471.1	61.9
map 20 lot 4	BaA	227333.3	5.2	85	443.6	
map 20 lot 4			5.2		443.6	85.3
map 20 lot 7	AgA	336768.3	7.7	100	773.1	
	BaA	266836.1	6.1	85	520.7	
	So	76771.5	1.8	0	0.0	
	Su	102603.7	2.4	80.5	189.6	
	WATER	11313.7	0.3		0.0	
map 20 lot 7			18.2		1483.4	81.4
map 20 lot 14	BaA	49694.9	1.1	85	97.0	
	DeA	119420.0	2.7	69.5	190.5	
	WdB	545608.0	12.5	79	989.5	
	WdD	244338.0	5.6	0	0.0	
map 20 lot 14			22.0		1277.0	58.0
map 22 lot 14	AgA	471897.4	10.8	100	1083.3	
	AgB	527900.9	12.1		0.0	
	PiA	213899.1	4.9	64.5	316.7	
	WATER	1385.3	0.0		0.0	
	WdA	175848.8	4.0	80.5	325.0	
	WdB	152444.3	3.5	79	276.5	
	WdC	139262.1	3.2	52.5	167.8	
	WdD	131042.5	3.0	0	0.0	
map 22 lot 14			41.6		2169.3	52.1
map 22 lot 96	AgA	133052.3	3.1	100	305.4	
	HsA	62363.9	1.4	63.5	90.9	
	NnA	778.9	0.0	85	1.5	
	NnB	85165.5	2.0	82.5	161.3	
	So	321421.8	7.4	0	0.0	
	WATER	3519.3	0.1		0.0	
	WdA	194025.4	4.5	80.5	358.6	
	WdB	181452.0	4.2	79	329.1	
map 22 lot 96	WdD	88598.7	2.0	0	0.0	
			24.6		1246.8	50.7
map 23 lot 16	AgA	295661.5	6.8	100	678.7	
	WdA	71871.3	1.6	80.5	132.8	
	WdB	11066.7	0.3	79	20.1	
	WdC	309494.4	7.1	52.5	373.0	
	WdD	225731.2	5.2	0	0	
map 23 lot 16			21.0		1204.6	57.4



## WORKSHEET

Landowner: \_\_\_\_\_  
Tax Map/Lot Number: \_\_\_\_\_  
Total Acres of Parcel: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### PART 1 - LAND EVALUATION

Average SPI = \_

#### Threshold Questions:

Is the farmland permanently protected as an agricultural resource through recognized protection techniques?

Yes \_\_\_\_\_ No \_\_\_\_\_

If No, continue with the evaluation. No points assigned to this question.

1. Is the site currently in agricultural use?

Yes (15) \_\_\_\_\_ No (0) \_\_\_\_\_

Rationale: If the site is currently being used, it is more important to protect.

2. Acreage of land in agriculture?

>50 (15) \_\_\_\_\_ 25-50 (10) \_\_\_\_\_ 5-24 (5) \_\_\_\_\_ <5 (0) \_\_\_\_\_

Rationale: The larger the site, the greater the value.

3. Is the farm adjacent to another site identified in the Town's Open Space Protection Plan as a preservation priority?

Yes (15) \_\_\_\_\_ No (0) \_

Rationale: Land adjacent to land identified for future protection has greater value for protection.

4. Will subtracting agricultural acreage jeopardize continuation of the farm operation?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale: A farm operation vulnerable to loss of land increases value of protection.

5. Has the land resource been improved through the installation, application, and maintenance of production/conservation measures?

Major (10) \_\_\_\_\_ Minor (5) \_\_\_\_\_ None (0) \_\_\_\_\_

Rationale: The greater the improvement, more value for the site.

6. Does the site contain other land with agricultural potential not currently used for agriculture?

Major (10) \_\_\_\_\_ Minor (5) \_\_\_\_\_ None (0) \_\_\_\_\_

Rationale: Potential for agricultural expansion on site increases value for protection.

7. Does the farm have substantial on site capital investments?

Major (10) \_\_\_\_\_ Minor (5) \_\_\_\_\_ None (0) \_\_\_\_\_

Rationale: The more substantial on site capital investment, the more value to the site.

8. Is continued agricultural use of the site consistent with the current Master Plan?

Yes (15) \_\_\_\_\_ No (0) \_

Rationale: Consistency with Master Plan increases value for protection.

9. Is the site the primary focal point of a scenic view or, does the site provide a viewpoint for other scenic features?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale: Scenic features are valuable from a cultural/social standpoint, therefore add protection value.

10. Does the site have recognized historic or cultural features?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale: Historic or cultural features are valuable from a cultural/social standpoint, therefore more protection value.

11. Does the site provide access to publicly available recreational activities?

Yes (5) \_\_\_\_\_ No (0) \_

Rationale: Recreational opportunities are valuable from a cultural/social standpoint, therefore more protection value.

12. What is the extent of permanent conversion to non-agricultural uses in the surrounding area?

Total (15) \_\_\_\_\_ Scattered (10) \_\_\_\_\_ None (0) \_\_\_\_\_

Rationale: The greater the extent of non-agricultural use, the greater the value of the site.

13. Does the site have significant road frontage that could be developed?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale: The more road frontage, the more likely it will be converted to nonagricultural use, thus the more protection it needs.

14. Is public water available?

Yes (5) \_\_\_\_\_ No (0) \_

Rationale: If public water is available, the more likely it will be converted to nonagricultural use, the more protection it needs.

15. Does the site have educational value?

High (15) \_\_\_\_\_ Moderate (10) \_\_\_\_\_ Low (5) \_\_\_\_\_

Rationale:

16. Is there potential for imminent development of the site?

High (15) \_\_\_\_\_ Moderate (10) \_\_\_\_\_ Low (5) \_\_\_\_\_

Rationale: Threat of development would increase need for quick action to protect the property.

17. What Zone is the parcel located in?

Residential (15) \_\_\_\_\_ Commercial (10) \_\_\_\_\_

Rationale:

18. Is the individual interested in selling the property?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale: A willing seller represents an increased threat for development.

19. Is the assessed value greater than \$600,000?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale:

20. Is there a younger member of the family interested in taking over the farm?

Yes (5) \_\_\_\_\_ No (10) \_\_\_\_\_

Rationale:

21. Does the site have a value to the Town of Litchfield?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale:

22. Does the site contribute to the character of the Town?

Yes (10) \_\_\_\_\_ No (0) \_

Rationale: