



**FARMLAND VIABILITY GRANT**  
**FINAL REPORT**  
 MIDDLETOWN, CONNECTICUT

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**Middletown, Connecticut**

**April 28, 2008**

**Funded by:**

**State of Connecticut  
Department of Agriculture**

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# Farmland Viability Grant

# FINAL REPORT

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## Middletown, Connecticut

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## Introduction



## Introduction

This is the Final Report documenting the information gathered about farming and farmland in the City of Middletown. This report documents the results of the Consultant Team to evaluate what is needed to maintain and improve the viability of farming and farmland in the City of Middletown as part of a State of Connecticut Department of Agriculture Farmland Viability Grant.

Farming and farmland are identified as critical aspects of the character of Middletown in the 1990 Plan of Conservation and Development.

*The Land Use Map shows that undeveloped land – active agriculture, woodland and vacant land, and parkland – constitutes approximately 56 percent of the city’s land area. Agricultural and forested lands make up most of this undeveloped acreage. These areas endow Middletown with its rural character. (Section 3.2)*

One of the most important components of the study was the definition of goals. The defined goals affect both the data and process used in this study. Given the importance of these goals, several brainstorm sessions were held in April and May, 2007. Staff from the City of Middletown Planning, Conservation, and Development Department met with the Consultant Team five times to define and refine the goals. Based on these discussions, six goals were established which form the content of this report.

1. To review historic data about farmland in Middletown to identify past trends and anticipate future concerns and issues which would affect the viability of agriculture in the next 25 years.
2. To understand the current condition of the agricultural landscape in the City of Middletown to assist decision makers to design policy and regulations to increase the viability of Farming in the City of Middletown.
3. To identify the concerns and needs of farmers to support existing farms and farming and to increase the viability of farming in the City of Middletown.
4. To better understand the State, Federal, and Private programs which provide funding and other financing mechanisms to assist in protecting farming and farmland.
5. To assist in securing a successful vote on a referendum for City funds to be used to preserve and protect farming and farmland in the City of Middletown. (Referendum passed November 7, 2007)

6. Part of the Farmland Viability Grant also included a study of the existing Farmers Market located on the South Green. A review of the existing facility and recommendations for the future has been included in this document.

In order to accomplish the stated goals, the study included the following:

1. Field Verification of PA 490 properties in April 2007, May 2007 and August 2007
2. Three brainstorming sessions with the City Planning, Conservation and Development staff
3. Presentation to and comments from the Conservation Commission at mid point in study
4. One to one meetings with individual farmers and farmers market representatives
5. Farmland Viability Grant Workshops (FVG Workshops) were held to discuss farming in Middletown with farmers and property owners

During the research portion of this study, the Consultant Team began to realize that the farming use – planting of crops, mowing of hay, use of barn structures, etc. is as important as the preservation of soil types if not more so. City ownership of the property may protect farmland from development, but eventually the meadows, fields, and animals in pasture which define the aesthetics of agricultural uses would be lost. Therefore, the scope of the study was expanded to consider the both the farmland or soils of Middletown as well as farming in Middletown. This report attempts to define what each of those terms (farmland and farming) mean in Middletown and to offer recommendations to protect and preserve those two resources.

Sitting in a restaurant at Main Street, most residents may not consider the value of local agriculture, farming, or farmland. The following list is a summary of the benefits of local agriculture based on feedback from the many participants in this study.

1. Agriculture provides food (vegetables, herbs, fruit, grain, milk and juices, meat and fish) for the citizenry.
2. Agriculture provides meaningful employment and adds to the local economy.
3. Agricultural uses such as horseback riding and Fairs provide for recreation, entertainment and opportunities for livelihood.

4. Agriculture has an aesthetic quality in that people, when surveyed, enjoy walking, bicycling and driving by farms and areas where there are farm vistas. This is known as “aesthetic agriculture.”
5. Agrarian and Conservationist common interests can provide for creating sustainable environments.
6. Local Agriculture can promote awareness and offer solutions of the concomitant challenges of hunger and obesity.
7. The bringing together of Farming and Art can provide for exciting quality programming.
8. Ultimately a vibrant and thriving Agricultural Community (broadly defined) creates for a healthy living city.
9. Agriculture provides material as an input into further production (wool for blankets, sweaters). It also provides for opportunities to use plants and flowers for dying.
10. Agricultural Uses can provide for Demonstration Farms for Educational Opportunities on site (and in conjunction with local schools and after school and summer programs.
11. The local production of agricultural food can assist in Food Security for the City of Middletown in times of war/terrorism, disease and famine.
12. Agricultural uses such as Vineyards assist with Tourism and provide for multiplier effect for other business in the community such as bed and breakfast, hotel, restaurants and theatre.
13. Agriculture provides the means for a family to work together to generate income from their land.

The information generated during the past year is summarized in this report which consists of two volumes. This volume includes text and recommendations. Volume Two includes all appendices.

# Chapter 1



# Chapter 1

## FARMLAND IN MIDDLETOWN

Middletown, Connecticut is a place of unique history and character. One of the largest municipalities in Connecticut, Middletown is also one of only 20 cities in Connecticut. As a city, Middletown is a unique mix of downtown and suburban/rural areas. The Boston Globe ranks Middletown #6 in the “Top Ten of New England Main Streets.” Middletown is also one of few cities in Connecticut with active, or “working,” or “viable” agricultural uses including dairy farms, beef farms, alpaca, goat, beefalo and horse farms as well as crop production such as hay and corn.

According to the 1990 Plan of Conservation and Development, Middletown started, like most towns in Connecticut, as an agricultural center.

*Originating in the early 17<sup>th</sup> century, Middletown was one of the first towns founded in Connecticut. Similar to other New England settlements of the period, Middletown’s economic base centered around a thriving agricultural sector. Initially producing cereal crops including corn, rye, oats and wheat, which began to be marketed in the late 1700’s, the City later specialized into dairy and poultry farming, a move influenced by its proximity to larger urban areas. Agriculture remained an important aspect of Middletown’s economy even in the face of new industrial development, preserving its status as an agricultural center until the 1960’s. (Section 1.2)*

Connecticut is a state where agriculture was very important to the state economy until the 1800s when manufacturing became prominent. Since that time, agricultural lands have disappeared to woodland and development as the state population has increased. The most critical loss of farmland has occurred most recently. In the State of Connecticut, active farmland has decreased from 59% of the state to 12% of the state – a loss of 1.5 million acres over 80 years.

### FARMLAND ACREAGE IN CONNECTICUT 1924-2003

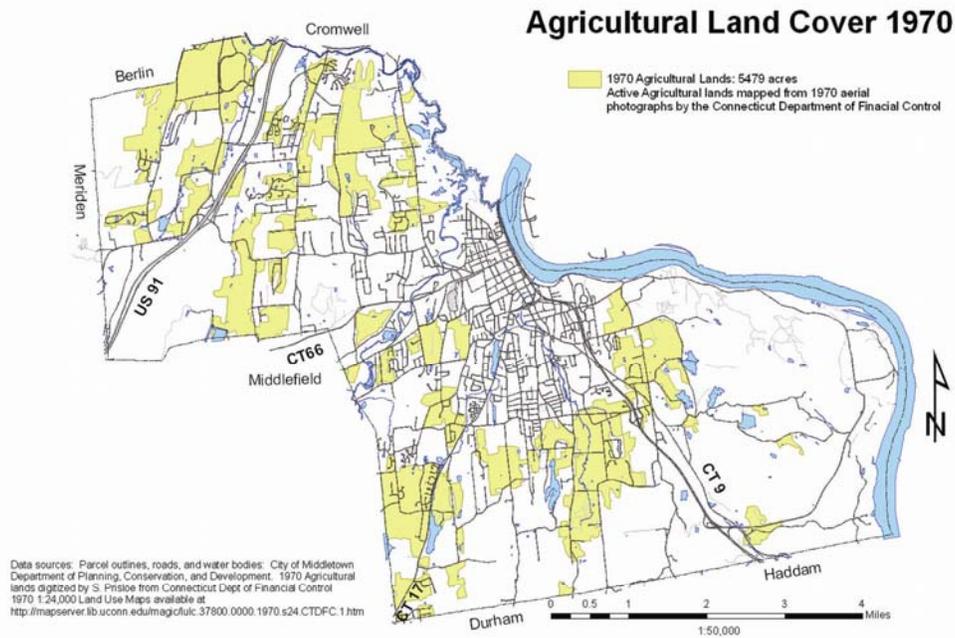
Year	Farm Acres	% of State
1924	1.8 million	59%
1934	2.1 million	67%
1949	1.3 million	41%
1959	884,443	28%
1969	541,372	17%
1978	456,000	14%
1999	370,000	12%
2003	360,000	12%

Farmland in Middletown has been eliminated at a rate faster than the State with a 50% reduction between 1919 and 1929, and another 50% reduction between 1929 and 1964 resulting in today's 11% or 3,000± acres.

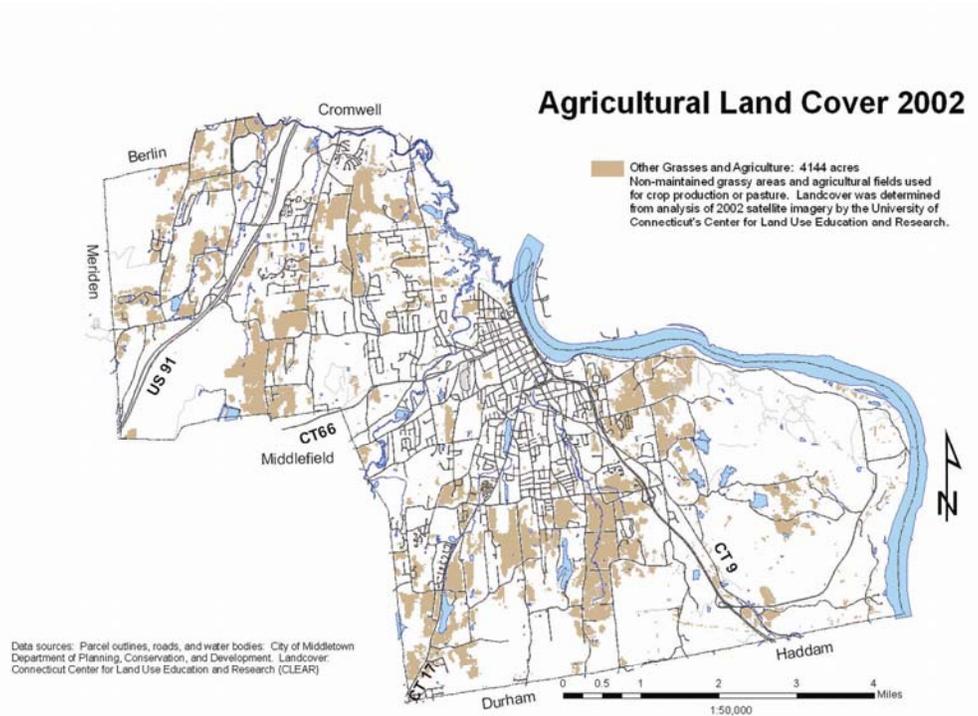
**FARMLAND ACREAGE IN MIDDLETOWN  
1919-2002**

Year	Farm Acres	% of Town
1919	22,447	45.9%
1929	11,561	42.4%
1964	7,178	24.9%
1970	5,491	20.0%
1978	4,108	14.9%
2002	3,000	10.9%

Map #1 shows the Agricultural Land Cover in the City of Middletown in 1970. Map #2 shows the reduction in Agricultural Land Cover as of 2002. Between 1970 and 2002, there has been a loss of over 1000 acres of agricultural land in the City of Middletown.



**MAP #1**



MAP #2

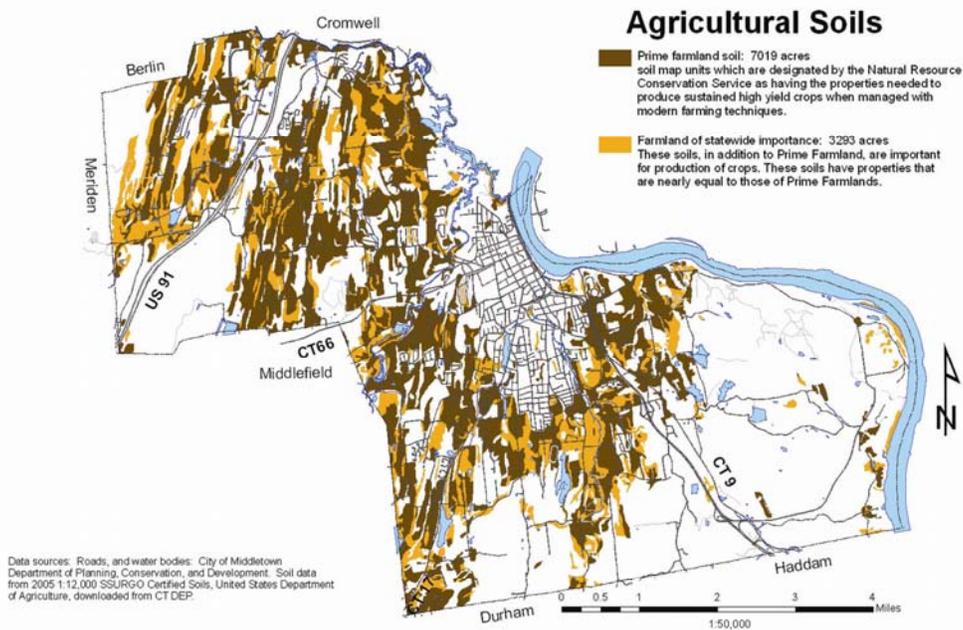
These maps were generated using the Landcover/ Land Use Maps generated by Connecticut Department of Finance and Control and the University of Connecticut's Center for Land use Education and Research (CLEAR) using image classification of LANDSAT satellite data. These maps are based on what type of vegetation covers the ground, or land cover. Agricultural landcover is defined as active agricultural land (hay fields, crop land, grazing areas, barns, and pastures). The 2002 map also included grass areas such as open space, lawns, and golf courses. For purposes of this report, open space and golf courses were not considered active agriculture. Based on this historic data, the Consultant Team determined that additional study was required to determine a more accurate description of the current status of active agriculture in Middletown to get an accurate picture of farming and farmland in Middletown.

The Consultant Team began with a conventional definition of farmland. The conventional definition of farmland is "active crop land or inactive farmland located on Prime agricultural soils or Soils of Statewide Importance (Prime or State Agricultural Soils) usually over 25 acres in size". Active crop land is defined as land used for crops such as hay or corn or for pasture and hold areas for animals. Inactive farmland is land where farm use has temporarily been halted and grasses are beginning to grow. Inactive farmland generally becomes woodland after 15-20 years and would be considered lost as

farmland. The reason why the Team started with this definition is that many of the State and Federal grant and loan programs to preserve farmland and support farming require a certain percentage of prime or state agricultural soils.

Using the Prime and State agricultural soils defined by the Connecticut Department of Environmental Protection, Dr. Philip Resor from Wesleyan University compiled the maps included in this report. These maps are prepared using City of Middletown GIS Data, State of Connecticut DEP mapping and Connecticut Center for Land Use Education and Research (CLEAR) data.

Much of Middletown is located within Connecticut's Central Valley, one of the most fertile regions of the state. Middletown has 10,312 acres of farmland soils (20<sup>th</sup> of 169 towns in the state). Farmland soils underlie 37% of the town area, the 4<sup>th</sup> highest percentage in Middlesex County and the 42<sup>nd</sup> highest percentage statewide. Map #3 shows that 7,019 acres in the City of Middletown have Prime agricultural soils with an additional 3,293 acres with soils of Statewide Importance. This map indicates that most of the non-urban and less steep lands in Middletown have soils which would qualify as agricultural soils under the State and Federal programs.



MAP #3

Agricultural soils do not guarantee that an area has any active agricultural uses; it simply indicates that the soil has potential to grow crops (including trees) or raise animals.

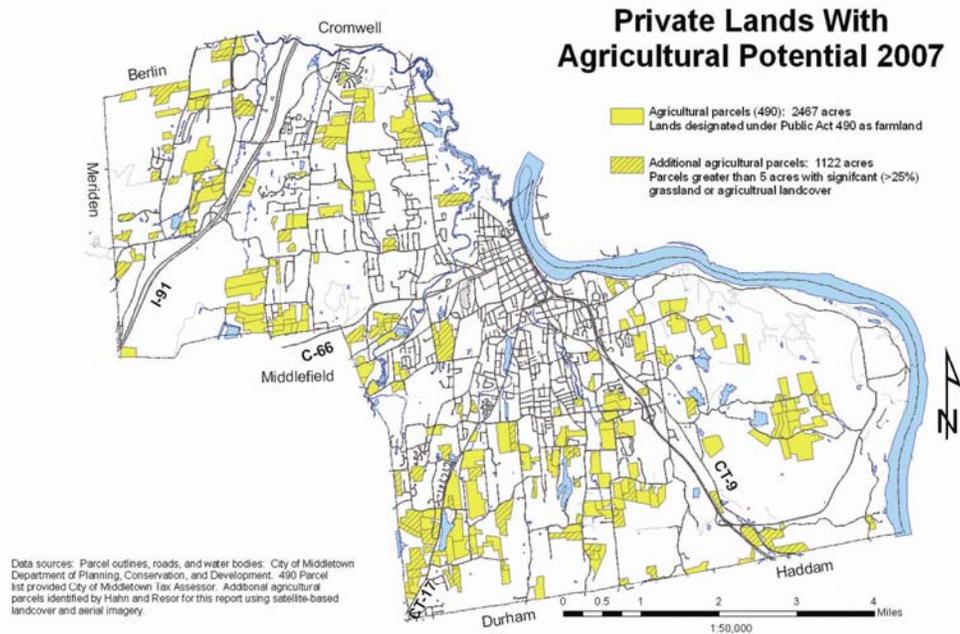
The Consultant Team and representatives from the Planning Department met several times to determine what definition of active agriculture should be used for this study. The final determination was that the Team should let the current uses in Middletown generate that definition rather than try to impose one. Therefore, the Team embarked on a substantial field study and aerial photo review.

The first step was to consult the list of agricultural parcels which voluntarily participated in the Public Act 63-490 program (P.A. 490). This list generated over 180 parcels representing over 110 landowners and nearly 2,500 acres. Using this list, these parcels were mapped onto the GIS base map for the City of Middletown. During the months of April, May, and June, 2007, the land within the City was evaluated using the following aerial images:

- CT 2004 Ortho (aerial) photos
- Google Earth Satellite images (2006)
- Virtual Earth Satellite images (2006)

These images were used to try to identify existing agricultural uses as well as any grass lands that still retain their ability to support agriculture. Residential development, office parks, golf courses, hospital grounds, and other “campus” settings were eliminated. Also during this time period, field investigation or “groundtruthing” was used to verify that there was an active agricultural use on the parcels identified. Each parcel that was groundtruthed was mapped and photographed and is included in the Appendix. Despite our efforts for 100% accuracy, some of the smaller parcels may have not been documented, as well as any parcel that was not readily identifiable from a public street. The Consultant Team did not access any private property as part of this study.

This extensive research generated Map #4, Private Lands with Agricultural Potential 2007.



MAP #4

For this study, the Consultant Team took a parcel-based approach to mapping agricultural lands and erred on the side of inclusion of all potential agricultural lands (lands with significant grass or cropland landcover). Data were gathered from three primary sources: parcels on the assessors' list of P.A. 490 lands, parcels identified from inspection of aerial photos, and parcels identified by a combination of landcover analysis and air photo inspection. The final list includes all P.A. 490 parcels plus any parcel greater than 5 acres with landcover greater than 25% turf / agriculture / grasses (using CLEAR landcover data). Ball fields, cemeteries, and schools were removed by visual inspection. This approach yields an estimate of 3,589+/- acres of potential agricultural lands based on the total number of parcels (Map #4). The total acreage, as it is based on the overall parcel size, includes agricultural use as well as forested and developed land on the same parcel.

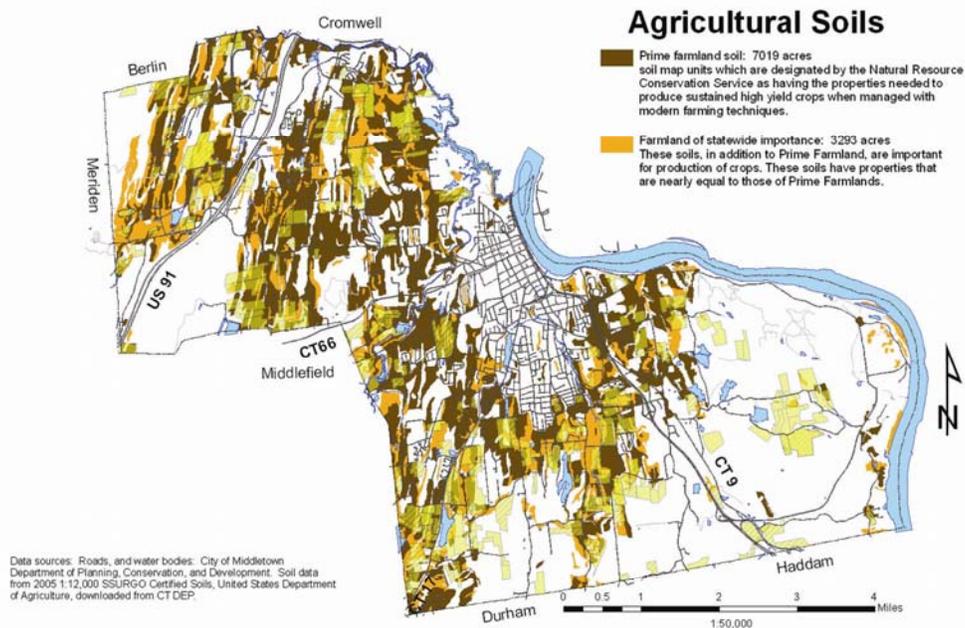
Based on this investigation, the Consultant Team concludes that farming in Middletown in 2007 is extremely varied and includes the following types of activities:

- Commercial Wholesalers
- Horse Farms
- Beffalo Farm

- Goat Farm
- Dairy Farm
- Alpaca Farm
- Specialty Crops
- Hay
- Flowers and Produce
- Farmstands
- Household animals/pets only
- Community Garden Plots
- Household production only
- Grasslands

The Consultant Team continued to evaluate the data to better answer the question – What is the definition of farming in Middletown?

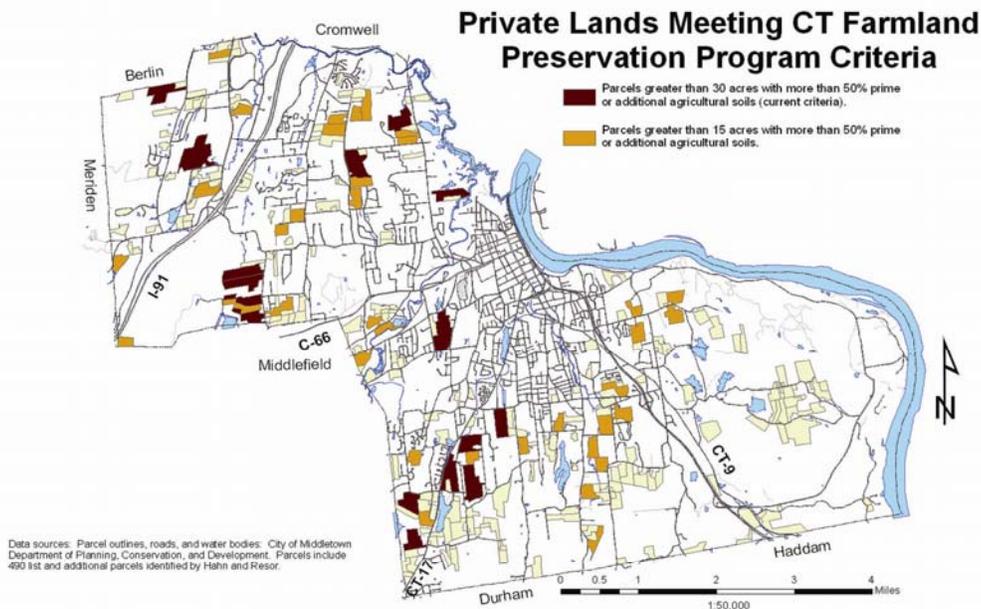
As noted above, most of the soils outside of downtown Middletown are Prime or Statewide Important Agricultural Soils. Map #5 combines the agricultural soils on Map #3 and the individual parcels from the PA 490 list on Map #4 (shown in yellow) to



MAP #5

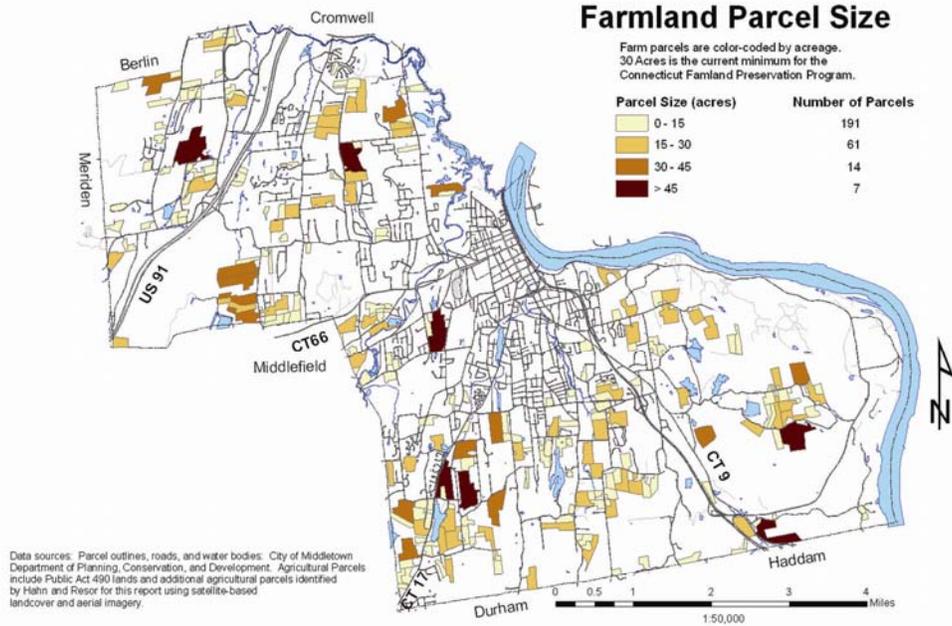
indicate that 2,108 acres or 59% of the 2007 lands with agricultural potential have Prime or Statewide Important agricultural soils.

In order to see how many parcels would meet the State criteria, the Team then evaluated the typical size of Middletown's farms. The Connecticut Farmland Preservation Program requires that parcels have a minimum of 30 acres of cropland or be adjacent to a larger parcel and have a high percentage of prime and important agricultural soils. Of these parcels, 22% would meet the State and Federal criteria as shown on Map #6. Twenty-one parcels consisting of a total of 706 acres in Middletown are greater than 30 acres and have more than 50% prime and important farmland soils. An additional 36 parcels (745 acres) are greater than 15 acres and have more than 50% farmland soils. However, these parcels are not currently eligible for the State programs.



MAP #6

Due to the small number of parcels which would meet the State requirements, the Consultant Team looked at what the size of most agricultural parcels are as shown on Map #7 and Figure 1. Surprisingly, the typical farm is less than 15 acres in size with most (69%) less than 10 acres in size.



MAP #7

Farmland Property Size Distribution

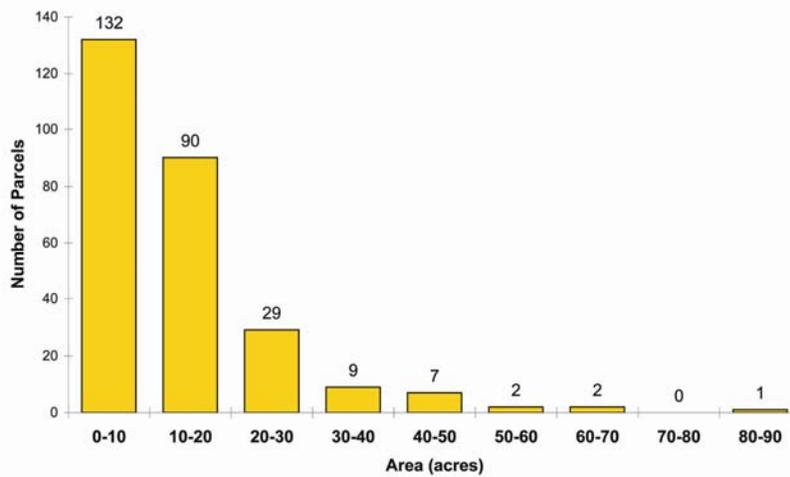
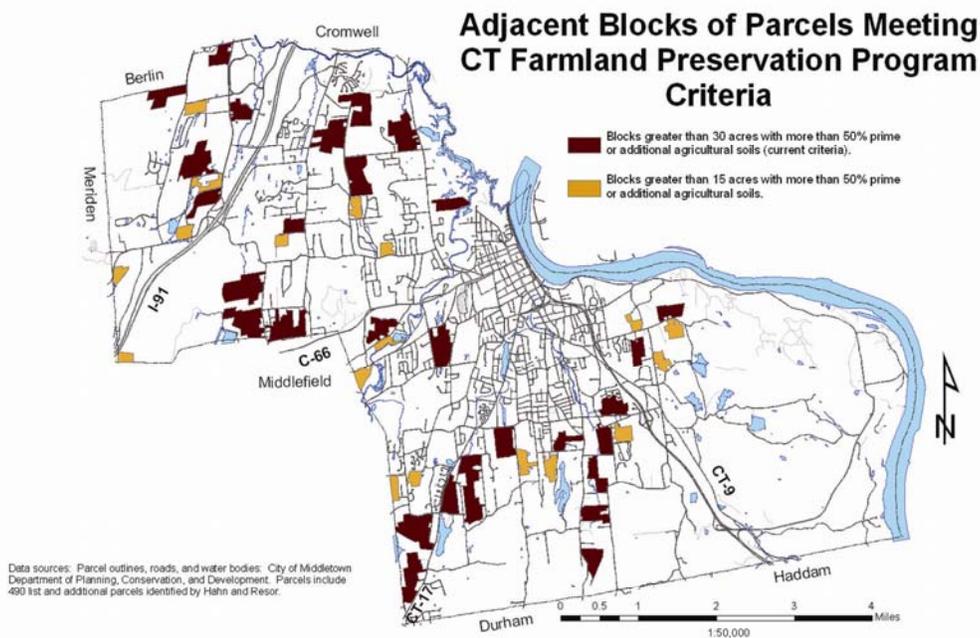


FIGURE 1

This means that out of the 272 parcels identified in this study, only 21 would be eligible for the current State Department of Agriculture programs. This leaves a significant number of parcels (over 90%) with no eligibility for any Connecticut Agriculture Department existing programs. This data is significant because any conventional definition would eliminate over 90% of the active farming in Middletown. To use a conventional definition would eliminate many of the currently active farms from inclusion in this study. Therefore, based on this study, we can conclude that in the City of Middletown, **farms are less than 15 acres in size with most parcels less than 10 acres. These smaller farms significantly contribute to the visual character of Middletown.**

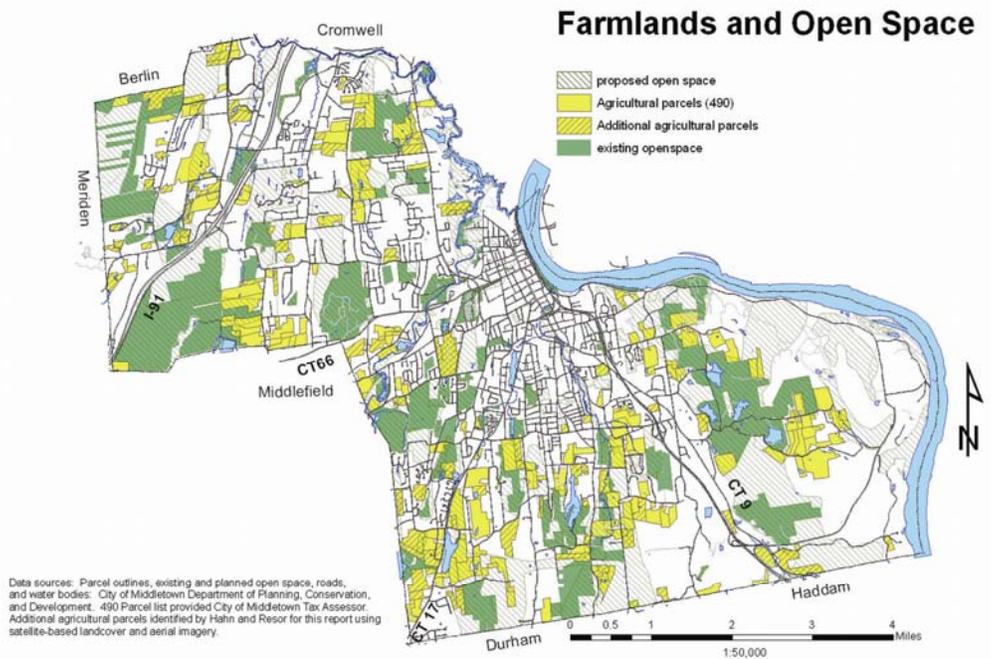
Next the Consultant Team noted that many agricultural parcels in Middletown are adjacent to other agriculture parcels. If neighboring parcels are grouped together then 29 “blocks of land” are created which are greater than 30 acres in total area with more than 50% farmland soil. These “blocks of land” contain 1,727 total acres as shown on Map #8. An additional 18 blocks containing 397 total acres are greater than 15 acres with more than 50% farmland soils. By combining adjacent lands together, this more than doubles the total acreage that might be eligible for State programs. Unfortunately, this option is not currently available. However, the proximity of properties allows



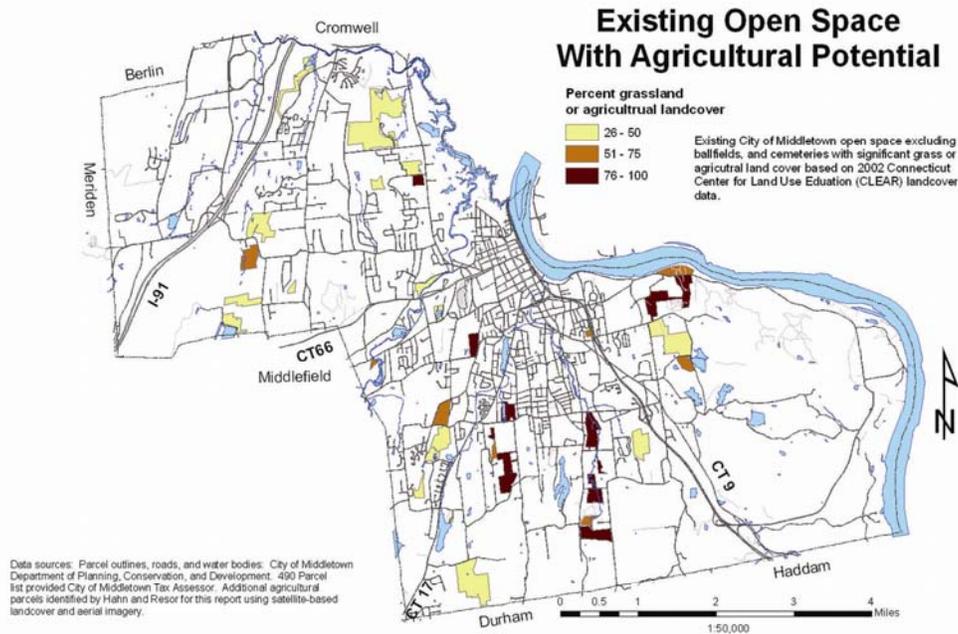
MAP #8

opportunities for many elements of farming that can not be quantified. These are – access between properties that minimize use of road by tractors; reduced travel time for support services such as tractor repair; veterinarians; supply deliveries; reducing number of neighbors; and sharing of equipment and labor such as during haying or other weather sensitive activities. This proximity creates a “critical mass” which reduces cost and improves day to day conditions. Therefore, based on this study, we can conclude that in the City of Middletown, **most farms are adjacent to other active farms or land with agricultural soils. The loss of adjacent parcels could significantly affect agricultural uses in the vicinity.**

As shown on Map #9, 1,482 acres or 41% of the agricultural parcels fall within planned Open Space corridors as defined in the Plan of Development and Conservation. Map #10 shows that some of the existing City of Middletown Open Space has the potential to be used or leased out for additional agricultural uses.



MAP #9



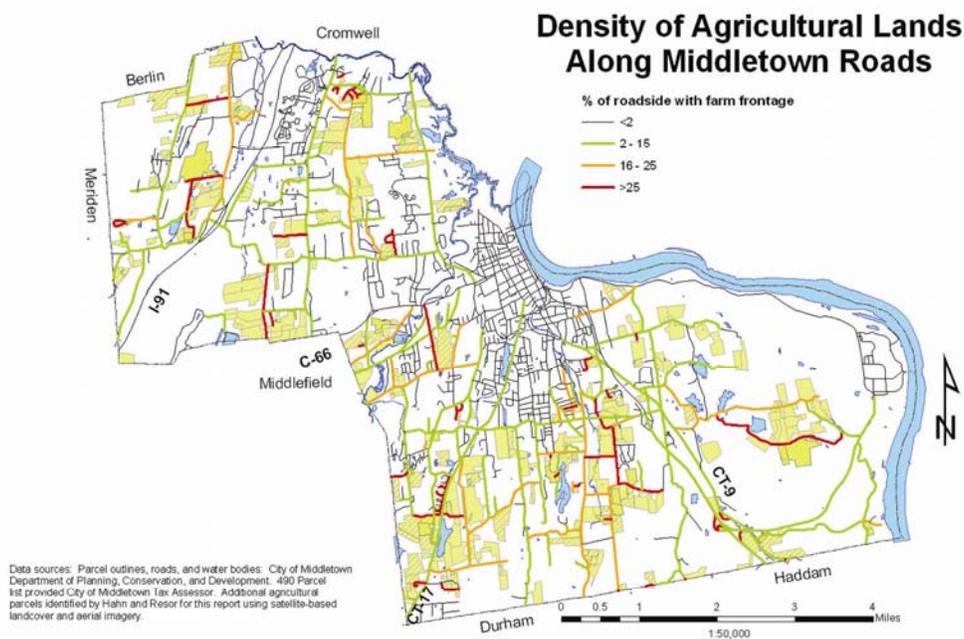
MAP #10

Therefore, based on this study, we can conclude that in the City of Middletown, **agricultural land is generally in the vicinity of City Open Space. This proximity creates the sense of extensive green corridors for those traveling by the area or living in these areas. In addition, City land could be used as agriculture to support nearby existing uses.**

Based on the mapping exercise, the Consultant Team began to identify certain roads which have significant existing agricultural uses. Map #11 shows that many roads are defined by the agricultural uses on them. These include:

- |                  |                          |                 |
|------------------|--------------------------|-----------------|
| Arbutus Street   | Chauncy Road             | Round Hill Road |
| Atkins Street    | Coleman Road             | Ridgewood Road  |
| Bartholomew Road | East Street              | Sisk Street     |
| Boardman Lane    | Higby Road               |                 |
| Bow Lane         | Middle Street            |                 |
| Bradley Street   | Mile Lane                |                 |
| Brooks Road      | Millbrook Road           |                 |
| Chamberlain Road | Silver Street (portions) |                 |

These roads have significant agricultural uses along them. These roads have a noticeable agricultural presence on them in the form of barns, fields and grazing animals. The placement of fences and hedgerows creates a pleasing rhythm of field, woods and man made elements (barns) that is different than the rest of Middletown. Residential uses are usually recent and placed on new side roads so that there is often a clear juxtaposition of farming and residential areas. On these roads, there is a clear aesthetic character established by the visual collection of the farm uses along a roadway.



MAP #11

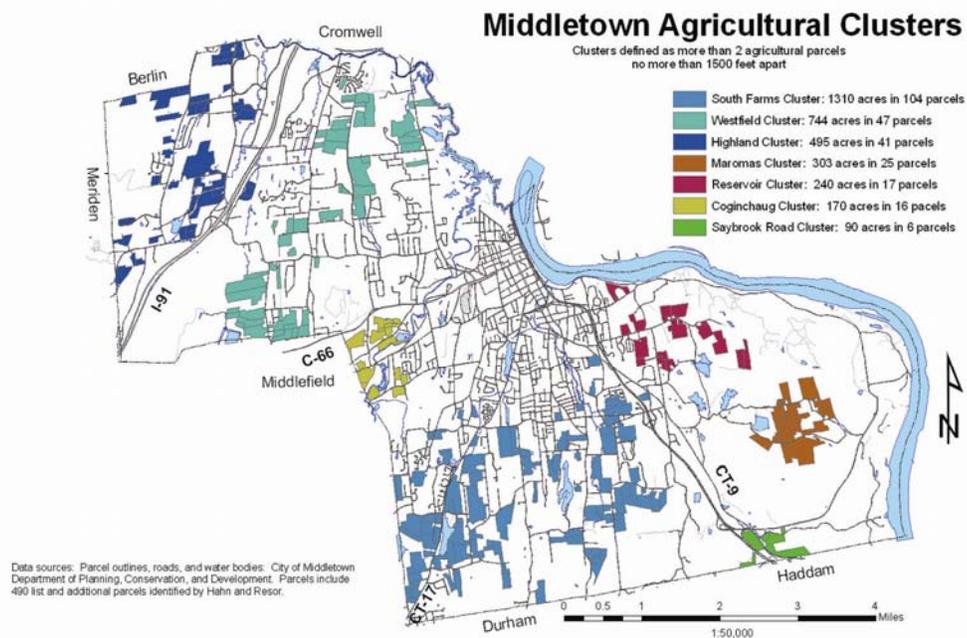
Moreover, there are often economic benefits to the farmer when there are clusters of farming operations. These benefits include sharing of equipment, access drives, services and potential sharing of labor. Another economic benefit results in the close proximity between farmer and market. Some farmers benefit from the proximity of local restaurants on Main Street. The restaurants purchasing local products and produce create an easily accessible market for the farmer. Farmstands and Farmers Markets also create easily accessible gateways to consumers. This proximity allows for local goods to be sold locally which both enhances the economic security of the farmers as well as reducing the need to search out for more diverse markets.

The ability to market products locally also reduces costs and helps encourage local farming. The collection of restaurants creates an environment which brings a critical mass wherein individual consumers will see this as a destination point. Further study as to consumer demand choices and consumer decision making is required.

Therefore, based on this study, we can conclude that in the City of Middletown, **agricultural uses create a significant visual resource on the outlying roads of the City and define its rural character.**

The location of these uses can then be identified as Clusters based on the street they occupy as shown by Map #12. These clusters are:

- South Farms Cluster – the largest cluster with 1,310 acres in 104 parcels
- Westfield Cluster – 744 acres in 47 parcels
- Highland Cluster – 495 acres in 41 parcels
- Maromas Cluster – 303 acres in 25 parcels
- Reservoir Cluster – 240 acres in 17 parcels
- Coginchaug Cluster – 170 acres in 16 parcels
- Saybrook Road Cluster – 90 acres in 6 parcels.



MAP #12

The location and density of use in these clusters is critical to maintain. The feedback from the landowners during the FVG Workshops described in Chapter 2 indicate that the incremental loss of properties to residential uses results in geometrically increased costs, nuisance complaints, and loss of character in the neighborhood.

Based on this extensive study, farmland in Middletown would be identified as comprising farms which are:

- Less than 15 acres (mostly 10 acres or less)
- Located near other farms
- Located in clusters
- Located in vicinity of City Open Space
- Defines visual character for these areas

In addition to the mapping exercise used above to define farms based on farmland, the 2002 Census of Agriculture identifies farms based on use and dollar sales. The 2002 Census identified 56 farms in the City of Middletown, Connecticut in the zip code 06457 with 54 farms having a value of all agricultural products sold less than \$50,000 and two farms between \$50,000 to \$249,900 and none over \$250,000 or more. According to the census data, 30 farms sold crops, including nursery and greenhouse with 8 specifically identified as nursery, greenhouse, floriculture and sod, 11 with sales of cut Christmas trees and short rotation woody crops, 11 with sales in other crops and hay, 18 with sales in livestock, poultry and their products, 10 with sales of cattle and calves and five with value of sales poultry and eggs. A very limited number (between one and four) farms were noted under hogs and pigs, milk and dairy sheep, goats and other animals.

The “farm by tenure” in 2002 consisted of 39 full owners and 11 part owners and 6 tenants. This included 42 farms with one operator and 14 with multiple operators. 14 farms have women operators. 45 farms have the principal operator living on the farm. Farms with principal operator reporting primary occupation as farming was 25 (45%). Farms with principal operator reporting working off the farm for 200 days or more was 23. Only 6 farms reported having direct sales.

The Census information also confirms the conclusions of the mapping exercise listed above (size and location). The next step was to determine how the farmers and property owners would define farming in Middletown.

## Chapter 2



## Chapter 2

### STATUS OF FARMING IN MIDDLETOWN

In Chapter 1, the Consultant Team investigated and analyzed agricultural soils and the physical characteristics of farmland and farms in Middletown. The second part of the project was to investigate the status of farming in the City of Middletown.

Farmland Viability Grant (FVG) Workshops were held with the P.A. 490 landowners on October 29, 2007. There were two workshops held that night. The first one was with landowners on the P.A. 490 list. Over 20 landowners attended. This workshop included two parts, a discussion about farming in general, and a written survey about the individual farm operations. A second workshop was held the same night which was attended by a mixed group of P.A. 490 landowners, other landowners and interested residents. Feedback from the second session was informal. The following text focuses on the extensive comments from the P.A. 490 landowners.

The discussion portion of the P.A. 490 session included four questions:

1. How do you define a farm?
2. How do you define a successful farm?
3. What is needed to run a successful farm?
4. What kind of problems are there that make farming difficult?

The answers to these questions were surprisingly consistent.

1. When asked **“How do you define a farm?”**: the P.A. 490 landowners indicated that a farm in Middletown is:

- Small
- Must have multiple means of producing income
- Part time
- Responds to Community needs

Farming in Middletown is considered small - from a 2 to 5 acre concentrated crop farm or 20-100 acre grazing animal farm. All these farms are considered small because they generally involve one family, have a limited market, and are deeply affected by changes in prices, surrounding land uses, and regulations. In order to minimize the economic affect of the size of the farm, most farmers find it necessary to diversify by having multiple means to produce income, such as cattle and hay; horseback riding lessons and

boarding; crop production and a farmstand. According to the property owners, the more diverse a farm can be, the more likely you can withstand disasters such as bad weather, lower prices, or loss of a distribution outlet.

All of the participants indicated that farming is a part time job only. Most people have outside jobs to pay for the needs of modern life. Farming does not provide the kind of income required to send children to college. At best, the farmers hope that farming covers the land / building taxes and provides the means to expand the use of the land.

Annually, farmers decide what to plant or what to sell to respond to needs of the community. Since most of their products take at least 3 months (such as tomatoes) or longer (beef cattle) to mature, farmers have to anticipate what the public might want far in advance of the actual sales. Given the mysteries of the weather, this means that whatever you planted as a fall crop (pumpkins) could be destroyed in a single late summer hail storm. Farming is considered a high risk, high capital, and high labor business venture.

2. When asked **“What Makes a Successful Farm?”**: there was a unanimous opinion that a farm should make a “profit.” For these landowners, this means that the animals and crops are not just for in home / family use but offered to the public as a means to provide an income. Due to the small total amount as well as percentage of income, the farmers were most concerned that the small profit gained by farming activities was mostly obliterated by increasing insurance, cost of responding to and remedying issues involving complaints, taxes, and cost of hiring help.

3. When asked **“What is Needed to Run a Successful Farm?”**: the landowners had a detailed list of what was needed to improve their potential success as a farm. These included:

1. Affordable insurance with more options.
2. Develop program with schools to make work on farms easier and part of curriculum.
3. Allow expansion of riding trails and other public uses. This includes expanding trails on properties, but also identifying family horseback riding and other such uses as those which, although they have risk, benefit public and, therefore, are an activity where the participant uses “at their own risk.” Hopefully, this would reduce or eliminate the possibility of lawsuits and reduce insurance requirements.
4. City of Middletown could support and encourage agriculture by changing tax laws to further reduce taxes. This includes working with farmers to revise regulations to reduce taxes on barns and greenhouses.
5. Encourage and allow diversity by allowing expansion of uses (as of right) and recognize the need for seasonal changes of products.
6. Reduce required distance between barn and farmhouse.

7. Establish an Agriculture Committee to work with Planning and Zoning and Conservation Commission to advise about activities which will affect farming.
8. If Middletown is willing to embrace farming as a critical component of the character of Middletown, the Agricultural Committee's first job should be to find how to reduce / minimize / eliminate nuisance complaints (such as smells) when manure is spread on fields.
9. Establish a "Neighborhood Guide" for houses and families living near farms.
10. The Right to Farm Act should be expanded and embraced by the City of Middletown. This includes letting a neighbor put up the fence rather than forcing the farmer to put up a fence.
11. Additional markets are needed to sell products such as farm stands and Farmers Markets
12. Allow farmers to create destination farms to increase public awareness and encourage more popularity.
13. Need additional land for horse boarding facilities, cow and beef pasture.
14. Farms currently try to anticipate the needs of their customers – different types of pumpkins, etc. They will need to continue to evolve. The farmers generally felt that the regulations / public perception limited their ability to do this. There needs to be better flexibility to respond to anticipated market needs without "asking permission."
15. Zoning Regulations seem to limit the useful square footage of barn and accessory structures

Overall, the landowners / farmers participating in this discussion are an intelligent and thoughtful group who are dedicated to farming as a way of life. They are hardworking and committed and do not wish to stop farming, but they are discouraged by the words and actions of their neighbors and fellow townspeople. The landowners strongly believe that farming contributes to the overall conservation of land by leaving the land vacant or used as agriculture. They also contribute to the character of the Town by offering a landscape of meadows, barns, and animals. Lastly, they believe that they contribute both to the local economy by training farm labor; as well as to the character of the City by preserving the land and by producing locally grown crops, food stuffs, meat, and other products. The landowners recognize that they need to work with the City to ensure a successful future. They are very interested in establishing an Agricultural Committee which can interface with the City to enhance and protect farming and farmland in Middletown.

In addition to the workshops, a written survey was prepared to ask about the economics of farming. The attendees were also asked a variety of questions regarding the use of individual landowner properties. Many of these answers reinforce the ideas discussed above.

Based on the responses to the written survey of farm landowners:

**Farm Size**

- 40% of respondents have less than 15 acres.
- 20% of respondents have between 15-40 acres.
- 40% of respondents have greater than 40 acres.

**Length of Ownership**

- 30% of respondents have owned the land less than 30 years (of those respondents, all of them committed to the land within the last 10 years).
- 70% of respondents have owned the land longer than 30 years.

**Farm Type**

- 80% of the respondents classify themselves as a family farm.

**Past Use**

- 30% of respondents indicated that the land was vacant / dormant before use as a farm.

**Productivity**

- 10% of respondents considered 10% of their total acreage to be productive or “farmland.”
- 20% of respondents considered 25% of their total acreage to be productive or “farmland.”
- 50% of respondents considered 75% of their total acreage to be productive or “farmland.”
- 20% of respondents considered 100% of their total acreage to be productive or “farmland.”

**What is Being Produced on This Land?**

- 50% of respondents indicate they produce hay.
- Approximately 10% of respondents indicated each of the following products:
  - Trees
  - Beef
  - Poultry / Other Fowl
  - Flowers
  - Pasture

**How Much of Your Household Income is Generated by Farming?**

60% of respondents indicated that they generate less than 10% of their household income by farming.

20% of respondents indicated that they generate 10% of their household income by farming.

10% of respondents indicated that they generate 25% of their household income by farming.

10% of respondents did not respond.

**Support Services**

50% of respondents indicated that a venue to sell/distribute their product was critical to support their farm (for example- dairy distributor, retail nursery, farmstand).

Other Support Services Include:

- Veterinarian
- Tractor Supply / Repair
- Insurance
- Feed Stores
- Building Supplies
- Livestock Auctions

These support services are mostly located within either Middletown, Middlesex County, or Connecticut. However, loss of these support services would increase costs due to lack of competition and increased transport costs.

**What Do You Like Most About Farming?**

- Self Employment
- Self Sufficiency
- Family Business
- Connection to Land
- Lifestyle
- Knowledge of Where Food Comes From
- Preservation of Culture

**What Do You Like Least About Farming?**

- Expense
- No Vacation
- Early Hours
- Lack of Income
- Long Hours
- Neighbors

**Why Are You Farming?**

- Love of the Land
- A Legacy for Family
- Preserve a Way of Life
- Family Business
- Satisfaction
- Lifestyle
- Produce Your Own Food

**Would You Like to Continue Farming?**

100% of Respondents indicated that they wanted to continue farming in the future.

**What Kind of Problems / Issues Make Farming More Difficult?**

Land Taxes	23%
Insurance	14%
Costs (Including Price of Fuel)	11%
Cost of Equipment	11%
Neighbor Nuisance Complaints	6%
Not Cost Effective	3%
Fire Department and Changing Fire Codes	3%
Too Far For Market	3%
Traffic on Roads Prohibit Use by Tractors	3%
Illegal Dumping by Others on your Land	3%

According to the respondents, these problems identified above limit their ability to respond to the economy, grow their business and use the land. In addition, these items affect their day to day operations requiring additional cost and time to address.

**What Would You Like to See Changed to Make Farming Easier / Better?**

- Eliminate taxes on horses
- Eliminate taxes on seed
- Additional tax exemptions
- Reduce zoning restrictions on greenhouses and other “modern” agriculture
- No taxes on farmstands
- Eliminate taxes on farm equipment
- Expand qualifications for 490 status
- Expand DMV criteria for farm plates
- Farmers Market
- City could implement reduced liability laws for farm properties

**What Do You Think the Future for Your Farm Will Be in the Next 5-25 Years?**

50% of respondents indicated they would like to/need to grow/expand.

50% of respondents indicated that things will remain the same.

In addition to the farm property owners, there were other interested members of the public at the Workshop. These respondents were given a separate survey to fill out.

**Why are You Interested in Farming?**

It is the right thing to do.

Preserve the land.

**Why is Farming Important to You?**

Locally fresh produce.

**How Important is Farmland Preservation to You?**

Very important.

**How Would You Prioritize Purchase of Land with Public Funds from Most Important to least Important?**

Active Farmland (most important)

Meadow Grass Land

Athletic Fields

Publicly Used Open Space

Public Forest Land (least important)

**Other Recommendations?**

Agricultural Committee

Reduce P490 to lower acreage so more can qualify.

Based on the input from the participants at the FVG Workshop, farming in Middletown would be defined as:

- Family Farm
- Provides less than 20% of family income
- Requires substantial capital investment and labor time
- Goods sold locally
- Includes a variety of crops and animals
- Requires flexibility in crops and products in order to respond to market interest and need
- Farming is a choice of lifestyle and /or profession for those who are active that they intent to continue doing

When combined with the definition of a farm from Chapter 1, the following definitions emerge to describe farmland and farming in Middletown:

Farmland – land capable of supporting agriculture due to soils, vegetative cover and inclination of property owner

Farm-

- Less than 15 acres (mostly 10 acres or less)
- Located near other farms
- Located in clusters
- Located in vicinity of City Open Space
- Defines visual character for these areas

Farming –

- Family Farm
- Provides less than 20% of family income
- Requires substantial capital investment and labor time
- Goods sold locally
- Includes a variety of crops and animals
- Requires flexibility in crops and products in order to respond to market interest and need
- Farming is a choice of lifestyle and /or profession for those who are active that they intent to continue doing

Based on this study data, the City of Middletown has an opportunity to preserve not only farmland but family farming within the City. This use not only contributes but defines Middletown as a diverse community with unique and varied visual character while contributing to the City economy.

## Chapter 3



## Chapter 3

### **IMPACT OF ZONING AND CURRENT DEVELOPMENT PRESSURES ON FARMING AND FARMLAND IN MIDDLETOWN**

#### **The Current City of Middletown Zoning Regulations**

The City of Middletown has extensive Zoning Regulations which regulate the land use and design of structures on all property within the City. All properties and uses are affected by these regulations as noted in Article 1 Section 10.02 - Intent.

*“This Zoning Code is intended to achieve, among others, the following objectives: to protect the character and values of residential, institutional and public uses, business, commercial, and manufacturing uses – and to insure their orderly and beneficial development; and to provide adequate open spaces for light, air and outdoor uses; and to prevent excess concentration of population – and, on the other hand, to prevent sparse and uncoordinated development; and to regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property so as to carry out the objectives of the Plan of Development; and to regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with, and be damaged least by traffic movements, and hence result in lessened street congestion and improved public safety; and to establish zoning patterns that insure economic extensions for sewers, water supply, waste disposal and other public utilities, as well as developments for recreation, schools, and other public facilities; and to guide the future development of the City so as to bring about the gradual conformity of land and building uses in accordance with the objectives of the Plan of Development; and to accomplish the specific intents and goals set forth in the introduction to the respective parts.”*

This study has reviewed the City of Middletown Zoning Code to identify any areas where agriculture or farming may be unduly restricted or where opportunities to support agriculture and farming may be available but not currently offered. In addition, during the FVG Workshops with the P.A. 490 landowners, a number of issues were raised that were assumed to be caused by restrictions in the Zoning Regulations. These include: problems resulting from regulations that limit sizes and locations of barns; limit sizes and locations of farmstands; as well as regulations that do not seem to reflect the landowner’s need to respond to seasonal changes at the farm. The following discussion of the Zoning Regulations is addressed in the order presented in the Zoning Regulations rather than by topic or priority.

## **Section 10 – Zoning Provisions**

- a. As noted in Section 10.02 Intent - Agricultural uses are not specifically noted in the list. Although it is possible that agricultural uses are considered a subset of residential or commercial uses, we suggest that they should be identified on their own. Also in that section, we suggest that the phrase “preservation of farming and farmland” should be added prior to “as well as” (5<sup>th</sup> line from the end of paragraph).
- b. Section 10.07.05 Detached Structures – This section should be clarified as to not include agricultural uses.
- c. Section 10.10.02 Excluded Development Projects should include expanding agricultural uses subject to some threshold as defined by the Planning & Zoning Commission. If a new Agricultural Commission is established, as noted in the Recommendations, that Agency may wish to offer recommendations on this threshold.

## **Section 11 – Establishment of Zones**

- a. Although farming and agricultural uses are allowed in all residential and commercial zones, the City may want to consider an Agricultural District Overlay. Agricultural areas, such as South Farms or along Higby Road could be identified as an Agricultural District with regulations and allowances which would improve the success of farming.

## **Section 12 – Supplementary Regulations**

- a. Section 12.08.01 Buffer between Different Land Uses – This section should require buffers between the new construction and remaining farmland on the new construction land.
- b. Section 12.08.02 Access through Buffer Strip – This section should not apply to agricultural driveways.
- c. Section 12.14 – Accessory Apartments – This section should allow for agricultural staff apartments. #10 – We suggest adding “except in Agricultural Districts.”

## **Section 14 – Non-Conforming Uses**

- a. If there are any non-conforming parcels which are currently agricultural, we recommend that these requirements not apply to agricultural uses.

## **Section 15 – Performance Standards**

- a. Section 15.03 – New Uses – Add exemption for agricultural uses.

## **Section 16 – Definitions**

- a. Section 16.0.1.02 – Agriculture – We have noted that “agriculture” is allowed as a permitted use in all commercial districts but “farming” is allowed as a permitted use in residential zones. The definition of “agriculture” is clear and appears quite flexible. There is, however, no definition of “farming.”

Overall, the Consultant Team believes that, with the exception of large commercial scale agriculture, the existing definition of “agriculture” tends to address what is already occurring in Middletown. The lack of a definition of “farming” gives Middletown a unique opportunity to highlight these elements to be allowed as of “right” without restriction in the residential zones or to create two categories of uses – “agriculture” and “farming.” The Appendix includes model regulations from other towns for some suggestions.

## **Section 21 – Residential Zones**

- a. Section 21.02 – Minimum Lot Sizes for New Lots and Yards – We suggest that setbacks for existing barns or expansion of existing barns use a different setback than for new lots.

## **Section 60 – Use Schedule**

- a. Section 60.01.03 – Farming – Based on conversations with the land owners, green houses should be allowed to occupy more than 5,000± SF without a Special Permit. This item should be reviewed by the Agricultural Committee.

Seasonal Farm Stands – Additional flexibility should be considered regarding the farmstand regulations. For example, consider multiple users totaling 20 acres in size, this restriction is excessive. We recommend reducing the acreage threshold to 8 or 10 acres.

Also, the City could consider the development of a “generic” site plan for farmstands which could be located in an expanded Town Right-of-Way. If the roadside stand could meet the criteria of the City, this model could be used to establish farmstands in various locations. The City could then lease the land to the farmer but maintain the insurance as a public use. This would reduce the cost of Site Plan Approval and operating costs for the farmer. The City could then

ensure safe pull-off areas which would be designed and maintained by the City to City standards.

As noted by the landowners, the greenhouse and farmstand provisions need additional flexibility. The recommended changes to the City Zoning Regulations will help to support farming in Middletown and reduce some of the obstacles currently affecting the farmers.

The Consultant Team also suggests that the Plan of Conservation and Development be amended to identify agriculture as a significant use and to provide the foundation for implementation of regulations which support farming and protect farmland.

The participants in the FVG Workshops also identified several items which should be addressed but which do not seem to be problems based on Zoning Regulations. These may be problems encountered in the Building Department or other City departments but which are currently assumed to be due to the Zoning Regulations.

1. Flexibility - Farmers need to identify their crops to be planted and fields to be used at least a year before they are actually used. The FVG participants felt that this need to plan ahead often meant that they could easily “miscalculate” their crops. Some years there could be twice as many pumpkins as other years thereby creating the need to offer public access to those fields—or expansion of a farm stand. This seasonal temporary sales area is often met with punitive action. This issue will require additional study in order to clearly define the problem and identify how a simplified contingency plan could be established.
2. Intensity of Development - Expansion of uses on a property could have a real or perceived impact on neighbors. Managing the expansion without significant engineering and review costs while protecting the interests of neighboring and downhill/downstream properties will require ongoing discussions. All FVG Workshop participants were interested in revisiting these issues without additional regulations whenever possible.
3. Management of Animal Waste – Waste management is an area where the general public and farmers have different perception of their success. The Consultant Team recommends that the farmers develop common waste guidelines.
4. Submission Requirements – Current requirements for submission for Planning Applications require significant engineering plans. The FVG participants were unaware as to any reduced standard that they could be held to. (For example—a topographic plan done 20 years ago should not have to be updated in areas not regraded.)

5. Proximity between barn and house – Several participants indicated that they had run into problems due to the proximity between the barn and house. This is not specifically added in the Zoning Regulations and may be a problem due to other regulations.
6. Large Scale Commercial Agriculture. The FVG participants began the conversation about what level of use (esp. square footage of greenhouses) constitutes something other than “regular” farming. This topic may require the addition of another definition and other regulations

### **Development Pressure on Farmland**

Despite general national trends of increased land values for farmland to be used as farmland, Middletown, like most of Connecticut, continues to be a place where farmland is mostly developed as residential land. During the course of this study, three significant parcels in the City (Randolph Road and Paddock Road, Ridgewood Road and Crystal Lake Road) were put on the market for development. The change of use from agriculture to residential will have a significant affect on the character of Middletown. During the course of this study, LADA, P.C. generated several development plans to establish some general guidelines for potential development. Based on these studies, we observed the following:

- a. Overall, a parcel of land is 75-80% usable / subdividable.
- b. Approximately 20% of the parcels within P.A. 490 are wood lots which are somewhat steep and are not considered part of this exercise.
- c. Most parcels are deep with limited road frontage which will require the construction of a private or public road for access and lot frontage.
- d. The construction of roads reduces the amount of available land to be farmed into new house lots by 20%.
- e. Most agricultural parcels are zoned either R-15 or R-30 with City water and sewer readily available which allows for some density bonuses. Use 25,000± SF per housing lot for general purposes.

Based on these criteria, we would estimate the following:

Total agricultural land identified – 3,589± acres

3,589± acres  
- 20% wooded lots / steep (Item b above to reduce overall acreage available)

2,871± acres available for development  
- 25% unusable lands (such as wetlands, etc. – Item a above)

2,153± acres to be subdivided into lots  
- 20% for roads

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1,722± acres // 75,027,744± SF Available land to become house lots.

75,027,744± SF (Available land)  
÷ 25,000 SF per lot  
3,001 potential house lots

With approximately 19,000 housing units in the City of Middletown, the addition of 3,000 more units would potentially increase the number of housing units by 16%. and the total population by 15%. This number of additional house lots would have a significant affect on the city.

As these new parcels would not likely be developed more than 4 or 5 a year, we should look at a more typical scenario.

On a typical 15± acre parcel, the land could be subdivided into 16 potential house lots.

15± acres (Item a above)  
- 25% unusable land

11.25± acres (Item c & d above)  
-20% for roads

9± acres // 392,040± SF (Available land to become house lots.)

392,040± SF (Available land)  
÷ 25,000 per lot

16 potential house lots per parcel

If 5 parcels per year were transformed from agriculture to residential, this would create 80 more residences per year which would generate approximately 56 students (0.7 per unit) students per year to the school district (depending on housing type), increase the amount of roads to be maintained by the City, increase water usage and sewage generation, increase energy needs, increase traffic, and require additional municipal services such as fire protection, ambulance, library, and recreational services.

As noted by the American Farmland Trust, residential uses require \$1.19 in services for every dollar of revenue generated while agricultural lands require \$0.37 in services for every dollar of revenue. Clearly, agricultural lands are a good way to minimize the cost of municipal services as well as preserving the rural character. Given the potential growth which could be generated by these farms, the City may wish to consider additional incentive such as reductions in taxes to maintain the current levels of use by preserving farming throughout Middletown.

## Chapter 4



## Chapter 4

### **FARMERS MARKETS**

As noted in the workshops, 50% of the respondents noted the need for a means to distribute the products of farming. One way to provide such an outlet is to provide a framework for a successful revitalization and expansion of the Farmers Market in the City of Middletown. Endes & Associates visited a number of Farmers Markets including: Old Lyme Farmers Market at Ashlawn Farms in Old Lyme, Billings Forge in Hartford and City Seed in New Haven. These three were selected as having qualities and conditions that can be successfully utilized in the City of Middletown. A literature review including current magazines and articles of successful farmers markets was undertaken. In addition, the study worked with the Middlesex County Coalition Children Hunger Task Force and local farmers to identify the specific needs and business opportunities to expand the Farmers Market in the City of Middletown. In consultation with the City of Middletown Planning, Conservation and Development Department and an open public meeting the issues of the Viability of Farming and the connection with Farmers Markets was presented and discussed. This section of the report will cover the following areas:

1. Present status of the Farmers Market and the Open Air Market in Middletown.
2. Interviews with Market Masters.
3. Enhancing Farmers Market in Middletown.
4. Considerations and actions toward a Farmers Market Business Plan

### **Present Status of Farmers Market in Middletown**

The City of Middletown has its sole official State of Connecticut Farmers Market located on the South Green on Old Church Street operating on Tuesdays and Thursdays from 8:00am to 12:00pm from July 17th to October 31<sup>st</sup>. Presently there are two vegetable farmers who attend the Market on a regular basis: Gotta Farms from Portland, CT and Killam & Bassette from South Glastonbury, CT. There is a high utilization rate for WIC and Senior Nutrition Coupons at this market. The loss of the WIC office in 2007 in Middletown due to consolidation with the Meriden Office is of concern to many in the City of Middletown. The proximity of WIC Clinic was a key variable in determining Community Food Security in the joint report of the Connecticut Food Policy Council, University of Connecticut and the Hartford Food System prepared for September 2005. Middletown ranked 29<sup>th</sup> of 169 in this area. The loss of this will affect the 103<sup>rd</sup> ranking in Overall Security (*Community Food Security in Connecticut: An Evaluation and Ranking of 169 Towns*, page 11, <http://www.foodpc.state.ct.us>). The availability and use of WIC coupons to access nutritious fruits and vegetables should be closely monitored. The overall belief is that this market plays an important role for these two constituents within the

City. Its broader use is limited due to the timing of the market during the weekday and location with limited parking and accessibility on a cul-d-sac.

## **Interviews with Market Masters, Visiting Farmers Markets, and Literature Review**

The goal of this section is to summarize the information that has been gleaned from various interviews, conversations and reading material throughout the study period. They have been summarized and included as “food for thought” in the design and implementation of additional markets and enhancing the existing one. Similarly, the use of electric benefit transfers (EBT) readers could be used if the technology was available and vendors had a way to process them.

- It was consistently and strongly recommended that for a successful market there is a need for a Market Master or Market Coordinator. A key dynamic figure that will bring together the vendors, hold one annual meeting and ensure a dynamic and smooth operation.
- The location of a new Farmers Market in the City of Middletown should be such that it becomes a destination point for the region for both the vendors and the consumers. As a destination point a bucolic location with ample parking would work very well. The location on the green must be investigated for parking considerations as well as fencing the green to help define the space and allow for the young children to run more freely (such as may be found on the New Haven Green and Wooster Square).
- In addition to a market coordinator/master a few “worker bees” to set up are required.
- There must be an awareness as to the type of vendors and their location. It was highly recommended having fixed spots for each vendor each week. The familiarity is something people will expect and understand.
- The time of 2pm-6pm on Thursday’s was discussed. This would allow for parent to attend with young child (before picking up older children from school). It will also allow for people to attend after work. There are three sub-periods in the Farmers Market season: Spring (while children are in school), summer and after Labor Day (after which the attendance tends to slows down).
- The need to have other activities such as celebrity chefs were discussed wherein each vendor contributes some of their local CT Grown Food.
- The market should be consistently open regardless of weather.

- A variety of weekly activities should be offered and coordinated. A rotation of guest musicians, readings, food presentations with testing, etc should be encouraged.
- The use of Press Releases are an important tool for marketing.

### **Enhancing Farmers Market in Middletown**

As part of this study, Endes & Associates worked with Wesleyan University Long Lane Farm and created the first Farmers Market on Wesleyan University Campus. Olivia Dooley was identified as the Market Coordinator. Her and her colleagues visited Ashlawn Farms in Old Lyme. They also attended a “Vendors Meeting” at Ashlawn Farms and made contact with a number of vendors. In May of 2007 a farmers Market was held on Wesleyan Campus outside of the PAC Building (Near High Street and Church Street) and attended by the following vendors:

1. Nunz Corsino from FOUR MILE RIVER MEAT AND EGGS in OLD LYME (<http://www.fourmileriverfarm.com/>) . "Our small herd is made up of Angus, Hereford and Charloisis steer. They enjoy fresh grass on local naturally fertilized open pasture, as well as Connecticut milled corn and grain for a well rounded natural diet."
2. The chefs from the RIVER TAVERN in CHESTER will be grilling lunch with local ingredients.  
<http://rivertavernchester.net/index2.htm>
3. CATO CORNER CHEESE from COLCHESTER  
<http://www.catocornerfarm.com/>  
“From our cows’ raw milk, we hand make a dozen styles of aged farmhouse cheese ranging from mild and milky to runny and pungent to sharp and firm.”
4. STUDIO FARM from VOLUNTOWN will be bringing organic lettuce, basil, flowers, homemade jams (perfect for mothers' day), and chutneys.
5. WHITE GATE FARM in EAST LYME will be bringing organic spinach, lettuce, chard, kale, beet greens, and herbs.
6. Glenn Penkoff Lidbeck from THREE SISTERS FARM HONEY PRODUCTS from ESSEX: organic soap, lotion, candles  
<http://www.threesistersfarms.com/>
7. Web Scott from SCOTT'S ORCHARDS in GLASTONBURY will be selling tomato plants and herb plants.
8. Andrea Meriano from MERIANO'S BAKE SHOPPE in GUILFORD will have pastry items.

In addition, a **second** Farmers Market was held on October 24<sup>th</sup> 2007 on Wesleyan University Campus, this time with a location outside the new Usdan Student Center. It was completely organized by members of Long Lane Farm and drew 14 vendors. The following pictures and text is from the Wesleyan University Campus Newsletter.

1. White Gate Farm (East Lyme, CT):  
Potatoes, onions, garlic, winter squash, parsnips, lettuce, braising greens, radishes, cabbages, rutabagas, alpaca yarn
2. Four Mile River Farm (Old Lyme, CT):  
Selling beef, pork, and eggs  
Grilling hamburgers and hot dogs for lunch
3. River Tavern Restaurant (Chester, CT and  
Feast Gourmet Market (Deep River, CT):  
Cooking lunches made with local ingredients
4. Studio Farm (Voluntown, CT):  
Jams, beeswax, hand cream, beeswax candles, honey
5. Meriano's Bake Shoppe (Guilford, CT):  
Pastries, cannolis, cookies, breads
6. Three Sisters Farm (Essex, CT):  
Soaps, organic honey, lavender honey, lip balms, skin creams, beeswax candles, and eye pillows
7. Summer Hill Sauces (Madison, CT):  
Sauces, marinades, pesto, dressings
8. Cato Corner Farm (Colchester, CT):  
Farmstead cheese
9. Linda's Sweet Memories Bakery:  
Cookies, scones, sweet breads, pies
10. Killam and Bassette Farmstead (South Glastonbury, CT):  
Winter squash, cauliflower, apples, beets, pumpkins, jam, eggs, and homemade fleece scarves and hats

11. High Hill Orchard (Meriden, CT):  
Apples, pears, cider, pumpkins
12. Sweet Smelling Savour Chocolates (Middletown, CT):  
Truffles, chocolates, caramel apples
13. Beltane Farm (Lebanon, CT):  
Goat milk cheese
14. Stan's Salsa (Old Lyme, CT):  
Homemade salsa

The following pictures and text is from the Wesleyan University Campus Newsletter.



**LOCAL FLAVOR:** The Wesleyan Farmers Market drew 15 Connecticut vendors to the Suzanne Lemberg Usdan University Center Oct. 24. Wesleyan's Long Lane Farm Club organized the event to raise awareness about local agriculture and provide the opportunity for building connections with farmers, chefs, and bakers in greater Connecticut.



Market vendors sold everything from fresh vegetables to pasta, pastries, marinades, sweet breads, fleece scarves and hats, eggs, truffles, candles, homemade salsa, goat milk cheese, cider and beeswax items.



The event was open to the Wesleyan community and to the public. The farmers market also provided Wesleyan's food service provider, Bon Appetit, with an opportunity to make connections with local sources of food. (Photos by Olivia Bartlett) Credit: <http://www.wesleyan.edu/newsletter/snapshot/2007/1107farmersmarket.html>

The interesting point to note is that Endes & Associates was involved in the support for the initial creation of the Spring 07 Market and worked closely with Long Lane Farm and the market master Olivia Dooley; once the structure was created and information passed onto the next market masters, Endes & Associates had very limited involvement in the actual market in the Fall.

Long Lane Farm is developing its Community Supported Agriculture (CSA), Sustainable Cities Initiative (SCI) and completed its 4<sup>th</sup> Annual Pumpkin Festival. Information on the Annual Pumpkin Fest sponsored by the Environmental Studies Certificate Program may be found in the article that follows.

Endes & Associates has been involved in these activities over the years and continued to be in 2007. In addition, working during the study period along with the Middlesex Coalition for Children and Long Lane Farm and Endes & Associated secured a \$1,500 grant from the United Way to purchase a wireless Electronic Benefit Machine (EBT). This machine will allow people to use food stamp cards as well as credit cards to purchase items at any of the Farmers Markets in the City of Middletown. This will allow approximately 2,431 food stamp recipients access to healthy, locally produced food.



The Long Lane Farm Club is spearheading the fourth annual Pumpkin Festival October 20 for the Wesleyan and local community. The event will be held at the student run Long Lane Farm.

Posted 10.16.07

### **Farmers' Market, Cob-Oven Demos at Pumpkin Fest 2007**

The Wesleyan community and people from the surrounding area can paint and purchase pumpkins during the fourth annual Long Lane Farm Pumpkin Festival Oct. 20.

The event offers educational composting and organic gardening workshops, beekeeping, pumpkin face painting, tours of the farm, T-shirt designing, free bike tune-ups, garlic planting, music by student and local bands, games and a farmer's market, selling farm produce and pumpkins. Long Lane Farm Club members will also offer demonstrations of the "cob oven" they constructed last summer.

"Pumpkin Fest" is a chance to celebrate fall harvest and the changing of seasons, to bring together folks with connections to long lane both from Wesleyan and the broader Middletown sphere, and to make the farm accessible to students who miss out on the summer season when it is most alive and productive," says Long Lane Farm Club member Jordan Schmidt '08'

Although the farm successfully produces more than 80 different types of vegetables from eggplants to tomatillos, the pumpkin patch never produced a successful harvest until this year. Schmidt says the farm will display their 20 “own big beautiful pumpkins” at the fest, and supplement them with pumpkins and apples grown at an eco-friendly orchard in Meriden, Conn.

The Long Lane Farm was created in 2004 so students would have a place to come together and learn about food security issues. Students have the opportunity to participate in all aspects of running the farm. People of all ages are welcome to participate in Pumpkin Fest activities.

Farm Club member Grace Lesser '08 says Pumpkin Fest provides an excellent opportunity to introduce children to organic farming. As a freshman, she brought a class of students from a local elementary school to Middletown's Washington Street Community Garden, and helped them plant a plot with lettuce, carrots and flowers, and met those students three months later to harvest to their crops.

“Some of these students had no idea where their vegetables at dinner came from, and definitely no idea that they could in fact eat food that they, themselves planted,” Lesser says.

The Long Lane Farming Club is extending festival activities into a series of other events highlighting the exploration of urban agriculture and broader food-agriculture interaction.

On Oct. 18, the farm club and Environmental Studies Certificate Program will host the agricultural film, "The Future of Food" from 8 to 10 p.m. in PAC 001; on Oct. 19, the Farming Club will meet between 2 and 5 p.m. to make pizza in their cob oven and work on the farm. At 7 p.m. Oct. 19, Scott Kellogg, co-founder of the Rhizome Collective, will discuss Urban Agriculture in the Russell House. The Rhizome Collective operates out of a self-renovated building in urban Austin, Texas where they work on creating accessible forms of autonomous energy and growing their own food using recycled water and nutrients from the available city-scape.

The 2007 Pumpkin Fest will be held from noon to 5 p.m. at the Long Lane Farm. The farm is located at the corner of Long Lane and Wadsworth Street, south of Physical Plant and Wesleyan University Press. Admission and activities are free. This year's special musical guest is the band Busted Roses.

"I hope people can come out and have a good time, meet some new folks, share good food, become familiarized with the fall tasks of organic gardening, and just feel comfortable hanging out at the farm," Schmidt says. "

The event is sponsored by the Environmental Studies Certificate Program, First Year Matters and Student Budget Committee. For more information contact Valerie Marinelli at 860-685-3733.

By Olivia Bartlett, Wesleyan Connection editor



Building on the South Green Farmers Market and the Wesleyan University Farmers Market, Stephen Cremin-Endes met with Debra Moore from the Wadsworth Mansion at Long Hill Estates.

Since 2003, the Mansion has held a once a year Open Air Market. The number of paying vendors has increased from 24 in 2003 to 38 in 2004 and has had 53, 57 and 56 in the following three years. In addition, there are a nearly a dozen non-paying booths that consist of local non-profits. A detailed budget was shared with this study and is included in the end of this chapter. A listing of vendors is also included in an excel spreadsheet. This is a very attended annual event that has potential to expand the number of times it offers a scaled down produce focused farmers market

Upon analysis of the vendor data it becomes apparent that the family farms in Middletown are not represented. It seems that the existing City of Middletown farmers who are engaged in vegetable, flowers or other produce and farming products prefer to sell at road side farmstands and other distribution points. The Workshop results in Chapter 3 indicated that farmers had challenges to either set aside the time to attend a Farmers Market or afford (for various reasons) to hire someone. For this reason, the Consultant Team recommends the creation of a network of Farmers Markets with set hours and locations that are predictable along side newly created Farmstands. The first step would be to hold a Market Master Meeting including South Green, Long Lane Farm Wesleyan University and Wadsworth to identify a future schedule.

In conversation with Ms. Moore, a self described “*affectionato*” of Farmers Markets said she was very open to participate in a 2008 Market Masters Meeting to discuss coordinating ever more farmers markets in Town and to expand the offerings at the Mansion. It is a recommendation of this study to continue pursuing these three Farmers Markets in Town and identify an additional location. A second recommendation is to couple this work through marketing and signage with the Farmstand proposals.

## Considerations for a Business Plan

### State Regulations

The State of Connecticut Department of Agriculture holds statutory responsibility for Farmers Markets and Agriculture. Below is an abstract from the website outlining these responsibilities:

### Farmers' Markets

#### ***ABOUT FARMERS' MARKETS***

In Connecticut, there are 87 farmers' markets scattered throughout the state. The demand for farmers' markets is increasing, and each year there are a number of requests to establish new ones. The markets provide a benefit for farmers and consumers alike. They provide an opportunity for farmers to sell their crops, and they provide a convenient one stop shopping facility for consumers to purchase fresh, high-quality produce and other farm specialty items.

The farmers markets are affiliated with a program to provide seniors (Seniors Farmers' Market Nutrition Program) and women with children who are nutritionally at risk (The Women, Infants, and Children Farmers' Market Nutrition Program) with nutritious fruits and vegetables and to expand local market for Connecticut Grown products. The program is authorized by Public Act 94-187. The seniors program is a state-private partnership, and the women and infants' program is authorized and co-funded by Congress. Program participants number about 48,000 WIC clients and 15,000 Senior recipients and receive \$15 worth of vouchers that can be used at designated farmers' markets for the purchase of Connecticut grown fresh fruits and vegetables. Participating farmers are reimbursed for the face value of the vouchers at any state financial institution.

If you would like more information on market locations, crop availability or if you are a farmer and would like to participate in the farmers' markets call Rick Macsuga, Connecticut Department of Agriculture at (860) 713-2544

### Site Location

Lastly, it is the Consultant Team's opinion that the creation of the network of Farmers Markets is of utmost importance. In the aforementioned sections the case has been made for a network of Farmers Markets with the addition of one other market. The existing locations as of the end of the 2007 Spring-Fall Season are South Green on Old Church Street, on Wesleyan University Campus on High Street as well as the supporting Long Lane Farm CSA on Long Lane, and Wadsworth Mansion on Wadsworth Street as well as the supporting Long Lane Farm CSA on Long Lane, and Wadsworth Mansion on Wadsworth Street.

The public has been vocal in discussing the options for an additional Saturday Market. The various options have been distilled to four possible locations:

1. An active farm in the City
2. Court Street (near Main Street)
3. City of Middletown Parking Lot off of Washington Street near City Hall.
4. Riverview Arcade Plaza rear Cold Stone.

The active Farm model copies the Ashlawn, Old Lyme Market, the Court Street (near Main Street) models; builds on the Northampton model in Massachusetts, and the City of Middletown Parking Lot; and builds on efforts on City Seed. Each of these locations has certain challenges and opportunities. The first is on private land where as the second and third options are on public land. The second option involves closing a road. The aesthetic and destination point considerations are strongest for having this additional market on a Family Working Farm. Safety issues for all involved in the market are important as a site is considered.

## Chapter 5



## Chapter 5

### **RECOMMENDATIONS TO PRESERVE AND PROTECT FARMING AND FARMLAND IN MIDDLETOWN**

Based on research by the Consulting Team and meetings with the Conservation Commission, members of the public, and participants in the P.A. 490 program, twenty two recommendations were developed to protect and support farming and farmland in Middletown. The ideas represented in these recommendations support each other to create a social and economic atmosphere which is supportive of farming. The preservation of farming in Middletown will, by its nature, preserve farmland as farmland is one of two principal assets for farmers (the second asset is labor). Programs which focus solely on preservation of farmland will *not* ensure the long term viability of the rural character of Middletown. They will preserve land from development and thereby create open space, but, eventually, they will contribute to the gradual elimination of farming in Middletown. Therefore, these recommendations look to the support of the individuals and farmers who engage in farming.

#### **Recommendation #1**

**Update the Plan of Conservation and Development to reflect the importance of agriculture in general, and family farming in particular.**

As the Plan of Conservation and Development reflects the values of the community, this document should be updated to identify farming as a critical resource. This includes identification of the benefits of agriculture, as noted in Chapter 3, and the recognition of agriculture as an important use which benefits the community by minimizing the municipal services per acre / person compared to other uses and which contribute to the visual and aesthetic character of Middletown.

#### **Recommendation #2**

**The City should develop a workshop or series of workshops for all City Departments to brainstorm how the programs and regulations these Departments oversee could be updated and modified to support farming.**

The City of Middletown provides extensive municipal services and oversees a variety of programs which affect the day to day activities of a family farm. Each Department oversees a portion of these programs and can best contribute suggestions as to how they can be updated and modified to support this group of residents and landowners. They can also debate and discuss how any changes may affect the City's other programs and budgets.

### **Recommendation #3**

**The City of Middletown Planning Conservation and Development Department should review the Zoning Regulations and other land use regulations to modify those regulations to support farming and create a modern definition of farming and agriculture.**

Specific recommendations to update the current Zoning Regulations are identified in Chapter 3. However, these should not be considered comprehensive. The Department should review its regulations with the Conservation Commission or other specifically formed Agriculture Committee or Commission to aggressively work to reduce nuisance complaints. The Department should also begin to identify ways to “standardize” filings required by farmers for farmstands, seasonal sales, and periodic events. Lastly, the Department should generally clarify and reduce regulations which actively reduce the viability of farming in Middletown as noted in Chapter 3.

### **Recommendation #4**

**The City of Middletown should establish an Agricultural Commission (made up of local farmers) to work with other City Land Use Commissions.**

If there is interest from local farmers, an Agricultural Commission would have several tasks:

1. Work with Planning and Zoning Commission to establish guidelines for farming and other agricultural uses to ensure the protection of the environment in a manner that is acceptable to the farmers and provides realistic and substantial improvements to stormwater runoff and wetland protection
2. Identify projects resulting from those guidelines that can be funded by the City.
3. Work with the City to establish a fund for the following:
  - a. Preservation of farm land
  - b. Funding of improvements identified above
  - c. Funding of other agricultural projects.
4. Review land use projects within 500’ of existing agricultural lands to identify aspects of these projects which will have a positive or detrimental affect on the short or long term viability of existing agricultural uses.

5. Make recommendations to the City about management of City lands to expand agricultural uses on these properties. Resource Chapter B provides a number of options for the City to consider and encourage innovative farming operations.
6. Work with tax assessor and other departments to identify specific problems within the City and offer recommendations to reduce how farm properties are assessed (for example, many of the farmers were concerned about how barns were being assessed which resulted in a value for a structure higher than the value of their home).
7. Work with farming community to reduce property taxes on active agricultural land. The greater the reduction in taxes, the lower the pressure to sell off land for development.
8. The Town of Guilford has recently created an Agriculture Commission and it is recommended that members of the PCD Department, Conservation Commission, and local farmers meet with them to discuss organizational matters.

**Recommendation #5**

**Update the current City of Middletown Economic Development Brochure to identify agricultural uses and opportunities in the City of Middletown.**

The PCD Department and Economic Development Commission should work together to develop an economic development document which identifies existing agricultural uses and opportunities in the City. In addition, the EDC could work to develop programs to enhance existing farms, bring inactive farms back into production, and encourage well planned use of public lands for agricultural use be explored.

**Recommendation #6**

**The City of Middletown should hold a referendum for a \$2,000,000 Bond Request for Open Space and Farmland Preservation**

The City successfully completed this referendum on November 8, 2007.

**Recommendation #7**

**To expand and support the monies from the November, 2007 referendum, the City of Middletown should establish a line item in the budget funded through property taxes that will be allocated to support local agriculture.**

The development pressures are all too great on open space and farmland and as the business and real estate cycles experience growth and slowdowns it is important to maintain a steady, consistent and vigilant effort to encourage farming in Middletown. For some, it is helpful to view farming as part of the infrastructure, just as road improvement, schools, water and sewer system and public buildings including government buildings and libraries that require yearly capital expenditure. Similarly, the periodic or episodic funding of referendum bonds, while helpful, must be more vigorously and regularly pursued as well as additional annual funding for a variety of uses to fully ensure the viability of farming.

**Recommendation #8**

**Establish a series of Local Farm Viability Start-Up Grants and Capital Improvement Grants for initial start up of new farms and large scale capital improvements (such as a new roof for a barn).**

As farming continues to develop in the twenty first century, the concept of Urban Agriculture is worthy of attention and planning. The smaller clusters, as noted in the mapping exercise, can be small scale intensive urban agriculture/farming, seasonal and specialized products (see Chapter 5 on Farmers Markets for vendors who have successful active operations in the region), community supported agriculture (such as the model of Long Lane Farm) and greenhouses. Start up Grants and Investment Grants, from the proposed City of Middletown Farm Viability Grant may be utilized for these ventures.

**Recommendation #9**

**Apply and assist Farmers in Applying for State of Connecticut Department of Agriculture Farm Viability Grant to provide funding to allow the City to implement these recommendations.**

Additional grant monies could be used to:

- a. Establish Agricultural Commission
- b. Provide workshops for City of Middletown Departments

- c. Update computers in PCD Department to use existing GIS information and that generated by this project.
- d. Capital Improvement projects on local farms.

**Recommendation #10**

**Track the loss of farmland and farms in Middletown every other year to be able to respond to changing economic and land use conditions.**

The City of Middletown Planning Department working with the City of Middletown Planning and Zoning Commission and Agriculture Commission should prepare a report for the Common Council using GIS Mapping and current data from the Assessor's Office Database on a biennial (or if staff resources allow, annual) basis on the status of open space and farming preservation and loss, identifying opportunities and concerns.

**Recommendation #11**

**With the Agricultural Commission, establish a rating system to rank those properties that are most at risk of loss of agricultural use to provide a systematic and equitable approach for study of various projects.**

Establish a model for rating the agricultural parcels which may be eligible for funding (either grants, loans, or other programs).

Based on the Lebanon model described in Chapter 7, we have developed a first draft of a possible rating system for use by the City.

**CITY OF MIDDLETOWN  
Farmland Preservation Rating System**

	<b>1 Point</b>	<b>2 Points</b>	<b>3 Points</b>
A. Size of Parcel(s)	5-15 acres	15-50 acres	50+ acres
Size when combined with other agricultural parcels	30 acres	50-100 acres	100+ acres
B. Percent Prime or Important Soils	30-50%	50-75%	76-100%
C. Percent Working Farm	20-50%	50-70%	70%+
D. Adjacent to Other Working Farm			Yes
E. Proposed Funding will Support Farming On-Site		Maintain Existing	Expand
F. Development Pressure	Low	Medium	High
G. Property Includes Features of Natural or Cultural Significance	Low	Medium	High
H. Adjacent to Open Space	Nearby		Adjacent
I. Part of Agricultural Corridor	Yes	View from Road	Road Frontage
J. Has Ability to Support Farmstand	Possible	Former	Existing & Active
K. Trails	In Vicinity	Suitable for Expansion	Existing
L. Preservation of Land will Protect Surrounding Agricultural Uses	Low	Medium	High

Notes for Rating System

- A. Based on information gathered by this study, the typical farm parcel is less than 15 acres.
- B. The proximity of other parcels increases the economic viability of each parcel. If the State program criteria changes, combined parcels may be eligible for grant money or matching funds.
- C. As noted from the participants in the FVG Workshops, most farms have less than 50% productivity.
- D. See Note B, above.
- E. As noted in this report, the intent is not just to protect land with agricultural soils, but also to support farming.
- F. Farmland is typically flat with easy road access. Most farmland in Middletown is on a road with City water and sewer. These elements contribute to significant development pressure.
- G. Natural Features Should Include:
  - Wetlands
  - Watershed Land
  - Aquifers

Specific Animal or Plant Habitat  
Lakes  
Streams, Rivers  
Other Natural Features  
Cultural Features Should Include:  
River Access  
CT Blue Trails  
Historic Sites  
Historic Buildings  
Other Cultural Features

- H. Includes all City owned open space or those areas recommended as open space in the Plan of Conservation and Development.
- I. Agricultural corridors should be defined by the City, but could include those roads / acres with significant agricultural lands such as Ridgewood Road, Higby Road, Arbutus Street, etc.
- J. A farmstand provides the farmer with an outlet for their products.
- K. The proximity of existing trails and the ability to expand those trails, especially horse trails, was an important item for support of horse farms.
- L. See Item B, above.
- M. Eligibility for State programs may increase funds available for preservation

The Rating System should be developed with the farmers either as part of the Agricultural Commission, or before the formation of this Commission with representatives from that community. The Rating System should be evaluated regularly to ensure that the point value studies, point allocation, and weighing functions achieve the desired policy and strategic objectives.

### **Recommendation #12**

**Establish Agricultural Corridors to identify areas of the City as potential areas of agri-tourism, scenic corridors, and economic development to support agricultural uses.**

The GIS Mapping Process had identified a number of agricultural corridors and sections within the City and identified a number of threats to farmland preservation. The mapping exercise selected a number of farms and various studies have shown the economic impact of development on agriculture. One area for the City to be cognizant of is to focus not only on the larger key significant parcels but also to string together a number of smaller parcels. Presently there are 7 parcels over 45 acres and 14 parcels between 15-30 acres. In addition, there are 61 parcels between 15-30 acres and 190 parcels between 0-15. This study recommends that the City develop a specific strategy to encourage smaller parcels to adopt innovative farming operations as well as identify areas where smaller parcels are in close proximity or adjacent to larger parcels. In summary, the various plans, policies and strategies must include, in a very significant way, the smaller farm parcels.

Specific recommendations include:

1. Provide appropriate significance to “smaller” parcels in rating and ranking
2. Prioritize land acquisition given the data gathered throughout this study
3. Continue to fully engage in conversation with landowners and farmers and assign appropriate staff time for such undertakings
4. Install signs to direct public to farmstands
5. Install signs identifying roads used by tractors, horse trails, cow crossings, and other agricultural uses where they may interface with roads, neighboring properties, or other public access points

### **Recommendation #13**

**The City of Middletown should support agricultural uses on City owned properties.**

The City of Middletown, in conjunction with the Chamber of Commerce, should support and encourage Innovative Farming Practices on lands that it owns through leases.

- Work with existing farmers to identify opportunities for growth and expansion including leasing city owned property and/or purchasing adjacent properties through the development rights program so that farming can be more viable.
- Lease municipally owned land to “unlanded” farmers such as the Deerfield Farm in Durham, CT.
- Support the Community Supported Agriculture (C.S.A.) model such as Holcomb Farms, West Granby CSA.
- Establish a Farming Educational Center.
- Encourage “farming” in all its forms throughout the city. A labor force of farmers for the local community can be developed from community gardens, 4-H youth programs, High School Vo-Ag programs, opportunities to work on farms and greenhouses in the City, Wesleyan University Long Lane High School Internship Program and University of Connecticut School of Agriculture and other college programs throughout the United States and Abroad. Working with the soil is known to increase the “human interest, skill, and capacity” to farm and help encourage and increase a future farming labor force. As more people work the soil with their hands, they are more likely to have a deeper appreciation for the challenges of farming and a positive attitude towards farming.

- Promote active Tree Farming on city owned land. Work in conjunction with Parks and Recreation, Public Works and Tree Warden and private sector businesses.
- Utilize the State of Connecticut Farmlink program to identify those interested in farming on City owned property.

#### **Recommendation #14**

##### **Expand interest and opportunities for new innovative farming techniques.**

Discuss business planning and opportunities for expanding existing ventures or beginning innovative farming options for existing and new farmers. The Chamber of Commerce Side Street to Main Street Program is a model worthy of consideration as are various opportunities available through the Farm Bureau. The Creative Juice Committee for the Chamber focusing on Art may be a model worthy of consideration for the business of farming.

#### **Recommendation #15**

##### **To bring economic development and tourism to the City, the City of Middletown, working with the Chamber of Commerce, actively encourages the creation of a vineyard. Inclusion onto the CT Wine Trail would increase tourism and be of an economic benefit.**

The City of Middletown is uniquely positioned between the Western Trail and the Eastern Trail of the CT Wine Trail. The addition of a first rate vineyard could provide a link and a resting spot for those making a two day trip. The City of Middletown has a vibrant restaurant scene, an Inn, and many Arts and Cultural Attractions that could be successfully marketed to encourage tourism.

#### **Recommendation #16**

##### **Establish events which highlight farming in Middletown or use farmlands as a setting or backdrop.**

To enhance the visibility of local farming (and related issues), the City of Middletown could take a lead with the Town of Middlefield and the Town of Portland in conjunction with the Middlesex Chamber of Commerce (specifically including the local bicycle shop Pedal Power), to support a Farm-Bike Tour in conjunction with the CT Tour Des Farms (see: <http://tourdesfarms.org>). While there may be an assumption that Middletown farms are not “significant” enough to warrant inclusion, this event could be dovetailed with the Wadsworth Mansion Open Air Market and/or other agricultural events in the City.

The City of Middletown, with the Chamber of Commerce, should develop a City of Middletown Marathon. The 26 miles 365 yard course should be designed to take into consideration the farming and agricultural landscape of the City. This event would continue to showcase the City of Middletown including its Farmland and Open Space. The Greater Hartford Marathon has a number of green initiatives including providing organic food for runners and volunteers. (see: <http://www.hartfordmarathon.com/Marathon>).

The Consultant Team recognizes that a marathon is a large undertaking and the City may wish to start smaller (5K) race in a particular corridor. However, the creation of agricultural based events such as a bike trail or foot race would focus attention on the aesthetic advantages of farming and bring needed revenue to both the farmers and other city businesses.

### **Recommendation #17**

**The City of Middletown should work with Neighborhood Groups to design and implement a City wide Community Garden Initiative.**

The placement of community gardens along the river and other locations around the City will increase involvement and awareness of the benefits of agriculture and the richness of Middletown soils.

### **Recommendation #18**

**The potential role of aquaculture and other new technologies affecting farmers in the City of Middletown should be explored.**

Agriculture is a constantly changing industry. As such, the City should try to plan for the future. The proximity of the City to the Connecticut River allows for the potential of small scale fish farming or other aquaculture. The present study did not address the feasibility of various new technologies. However, the Consultant Team felt it was important to recognize that more intensive commercial agriculture or technology based agriculture is feasible in Middletown. These techniques tend to be more intensive within a limited space which may require new regulations.

### **Recommendation #19**

**A Farmers Market Network should be created.**

This network would cover the landscape , address the friction of distance – namely that the willingness and ability of people to travel a certain distance diminishes with an increase in distance, provide for various dates and times during the harvest season(s) and

make itself available to the various neighborhoods and communities in the City. This network would formally meet twice a year (February and October). Initially, the network would consist of the following:

- The South Green Farmers Market on Tuesday's and Thursday's 8:00am to 12:00pm July 17th-October 31. Presently two regular vendors.
- The one day Open Air Fair and Farmers Market at Long Hill Estate on August 26th with over 60 vendors,
- The second year of the Long Lane Farm Stand in the North End on selected Saturday Mornings in July, August and September and Community Supported Agriculture (C.S.A.)
- The one day Farmers Market on campus at Wesleyan University May 3rd, 11-3 with nine vendors.

Issues which should be addressed by the network include location, dates and times in operation, parking, impacts on neighborhood, products sold, and other business aspects to reduce overhead costs.

### **Recommendation #20**

#### **A Saturday Morning Farmers Market should be established.**

The addition of a Farmers Market on Saturday Morning at a downtown location was suggested by a number of individuals as was allowing for a Farmers Market at one of the existing Farms. The first idea would be modeled on the work of City Seed in New Haven and the Northampton, Massachusetts Farmers Market and the second proposal on Ashlawn Farms in Old Lyme Farmers Market. Both of these models have merit and could be met with success if implemented correctly.

### **Recommendation #21**

#### **As a follow up to Wesleyan University Hunger Study, it is recommended that a nutrition survey be carried out so as to further address the concomitant problems of childhood hunger and obesity.**

The role of "growing one's food and participating in local farming activities (production, distribution) coupled with healthy education" for both parents and children may have a positive effect to further food security in the City of Middletown and move toward healthier citizens. The work of the Middlesex Coalition for Children in this area is on the forefront of these issues and its work should continue to be supported.

**Recommendation #22**

**Research and identify legislation that may be required to protect farmers from nuisance complaints including educating police on how to handle these complaints.**

Although Connecticut has a strong Right-to-Farm Legislation, this does not stop complaints from neighbors or passersby's. Often these nuisance complaints require the farmer to defend their actions instead of the accuser needing to support their complaint. These complaints require increased attorneys costs and insurance that could otherwise be avoided with legislative support.

In addition, most of these complaints are registered with 911 and the police department who are not well versed on the rights of farmers. Additional workshops should be considered to develop the appropriate protocols to protect both the farmers and police.

## Resources - A



## Resources

### **A. CURRENT PROGRAMS TO PROTECT AND SUPPORT FARMING AND FARMLAND PRESERVATION**

Connecticut has a number of tools and strategies to support the preservation of farming and farmlands. As noted in the February 2000 “Attitudes Toward Farmland Preservation, A Survey of Connecticut Residents” prepared by the Center for Survey Research and Analysis at the University of Connecticut,

“Connecticut residents have positive attitudes toward farming in the state. (page 2)

91% of Connecticut residents agree that preserving rural areas in Connecticut is important while 90% agree that it is important to maintain farmland in the state for future generations. (page 2)

87% agree that many working farms around the state makes the state a better place to live and 78% agree that the state should help support farming so that we can have locally grown food. (page 2)

Residents feel that the decrease in farmland in Connecticut has had a negative impact on the quality of life in the state. (page 3).”

In order to protect farmland, there are a number of tools currently in use in Connecticut. The following chapter was compiled by the Eastern Connecticut Resource Conservation and Development Council (Eastern RC&D) which is a program administered by the United States Department of Agriculture. Rebecca Auger, who is Vice President of the Eastern RC&D, is also the Senior Community Planner with the Capitol Region Council of Governments (CRCOG).

For this study the RC&D agreed to assist in the identification of the following items.

- Federal and state farmland preservation programs
- Private funding sources for farmland preservation
- Creative land acquisition strategies

This report includes an appendix consisting of American Farmland Trust Fact Sheet, and NRCS Fact Sheet; Conservation Options for Farmland A guide for Landowners, Land Trusts and Municipalities; outline of the Department of Agriculture joint state-town farmland preservation program; Connecticut’s Farmland Preservation Program including

application criteria and scoring criteria referencing (Conn Agencies Regs. 22-26gg-1 et seq.) Department of Agriculture Farmland Preservation Program (Purchase of Development Rights) Summary- March 2007.

In addition, the Capital Region Council of Governments (CRCOG) also received a Connecticut Department of Agriculture - Agriculture Viability Grant resulting in the study entitled, Regulating the Farm: Improving Agriculture's Viability in the Capitol Region. The goal of this study, led by Rebecca Augur, was to identify Town specific regulation, policy and attitudes which would help sustain farming as an important economic and cultural resource in those towns. Of the 29 communities in the Metro Hartford Region, 11 municipalities participated in the CRCOG study. While the city of Middletown is not part of the Capitol Region Council of Governments, the CRCOG study came at an opportune time to assist us and its approach and insights were very helpful as the present study was charged with looking at zoning regulations. A copy of the CRCOG study is found in the Regulations Appendix.

## **Tools for Conservation – Easements, Transfers of Development Rights, Limiting Development and Creative Partnerships**

### **Basic Conservation Tools for Farmland**

In Connecticut, the most common tool for protection of farmland is an agricultural conservation easement. This is a deed restriction that gets recorded with the land records at City Hall and conveys with the land in perpetuity. In this easement, the landowners voluntarily restrict development on part or all of a piece of property in order to protect the continued agricultural use of the land, as well as the natural resources on the property. The underlying land remains under the continued ownership of the landowner, and may be sold, inherited, or transferred similarly to other land.

There are a number of potential holders/funders for this type of easement. A nonprofit land trust, a municipality, the State of Connecticut, and the USDA are all potential recipients. In the case of a nonprofit holder of the easement, the easement would likely be a donation, with the value of the easement being used as a tax deduction for the landowner. In the case of a governmental agency holder of the easement, there would also be a sale of development rights, called PACE (purchase of agricultural conservation easement) or PDR (purchase of development rights). The governmental entity would pay the landowner for the reduced value of the land (full market value minus restricted value) on a per acre basis. The landowner would receive a fee for the restrictive easement and maintain underlying ownership; the government would keep the property on the tax rolls (at a reduced assessment) and would receive assurance that the land is kept open and protected. The landowner can also opt to sell the easement at a reduced price ('bargain sale') and take the difference between appraised and received price as a tax deduction.

In 2006, the American Farmland Trust (AFT) published an updated guide (attached) to "Conservation Options for Connecticut Farmland." Additional copies can be obtained by contacting the Connecticut field office of the AFT at 860-683-4230 or online at: [http://www.farmland.org/programs/states/documents/AFT\\_ConservationOptionsforConnecticutFarmland2006.pdf](http://www.farmland.org/programs/states/documents/AFT_ConservationOptionsforConnecticutFarmland2006.pdf)

Beyond the basic agricultural easement, there are several options available for landowners and municipalities looking to protect land. These can be described in three basic categories: a) Transfer of Development Rights; b) Limited Development; and c) Creative Partnerships.

- a) Transfer of Development Rights (TDR): TDR programs allow landowners to transfer the right to develop one parcel of land to a different parcel of land.

The benefits of TDR Programs are:

- TDR protects farmland permanently, while keeping it in private ownership.
- Participation in TDR programs is voluntary - landowners are never required to sell their development rights.
- TDR promotes orderly growth by concentrating development in areas with adequate public services.
- TDR programs allow landowners in agricultural protection zones to retain their equity without developing their land.
- TDR programs are market-driven—private parties pay to protect farmland, and more land is protected when development pressure is high.
- TDR programs can accomplish multiple goals, including farmland protection, protection of environmentally sensitive areas, the development of compact urban areas, the promotion of downtown commercial growth and the preservation of historic landmarks.

Generally, TDR programs are established by local zoning ordinances. In the context of farmland protection, TDR is used to shift development from agricultural areas to designated growth zones closer to municipal services. The parcel of land where the rights originate is called the “sending” parcel. When the rights are transferred from a sending parcel, the land is restricted with a permanent conservation easement. The parcel of land to which the rights are transferred is called the “receiving” parcel. Buying these rights allows the owner to build at a higher density than ordinarily permitted by the base zoning on the receiving site.

TDR programs are generally most successful in areas that have both large tracts of agricultural (or otherwise open) land and an area with high development potential (i.e. has access to public sewer and water) such as Middletown. Although the farm tracts in Middletown are smaller than typically identified (Middletown’s 15 acres versus typical 100 acres), the development potential is much higher than typical.

In Connecticut, because of the highly independent structure of its municipalities, this is generally best approached within the boundaries (and authority) of a single town or city. While enabling legislation exists to allow multiple municipalities or regions to join together to match up sending and receiving areas, the inertia against this and technical complexity required in setting it up makes the option of inter-municipal TDRS highly infeasible.

One of the most difficult aspects of implementing TDR is developing the right mix of incentives. Farmers must have incentives to sell development rights instead of building lots. Developers must benefit from buying development rights instead of building houses according to the existing standards. Thus, local governments must predict the likely supply of and demand for development rights in the real estate market, which determines the price. TDR programs are sometimes created in conjunction with agricultural protection zones: new construction is restricted in the agricultural zone, and farmers are compensated with the opportunity to sell development rights. Because the issues are so complex, TDR programs are usually the result of a comprehensive planning process. Comprehensive planning helps a community envision its future and generally involves extensive public participation. The process of developing a community vision may help build understanding of TDR and support for farmland protection.

There are extensive resources concerning TDR programs as implemented in other states. Pace University Law School has set up a land use resource center that contains a variety of useful information about TDR at: <http://www.pace.edu/lawschool/landuse/btdr.html>. Maryland, New Jersey, Minnesota and California have generally led the way in this innovation. In Connecticut, no municipalities have developed a robust program. Windsor and Hebron have preliminarily set up the enabling framework for programs, and Avon is currently considering zoning regulations that would implement a limited TDR program. The Town of Woodstock also incorporated enabling wording in a recent revision to its Subdivision Regulations that allows potential developers to increase their density if they protect farmland or open space of high value elsewhere in town.

- b) Limited Development: This is a technique that has developed relatively recently in response to rapidly rising land values and the comparatively limited resources of municipalities and land trusts to acquire higher-priced land. This approach has had the most utility and most appeal in the Northeast (New England and New York State) where land is relatively scarce and large parcels (farm and forest land) are increasingly precious.

The basic concept of limited development places the municipality, or a land trust (or some combination thereof) in the role of a benevolent developer. Where a market-rate developer might take a 100-acre farm and, given zoning restrictions, yield 35-40 house lots. A town or land trust might attempt instead to acquire the farm at market rate and develop only 5-8 house lots, setting aside 80-90% of the property for conservation (and preferably, continued agricultural production).

This approach makes sense on a number of fronts. It makes sense to the landowner selling their property because they are able to get market price for the land vs. getting pennies on the dollar for PDR, and are able to complete the transaction far more quickly than in the PDR process. Additionally, the landowner is able to see the majority of their land protected, and still productive. The transaction makes sense for the town or land trust because they are able to see a large tract of land remain open and potentially productive, as well as preventing a large-scale addition to the municipality's infrastructure needs (roads, schools, etc.). They are further able, by virtue of their outright ownership, to control the specific design and location of the limited residential development.

Given Connecticut's tax and educational funding structure, this approach can even make financial sense for the municipality. Though there is some debate on the specifics, it has generally been demonstrated that the average new single-family home constructed in Connecticut demands more municipal services than it pays for through property taxes. In other words, for every dollar of tax revenue a new home brings in, the family in that home requires \$1.17 (roughly) in services such as road maintenance, schools, fire, police, etc. Given that the State of Connecticut does not cover the majority of educational costs in most municipalities, a 30-40 lot subdivision can mean a substantial net increase to the municipal expenditure requirements. The pure cost difference between educating the children from 35 new homes and those from eight new homes, taken over a 10-15 year cost horizon, can easily pay for the bond costs on making such a substantial initial outlay to acquire the property at market prices.

In addition to this demonstrable savings, the creation of a small number of house lots allows the purchase costs liability to be further and substantially reduced. In a rough illustrative example, assume the market rate for the 100-acre farm was \$1.5 million. Next assume that the town purchased that parcel at that price and carved off five lots, using a total of ten acres. Each of those lots is sold, on the open market, or to developers on a bid-basis, for \$120,000. It should be pointed out that each of these five lots could be marketed as abutting a large tract of permanently conserved land. The net cost to the town is now \$900,000. The town may then potentially sell the development right on the remaining 90 acres in a PDR or FRPP program. Assuming a conservative figure of \$3,000 per acre in this program, protecting those 90 acres may yield another \$250,000 for the town

while achieving the goal of land conservation. The final \$650,000 can then be reduced by the savings in town expenditure from the houses that don't get built on this property. While this is a very rough, theoretical case, the logic has been borne out. In Massachusetts, towns such as Northampton, Boylston, Groton, and others have employed this technique. In several cases, land trusts and municipalities involved in the limited development actually profited from these conservation projects- owing largely, of course, to the very high land values in Massachusetts.

The MassWoods organization has presented an excellent case study of a limited development project (attached) and links to other limited development resources at [www.masswoods.net/future\\_land/cases/limited\\_dev/index.html](http://www.masswoods.net/future_land/cases/limited_dev/index.html).

- c) **Creative Partnerships:** In a tight fiscal environment, particularly when land trusts and municipalities are involved, dedicating adequate financial resources to a conservation project is very difficult. Developing a coalition of groups, from public sector (at all levels), private sector, nonprofits, and even individual private citizens, can be the difference between a successful conservation project and one that is terminally stalled.

The Conservation Fund has recently completed a study called "Conservation-Based Affordable Housing: Improving the Nature of Affordable Housing to Protect Place and People" (executive summary attached) that presents one of the most intriguing and unexpected potential partnerships for land conservation. For many years, one of the major criticisms of the land conservation and even of the smart growth movement is that it crowds out affordable housing, driving up land values and limiting development opportunity. In multiple case studies, many from New England, this report details how the strengths of both groups (conservation and affordable housing) can be combined and leveraged to move a project forward.

In Connecticut, where land is expensive, both affordable housing and conservation are needed, and frequently are chasing the same funding at both state and federal levels. By combining projects, perhaps in combination with a limited development concept, funds, energy, and political will can be multiplied and have a much higher probability of success. A number of the Massachusetts limited development projects had affordable components or partnered with groups such as Habitat for Humanity. The Conservation Fund's website, [www.conservationfund.org](http://www.conservationfund.org), has more detail about these case studies.

## **Tools for Farmland Preservation and Conservation – Local Efforts**

Many towns in Connecticut have a variety of preservation strategies. These strategies reflect the residents' values and past successes and show that there is not just one method for success.

### **East Windsor**

East Windsor has a natural resource preservation committee. The town obtains funding for open space through payments made in lieu of open space.

### **Glastonbury**

The town's land acquisition committee uses bond money to purchase open space land, including farmland. The land acquisition committee advises the town council.

### **Granby**

Granby is creating an agriculture committee that would make recommendations to its existing open space committee. Granby's open space fund receives money through bonding, fees made in lieu of preservation of open space, and other sources.

### **Guilford**

Guilford has both an agricultural commission and a land acquisition commission. An agricultural commission liaison will advise the land acquisition commission on possible farmland purchases. The town seeks bonding to acquire parcels, but the income from town cell phone towers is placed in the land acquisition account for lesser costs.

### **Hebron**

Hebron's open space land acquisition committee has three subcommittees, one of which is devoted to farmland preservation. The committee recommends purchases to the board of selectmen. The town makes an annual contribution to its open space fund.

### **Lebanon**

Lebanon has a conservation commission that is responsible for farmland preservation, among other things. The town's open space fund is funded through fees made in lieu of open space and through annual appropriations.

### **Mansfield**

Mansfield has an agriculture committee and an open space preservation committee, each of which seeks to preserve farmland. The agriculture committee acts as a sounding board for local farmers and advises the open space committee, as well as other town officials. The town has used money from its open space fund to secure farmland development rights. Money for the fund comes from bond authorizations and a line item in the town's capital budget.

### **Shelton**

Shelton purchases open space, including farmland, through its conservation commission. The commission makes recommendations to the board of alderman. Shelton's Farm and Forest Land Preservation Plan outlines steps the city can take to preserve farming as a way of life. Shelton has both an open space and farmland preservation fund.

### **Simsbury**

Simsbury has an open space committee, which has made farmland preservation a high priority. Appropriations for the town's open space fund are made from the town budget.

### **Southbury**

The town has a rural preservation committee that preserves both open space and farmland. Money for open space acquisition is appropriated annually.

### **South Windsor**

South Windsor has an agricultural land preservation advisory commission comprised of farmers, local business people, realtors, town staff, and land use commissioners. The commission evaluates and comments on open space properties for possible purchase by the town. The town created the commission specifically for farmland preservation. The town's open space fund can be used to preserve farmland.

### **Suffield**

Suffield's heritage committee has an open space subcommittee. Suffield uses payments in lieu of open space, and annual funding, which varies from year to year. The money is placed in an open space fund.

### **Tolland**

Tolland has a conservation commission that makes farmland preservation one of its goals. Funding for acquisition comes from bonding. One of the goals of Tolland's open space fund is farmland preservation.

### **Wethersfield**

Wethersfield's conservation commission works with the town council to decide on open space acquisition. The town has \$600,000 in an open space fund and \$300,000 in a farmland preservation fund. Both accounts were funded through the town general fund. In November, the town approved a \$ 4 million bond for open space acquisition. (See Trust for Public Land discussion in Private Funding Sources section.)

### **Woodstock**

Woodstock's Open Space Land Acquisition and Farmland Preservation Committee focuses on farmland. The town's Agricultural Land Preservation and Land Acquisition Fund has come from budget appropriations, although the committee is looking at private fund raising for 2007.

## **Tools for Farmland Preservation and Conservation – State Funding**

The following is a list of Programs available from the State of Connecticut.

### **Farmland Preservation Program**

The Connecticut Department of Agriculture preserves farmland by acquiring development rights to agricultural properties. The farms remain in private ownership and continue to pay local property taxes. A permanent restriction on nonagricultural uses is placed on these properties. Nationally, farmland preservation has been recognized in the federal Farm Bill and Connecticut's Farmland Preservation Program has qualified for participation in the federal Farmland Protection Program.

The main objective of the farmland preservation program is to secure a food and fiber producing land resource base, consisting primarily of prime and important farmland soils, for the future of agriculture in Connecticut.

As of January 3, 2007, the Farmland Preservation Program has preserved 31,782 acres on 228 farms. More than half of these acres are classified as prime and important farmland soils.

For more information contact:

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Connecticut Department of Agriculture  
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Hartford, CT 06106

Phone: (860) 713-2511

Fax: (860) 713-2514

email: [Joseph.Dippel@po.state.ct.us](mailto:Joseph.Dippel@po.state.ct.us)

### **Joint State-Town Farmland Preservation Program**

The joint state-town farmland preservation program encourages towns to establish farmland preservation programs to stop farmland from being used for nonagricultural purposes. The law permits the commissioner of the Connecticut Department of Agriculture to acquire development rights to farmland jointly with a town.

A town also must have (1) a farmland preservation fund, (2) an applicant willing to sell development rights, and (3) a designated committee or agent authorized to negotiate the purchase of development rights. The fund need not be limited to agricultural preservation but can be a more general open space fund.

The towns of Shelton, Suffield, Ashford, and Woodstock have participated in the program and met the above criteria.

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e-mail: [Joseph.Dippel@po.state.ct.us](mailto:Joseph.Dippel@po.state.ct.us)

### **The Open Space and Watershed Land Acquisition Grant Program**

This program provides financial assistance to municipalities and nonprofit land conservation organizations to acquire land for open space, and to water companies to acquire land to be classified as Class I or Class II water supply property. Grants may be for the purchase of land that is: 1) valuable for recreation, forestry, fishing, conservation of wildlife or natural resources; 2) a prime natural feature of the state's landscape; 3) habitat for native plant or animal species listed as threatened, endangered or of special concern; 4) a relatively undisturbed outstanding example of a native ecological community which is uncommon; 5) important for enhancing and conserving water quality; 6) valuable for preserving local agricultural heritage; or 7) eligible to be classified as Class I or Class II watershed land.

For more information contact:

David D. Stygar,  
Environmental Analyst, Department of Environmental Protection,  
Division of Land Acquisition and Management, 79 Elm Street,  
Hartford, Connecticut 06106

Phone: (860) 424-3081

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## **Agriculture Viability Grants**

This grant program is available to farmers, municipalities and registered non-profits. It was established by Public Act 05-228 “An Act Concerning Farmland Preservation, Land Protection, Affordable Housing, and Historic Preservation.” The law provides increased funding for municipal open space grants, farm viability and preservation, historic preservation, and new and existing affordable housing programs, along with new infrastructure to support and promote agriculture in Connecticut.

The Agriculture Viability Grants Program includes two grants: the Farm Viability Grant for Municipalities (FVG) and the Farm Transition Grant (FTG). Both are competitive matching grant programs with similar monies available but distinctive differences.

The FVG grant can only be used by municipalities and may be used for capital projects or for planning projects. The 50% match can be in in-kind services or funding from other sources.

The FTG will be used to strengthen the economic viability of Connecticut farmers, agricultural not-for-profit organizations and agricultural cooperatives. A producer and a cooperative match must be at least 50% and may not include in-kind services, while a not-for-profit match must be at least 40% and may include in-kind services. The Connecticut Department of Agriculture’s share of the project budget is capped at \$50,000 in matching funds.

Fourteen agricultural producers, six non-profit agricultural organizations and 18 municipalities from throughout the state have been awarded the Connecticut Agriculture Viability Grants, designed to strengthen Connecticut’s agricultural job-base and to support and promote agriculture in the state.

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Fax: (860) 713-2514  
Website: [www.ct.gov/doag](http://www.ct.gov/doag)

### **The Farm Reinvestment Program Grant (FRP)**

The purpose of this program is to insure the viability of agriculture in Connecticut. The program provides money for capital enhancement to farms.

The farmer is required to match or exceed the amount of the grant being requested. FRP funds and matching funds must only be used for projects that involve capital fixed assets and have a life of ten years or more (mainly new buildings). The funds may be used for the expansion of existing agricultural production facilities, or diversification--expansion into new production areas and site improvements related to such expansion or diversification. Only farms that have been in operation for three or more years can apply.

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Hartford, CT 06106

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Fax: (860) 713-2514

Website: [www.ct.gov/doag](http://www.ct.gov/doag)

## **Tools for Farmland Preservation and Conservation – Federal Funding**

Many of the existing Federal Programs related to Farms and Farmland are listed below. There is also additional information regarding these programs in the Resources Appendix.

### **The Farm and Ranchland Protection Program (FRPP)**

The Farm and Ranchland Protection Program provides matching funds to help purchase development rights to keep productive farm and ranchland in agricultural uses. Working through existing programs, USDA partners with State, tribal, or local governments and non-governmental organizations to acquire permanent conservation easements from landowners. USDA provides up to 50 percent of the fair market easement value.

To qualify, farmland must: be part of a pending offer from a State, tribe, or local farmland protection program; be privately owned; have a conservation plan for highly erodible land; be large enough to sustain agricultural production; be accessible to markets for what the land produces; have adequate infrastructure and agricultural support services; and have surrounding parcels of land that can support long-term agricultural production. Depending on funding availability, proposals must be submitted by the eligible entities to the Natural Resources Conservation Service State Office during the application window.

In Connecticut, between 1996 and 2006, \$16,276,632 was obligated for 67 FRPP contracts.

#### Contact information:

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State Soils Scientist  
USDA, Natural Resources Conservation Service  
344 Merrow Road, Suite A  
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Telephone: (860) 871-4047

Fax: (860) 871-4054

Website: [www.ct.nrcs.usda.gov](http://www.ct.nrcs.usda.gov)

### **Agricultural Management Assistance (AMA)**

The Agricultural Management Assistance (AMA) program provides cost share assistance to agricultural producers to voluntarily address issues such as water management, water quality, and erosion control by incorporating conservation into their farming operations. Producers may construct or improve water management structures or irrigation structures; plant trees for windbreaks or to improve water quality; and mitigate risk through production diversification or resource conservation practices, including soil erosion control, integrated pest management, or transition to organic farming.

In Connecticut, between 1996 and 2005, \$842,077 was obligated for 59 AMA contracts.

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District Conservationist  
USDA, Natural Resources Conservation Service  
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900 Northrop Road, Suite A  
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Fax: (203) 294-9741

Website: [www.ct.nrcs.usda.gov](http://www.ct.nrcs.usda.gov)

### **The Conservation Reserve Program (CRP)**

This program provides technical and financial assistance to eligible farmers and ranchers to address soil, water, and related natural resource concerns on their lands in an environmentally beneficial and cost-effective manner. The program provides assistance to farmers and ranchers in complying with Federal, State, and tribal environmental laws, and encourages environmental enhancement. CRP is administered by the Farm Service Agency, with NRCS providing technical land eligibility determinations, conservation planning and practice implementation.

The CRP reduces soil erosion, protects the nation's ability to produce food and fiber, reduces sedimentation in streams and lakes, improves water quality, establishes wildlife habitat, and enhances forest and wetland resources. It encourages farmers to convert highly erodible cropland or other environmentally sensitive acreage to vegetative cover, such as tame or native grasses, wildlife plantings, trees, filterstrips, or riparian buffers. Farmers receive an annual rental payment for the term of the multi-year contract. Cost sharing is provided to establish the vegetative cover practices.

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900 Northrop Road, Suite A  
Wallingford, CT 06492

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### **The Conservation Security Program (CSP)**

CSP is a voluntary program that provides financial and technical assistance to promote the conservation and improvement of soil, water, air, energy, plant and animal life, and other conservation purposes on tribal and private working lands. Working lands include cropland, grassland, improved pasture, as well as forested land that is an incidental part of an agriculture operation. The program pays farmers to maintain or adopt conservation practices.

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### **The Environmental Quality Incentives Program (EQIP)**

The Environmental Quality Incentives Program (EQIP) in Connecticut provides cost share and incentive payments to implement conservation practices on eligible agricultural land. It is a voluntary program that promotes environmental quality and agricultural production as compatible goals. EQIP sign-ups are conducted at USDA Service Centers in Connecticut.

Farmers can apply for cost-sharing for many types of conservation practices. Through EQIP, farmers may receive financial and technical help with structural and management conservation practices on agricultural land.

In Connecticut, between 1997 and 2005, \$16,678,496 was obligated for 227 EQIP contracts. Please see the attached fact sheets for further information.

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### **The Wildlife Habitat Incentives Program (WHIP)**

This program is a voluntary program for people who want to develop and improve wildlife habitat primarily on private land. USDA's Natural Resources Conservation Service provides both technical assistance and up to 75 percent cost-share assistance to establish and improve fish and wildlife habitat through WHIP. WHIP agreements between NRCS and the participant generally last from 5 to 10 years.

WHIP has proven to be a highly effective and widely accepted program across the country. By targeting wildlife habitat projects on all lands and aquatic areas, WHIP provides assistance to conservation minded landowners who are unable to meet the specific eligibility requirements of other USDA conservation programs.

In Connecticut, between 1997 and 2005, \$3,249,549 was obligated for 239 EQIP contracts. Please see the attached fact sheets for further information.

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Website: [www.ct.nrcs.usda.gov](http://www.ct.nrcs.usda.gov)

### **Grassland Reserve Program**

The Grassland Reserve Program (GRP) is a voluntary program offering landowners the opportunity to protect, restore, and enhance grasslands on their property. The Natural Resources Conservation Service, Farm Service Agency and Forest Service coordinate implementation of GRP, which helps landowners restore and protect grassland, rangeland, pastureland, shrubland and certain other lands and provides assistance for rehabilitating grasslands. The program conserves vulnerable grasslands from conversion to cropland or other uses and conserves valuable grasslands by helping maintain viable ranching operations.

Two agricultural producers in Middletown are enrolled in this program. Please see the attached fact sheets for further information.

There is no federal funding for GRP in FY07.

## **Tools for Farmland Preservation and Conservation – Private Funding**

### **Connecticut Farmland Trust**

Established in 2002, the Connecticut Farmland Trust is the only private statewide conservation organization dedicated to protecting Connecticut's farmland. The mission of the Connecticut Farmland Trust is to permanently protect Connecticut's working farmland.

To further this mission, the Connecticut Farmland Trust:

- accepts donations of agricultural conservation easements and farmland,
- purchases agricultural conservation easements and farmland,
- partners with towns and land trusts to identify threatened farms and opportunities for land protection and to help address farmland stewardship and management concerns, and
- partners with communities throughout the state to encourage local farmland preservation efforts through outreach and support to farmers, local land trusts, local officials, town planners, conservation commissions, and community organizations.

The CT Farmland Trust holds 11 agricultural conservation easements around the state, protecting more than 810 acres of farmland. Most recently, the Trust partnered with a local land trust to purchase the development rights for almost 54 acres of pasture and agricultural lands in Salem.

#### Contact information:

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Executive Director  
Connecticut Farmland Trust  
77 Buckingham Street  
Hartford, Connecticut 06106

Telephone: (860) 247-0202  
Fax: (860) 247-0236  
Website: [www.ctfarmland.org](http://www.ctfarmland.org)

### **The Trust for Public Land (TPL)**

TPL's Connecticut River Program has as its goal: "to help protect New England's great river, the landscapes that support it, and the character of the region and its diverse communities." Among the priorities established by the Program are 1) helping River communities achieve their top conservation goals, 2) protecting prime farmland and community forests, and 3) integrating regional initiatives, such as the Silvio O. Conte Refuge, with local efforts.

TPL also offers valuable indirect preservation services to municipalities. Last year, TPL conducted an open space protection feasibility study in which it studied the value of the Conservation Commission's highest priority parcels for protection, and the Town's finances. TPL made a recommendation as to the amount of funding the Town could reasonably afford to seek in a bond referendum (\$4 million).

Contact information:

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Connecticut River Program  
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Phone: (413) 584-6686

Fax: (413) 585-6687

E-mail: [clem.clay@tpl.org](mailto:clem.clay@tpl.org)

### **The Nature Conservancy**

The Nature Conservancy has acquired farmland, though it generally manages its land as nature preserves with no or limited active agriculture.

Contact information:

Linda Bowers

Director of Land Protection

The Nature Conservancy

Connecticut Chapter

55 High Street

Middletown, CT 06457-3788

Phone: (860) 344-0716

Fax: (860) 344-1334

E-mail: [ct@tnc.org](mailto:ct@tnc.org) or [lbowers@tnc.org](mailto:lbowers@tnc.org)

### **Middlesex Land Trust**

The Middlesex Land Trust is a private, nonprofit conservation organization working to preserve open space in northern Middlesex County by identifying, protecting, and maintaining significant natural features such as wetlands, scenic areas, critical wildlife habitats, prime farmland, and unique geological formations. The Land Trust accepts donations of property as well as conservation easements to ensure that these lands remain in open space for the benefit and enjoyment of future generations. MLT serves the towns of East Hampton, Portland, Middletown, Middlefield, Durham and Cromwell and has since 1987. The Middlesex Land Trust currently owns and manages over 580 acres in these towns, including 97 acres in nine preserves in East Hampton alone.

Contact Information:

27 Washington St.  
DeKoven House Community Center  
Middletown, CT 06457-2872

Phone: (860) 343-7537

Fax: (860) 343-7537

E-Mail: [advancingconserv@aol.com](mailto:advancingconserv@aol.com)

Website: [www.middlesexlandtrust.org](http://www.middlesexlandtrust.org)

**American Farmland Trust (AFT)**

AFT does not provide direct funding for farmland acquisition or purchase of development rights; however, it provides many services to support farmland conservation. For example, AFT will analyze the benefits of protecting particular parcels of farmland, and will sometimes analyze the benefits of protection versus development. AFT conducted a Cost of Community Services Study for the Town of Hebron Planning & Zoning Commission to determine the costs of public services for every tax dollar generated on working lands and residential land.

Contact Information:

Jane Kirchner  
AFT Services

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1 Short Street, Suite 2  
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(413) 586-4593, ext. 29

## Resources - B



## Resources

### **B. INNOVATIVE FARMING OPERATIONS**

As part of the project, The Consultant Team investigated approaches to preserving and protecting farming and farmland throughout Connecticut and New England. This research indicated that innovative approaches required both a willing property owner and a dedicated group of neighbors and volunteers. Conventional farming success is usually defined by good land and hard work. Through the consultative process the following examples are successful business operations that are worthy of consideration to encourage on land within the City of Middletown. No specific order or priority was considered.

#### **Deerfield Farm, Durham CT**



167 Bear Rock Road in Durham. Deerfield Farm is located on 75 acres of rolling hills in beautiful Durham, Connecticut. According to their website “This small dairy farm is an expansion of a lifelong hobby. Deerfield Farm is set in the beautiful rolling hills of Durham, CT. This growing business started as our family’s 4-H project and hobby 34 years ago. Prior to that farming was the way of life for the Naples family of Durham. In 2004 Deerfield Farm spread its feet and grew into a full time business and way of life. The present location on the corner of Parmelee Hill Rd. and Pent Rd. is town owned open space. The land and barn are leased from the town of Durham.

In spring of 2005 the building of the new barn was done and we started the installation of our milking system, tie stalls, and barn cleaner. Fencing went up and the cows arrived in late spring of 2005. This pretty piece of farmland once farmed by the late Tony Caltibiano was once again alive with agriculture. Deerfield Farm started by shipping all of our milk to a large scale processing plant. In December of 2005 we started bottling our own milk and selling it from the farm. Now all of the milk we produce is bottled at the farm or made into cream, butter, yogurt, chocolate milk, or soft cheese in our own state certified processing room on premises. Our bottled Raw Milk is also sold at 10 stores throughout Middlesex, New Haven, and Fairfield Counties.” The minutes of the Durham Conservation Meeting on August 12th, 2003 captures the discussion and proposed process to allow Melynda Naples to have dairy and haying operation on the Town Owned property. See: [http://www.townofdurhamct.org/filestorage/16151/Conservation\\_Minutes8-12-03.doc](http://www.townofdurhamct.org/filestorage/16151/Conservation_Minutes8-12-03.doc)

### **Encourage the development of a Vineyard**



To bring economic development and tourism to the City, the City of Middletown working with the Chamber of Commerce could actively encourage the creation of a vineyard and the placement of that vineyard onto the CT Wine Trail. The City of Middletown is uniquely positioned between the Western Trail and the Eastern Trail of the Connecticut Wine Trail (see : <http://www.ctwine.com/visiting.html>). For example, the Haight Vineyard and Hopkins Vineyard in Litchfield County provide a unique day trip experience which ties these vineyards with restaurants and other activities in the area. The addition of a first rate vineyard could provide a link and a resting spot for those making a two day trip. The City of Middletown has plenty of restaurants as well as an Inn Downtown along with many Arts and Cultural Attractions.

### **Encourage Agriculture and Woodland**



The Town of North Branford leases fields for Haying on the Augur Property. The City of Middletown should have an active policy for encouraging agricultural activity including hayfields as well as encouraging woodlands on city owned property. During the public forums it became evident that a number of small farmers would be interested in expanding their operations sometimes adjacent to their present ones but are unable to due to the prohibitively high cost of acquiring land. The purchase of development rights and other financing tools available to the city could assist the expansion of existing operations.

**Replicate Holcomb Farm, West Granby, Community Supported Agriculture (CSA)**



This property is now owned by the Town of Granby and consists of 322 Acres. See <http://www.holcombfarm.com/> for main site and see the following link for the Community Supported Agriculture (C.S.A) <http://www.holcombfarmcsa.org/>.

The website includes the following history:

*Seven generations of Holcombs cared for this spectacular 322-acre property in Granby, Connecticut. The first Holcomb broke ground in 1719. His heirs continued to work the land and acquire surrounding property. In the early 19th century Broad Hill Farm—as it was then known—enjoyed a period of prosperity. In the 1860s, however, Granby and the Farm settled into a long period of decline.*

*In the 20th century, Holcomb siblings Tudor and Laura transformed the family’s failing farm into a modern agricultural enterprise. Their success is legendary. Tudor led Connecticut’s transition from broadleaf to shade-grown tobacco farming; he used advanced irrigation and fertilizing methods for his crops; and he started the state’s first milking operation run completely on electricity.*

*Tudor and Laura willed the Farm to the University of Connecticut in 1976. Their goal was to preserve the property's natural beauty and, through their donation, make it accessible to the public for agricultural education and experimentation.*

*In 1990 the Town of Granby inherited the property and determined that the best way to honor the Holcombs' legacy was to keep the Farm intact as a public resource. Listed in the State and National Registers of Historic Places, today Holcomb Farm is a nonprofit center dedicated to [environmental](#) and [arts programs](#) that explore and celebrate the natural world.*

It is worthy to note that a number of Wesleyan University Graduates who have participated in Long Lane Farm have visited and gone on to working at Holcomb Farm. As Long Lane Farm matures there is increasing interest to create such an operation in the City of Middletown.

### **Consider Westmoor Park, West Hartford, CT**



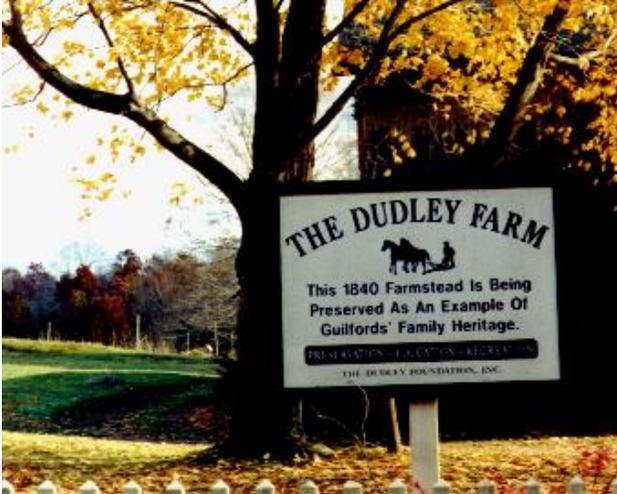
Westmoor Park is an environmental, agricultural, and horticultural education center dedicated to generating awareness and appreciation for the natural world. The park encompasses 162 acres and includes a diversity of natural habitats.

A particularly popular attraction is the park's demonstration farm, which is home to a variety of barnyard animals. There is a large garden area devoted to seasonal flower beds, as well as herb and vegetable gardens, and three miles of nature trails (one-half mile of which is handicapped accessible) that encourage visitors to explore the park throughout the four seasons.

The education center at Westmoor Park features an exhibit area, a nature discovery room, and a heated greenhouse. There is also a spacious meeting room available for classes and community use.

Westmoor Park is maintained by experienced staff with backgrounds in biology, natural sciences, and agriculture. Their commitment to quality interpretation has helped the park achieve its reputation as one of the finest environmental education centers in the state.

### **Consider Dudley Farm, North Guilford, CT**



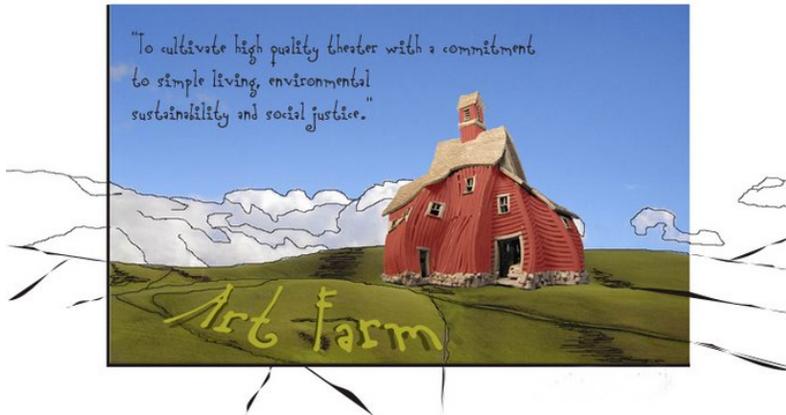
The Dudley Farm in North Guilford is an Educational, Art, and Weekly Farmers Market 10 acre farm.

Located in North Guilford, CT at the junction of routes 77 and 80, Dudley Farm was in the same family for about 350 years. In 1991 David Dudley willed the farm to the North Guilford Volunteer Fire Department who has worked to help create a private, nonprofit foundation to oversee the 10-acre farm, farmhouse and barn buildings as a working farm.

Various events are held throughout the year including blacksmithing demonstrations, sheep shearing, wool spinning, crafters, quilters, archeological digs, and music jams.

See <http://members.tripod.com/~ljdolby/dudley.html> for further detail.

### Support Local Group: Art-Farm



The local organization Art-Farm, led by Dic Wheeler has as its mission: “To cultivate high quality theater with a commitment to simple living, environmental sustainability and social justice.” Its three areas of focus (Theater, Simplicity, and Activism) have a deep root in the community of Middletown. Their work continues to be supported by the City of Middletown Arts Commission. They are the “landless” that we refer to elsewhere in this report and developing a partnership with an existing or retired farmer in Middletown is worthy of serious consideration.

### Developers offering homes on working farms or developments focused on sustainability

There are a number of developers who are incorporating their housing development with working and active agriculture. As the City of Middletown continues to face development pressures, this may provide an option for creative and sustainable development. The Wall Street Journal (05/17/2007) wrote about two projects – Prairie Crossing in Grayslake, IL and South Beach in South Burlington, Vermont. Prairie Crossing in Grayslake, IL has an organic farm and henhouse and touts “views over cultivated fields of vegetables” recently completed 36 new condominiums. South Village in South Burlington, Vermont has 334 homes selling between high \$200,000 and \$600,000 which surround a 40 acre farm that will grow corn and other organic produce and will also include a native plant nursery.

Other infill type housing such as Beddington Zero Energy Development (bedZED) a mixed use, mixed tenure development that incorporates innovative approaches to energy conservation and environmental sustainability in the London, England Borough of Sutton are worthy of consideration. The Beddington Zero Energy Development, or BedZED, is the UK’s largest eco-village. The multi-award winning development is one of the most coherent examples of sustainable living in the UK. Initiated by BioRegional, BedZED was developed by the [Peabody Trust](#) in partnership with BioRegional Development

Group and designed by [Bill Dunster Architects](#). Located in Wallington, South London, BedZED comprises 100 homes, community facilities and workspace for 100 people. Residents have been living at BedZED since March 2002. See: [http://www.bioregional.com/programme\\_projects/eco hous\\_prog/bedzed/bedzed\\_hpg.htm](http://www.bioregional.com/programme_projects/eco hous_prog/bedzed/bedzed_hpg.htm)

### High Hopes Therapeutic Riding, Old Lyme



The detailed history of High Hopes as defined on its website is worthy of writing in full in this report. As stated at the outset of this chapter quality farming operations require good land, committed individuals and community and a lot of hard work for many years. This section can provide much inspiration for any other farming activities mentioned in this report.

“High Hopes Therapeutic Riding, Inc. was founded in 1974 by Mary “Sis” Gould as the Lower Connecticut Valley Educational Riding Association (LCVERA). Therapeutic riding lessons were offered to eight students with disabilities from a local elementary

school, with one instructor, a few volunteers, and borrowed horses. By 1979 High Hopes had 28 riders, 32 volunteers, and a paid riding instructor, operating in four separate rented locations. In 1979, High Hopes also became one of the first therapeutic riding centers in the country to be accredited by the North American Riding for the Handicapped Association (NARHA).

Over the next five years, the demand for our programs continued to increase as the news of its high quality spread in the community. By 1985 we had purchased two horse



trailers, hired an Executive Director, hired a part-time physical therapist and added a volunteer instructor / physical therapist to our therapy team. We were serving 69 riders with 74 volunteers. Operating out of four different locations made it difficult to deliver our services and care for the horses, but in 1986 we were able to lease a facility in Lyme, Connecticut. With this major transition, High Hopes was becoming a significant nonprofit resource in the community. Activities for riders and families were expanded, and a full-time barn manager was hired to care for the horses. We were able to hold special events, both to enhance the program and to increase our fundraising.

In the late 1980's, the leased facility was sold by its owner and High Hopes had to move again. It was clear that with a permanent home of its own High Hopes could become a professional organization with a

heightened sense of dedication and reliability on which the people being served could depend. After a thoughtful planning process, High Hopes launched its first campaign to acquire the funds to purchase land and build a full-service therapeutic riding center, specifically designed for people with disabilities.

Named for the founder of High Hopes, the Sis Gould Center for Therapeutic Riding opened in Old Lyme in 1990, providing a single permanent home for High Hopes. We began operations in the new center with nine staff members and thirteen horses, serving 85 participants per week with help from 150 to 200 volunteers. By 2001, High Hopes had completed another milestone campaign that provided the funds to expand the facility to include a classroom, therapy room, and office space for its growing staff. With an expanded facility and staff, High Hopes is currently able to serve 220 participants per week and train therapeutic riding instructors from all over the world.

The High Hopes story is one of inspiration, transition and remarkable growth. We have achieved ambitious goals, especially over the last decade, and have made significant progress toward a comprehensive strategic plan. The growth we have experienced is not

just in terms of statistics but also in terms of governance, program quality, financial management, and fundraising.

As High Hopes has become a valued resource in the local community, it has also developed a respected reputation in the greater therapeutic riding profession. Within a year after opening the facility, High Hopes passed a rigorous review to receive a five-year accreditation by NARHA. That achievement established High Hopes as a leader in the therapeutic riding profession. In 1995, High Hopes hosted the Equestrian events in the Special Olympics World Games, attracting 180 riders from 26 countries, resulting in national recognition beyond the therapeutic riding industry. This was truly a milestone in our history. With national recognition, combined with outreach to the medical and educational communities, ridership grew to our current average of 220 participants per week.

As members of the High Hopes staff received advanced credentials and the program became increasingly well known in the therapeutic riding community, requests for consultations and advice from other therapeutic riding centers continued to increase, High Hopes was the first independent therapeutic riding center approved to teach the NARHA instructor training course. Only five centers nationwide are approved to teach this course which is designed to prepare students for NARHA's three-level instructor certification exam. Our staff not only manages the classroom and practicum components of the program, but also participates in curriculum development for NARHA. High Hopes has graduated over 100 students thus far, who are working throughout the United States, Japan, Croatia, and Israel, just to name a few.

Beginning as a group of nomads with borrowed horses, High Hopes has become a leader both in providing therapeutic riding services and in setting the standards for service, training and education in the profession.” See <http://www.highhopestr.org/history-of-high-hopes.htm>

### **Integrate Local Farming, Community Gardeners and Farmers Markets**

Mark Whine, who for twenty five years was the Executive Director of the Hartford Food System in Hartford, Connecticut, recently wrote, *Closing the Food Gap – Resetting the Table in the Land of Plenty*. His work discusses the food movement and connects Farmer’s Markets, Community Gardens and Food Banks with the current landscape of production. He writes about the movement for local and organic, community supported Agriculture and the need for public policy on all levels of government. The two hundred pages are well worth reading as the City of Middletown aspires to create a healthy, vibrant living environment and citizenry. On the following two pages a list of resources has been developed, by no means exhaustive, that can further the dialogue.

## Resources - C

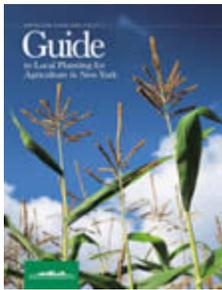


## Resources

### C. REFERENCES

The Alliance for a Healthier Generation is a partnership between the William J. Clinton Foundation and the American Heart Association. This collaborative effort is focused on fighting one of our nation's leading health threats – childhood obesity. See <http://www.clintonfoundation.org/cf-pgm-hs-hk-work.htm>

American Farmland Trust, Guide to Local Planning for Agriculture in New York.



AFT's Guide to Local Planning for Agriculture in New York helps communities engage farmers and rural landowners in local planning efforts; assess current town policies and their effectiveness and understand the range of tools available to help New York towns support local farms—from right-to-farm laws to comprehensive plans to purchase of development rights programs. The guide contains more than 30 case studies demonstrating how towns and municipalities are successfully planning for agriculture. In addition, over 100 relevant publications, state laws, local plans

and ordinances are available on a CD of reference materials that accompanies the guide. 2005, 65 pages. <http://www.farmland.org/resources/publications/default2.asp>

Berkeley Community Garden Collaborative <http://www.ecologycenter.org/bcgc/>

The Connecticut Community Gardening Association ([www.ctcommunitygardening.org](http://www.ctcommunitygardening.org))

Connecticut Food Policy Council, University of Connecticut and the Hartford Food System, Community Food Security in Connecticut: An Evaluation and Ranking of 169 Towns, September 2005. Download a full technical version of this report at CT Food Policy Council <http://www.foodpc.state.ct.us> or The Food Marketing Policy Center <http://www.fmpc.uconn.edu/monograph2.pdf>.

End Hunger Connecticut <http://www.endhungerct.org/>

The Earth Institute at Columbia University  
<http://www.earthinstitute.columbia.edu/e-newsletter/2003/january03/index.html>

Knox Parks Foundation (Hartford) [www.knoxparks.org](http://www.knoxparks.org)

McGill University School of Architecture Minimum Cost Housing Group  
<http://www.mcgill.ca/mchg/>

Middlesex Coalition for Children -- contact Elizabeth Morgan at [emorgan@wesleyan.edu](mailto:emorgan@wesleyan.edu) to receive emails of various meetings and events.

NEAT News, "Erin Street Garden Set to Begin".  
Volume 3, Issue 4 Fall 2006 Page 1, See [www.neatmiddletown.org](http://www.neatmiddletown.org)

Northeast Organic Farming Association [www.ctnofa.org](http://www.ctnofa.org)

Programs That Help People in Connecticut: A Guide for Agencies – Benefits Available, Who is Eligible, Where to go for Assistance. Connecticut Association for Human Services, 110 Bartholomew Avenue – Suite 4030, Hartford, Connecticut 06106-2201 Telephone (860) 951-2212.

Raver, Anne, "What a Little Chicken Breath Can Do". The New York Times, Sunday, March 7, 1993. This story writes of Ms. Anna Edey's own unique Solviva winter greenhouse on Martha's Vineyard in Massachusetts which grosses \$100,000 a year. See: <http://query.nytimes.com/gst/fullpage.html?res=9F0CE4DB103EF934A35750C0A965958260#>

Todd, Nancy Jack and John Todd, A Safe and Sustainable World: The Promise of Ecological Design. They are the founders of *New Alchemy Institute* (1969) and *Ocean Arks Institute* (1981). One must spend careful and much time to view the continued leading edge and visionary work over four decades of this truly inspirational couple. One case study of 1986 on small farms speaks very well to the options of small farms for the City of Middletown in 2008. See <http://www.vsb.cape.com/~nature/greencenter/q25/smallfarm.htm>

Urban Agriculture Notes, Published by City Farmer, Canada's Office of Urban Agriculture. See <http://www.cityfarmer.org/kabaleuganda.html>

Wesleyan University, Food Security and Hunger Among Middletown Households and Children – A Report for the Middlesex Coalition for Children [www.wesleyan.edu/slc/comm\\_res/05%20MDCO%20Final%20Report.pdf](http://www.wesleyan.edu/slc/comm_res/05%20MDCO%20Final%20Report.pdf) The report found that 20.1 percent of Middletown Children (1,833) were living in food-insecure households during the past 12 months. Of those children, 15.5 percent (1,452) experienced food insecurity in their household but were shielded from actual hunger. However, the other 4.6 percent (431 children) experienced food insecurity with hunger within the past year.

Working Lands Alliance, A Call to Farms – A Mid Decade Look at Connecticut's Agricultural Lands 2005.  
<http://www.serve.com/farmland/Call%20to%20Farms/ACALLTOFARMS.pdf>

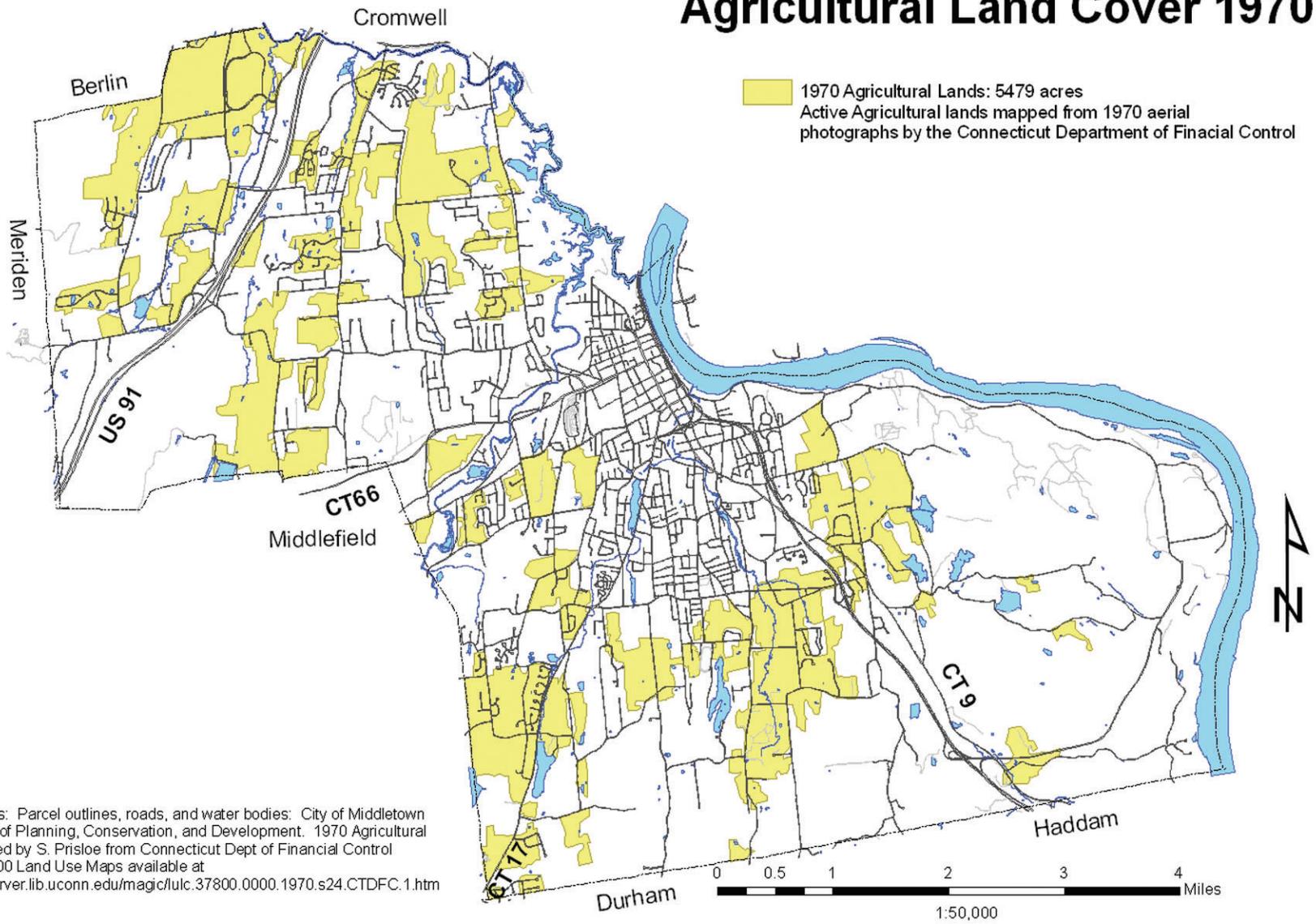
Wright, Helen S. and Laura Sims, Community Nutrition, People, Policies and Programs Pennsylvania State University Wadsworth Health Sciences Division, Monterey, California, 1981. See Section 16. Can the Poor Afford to Eat? by Mary T. Goodwin, paper presented for the American Public Health Association 102<sup>nd</sup> annual meeting, October 23, 1974 and revised 1975. Also see Section 52. “How to Effectively Plan Programs” by Barry Mastrine Pp 558-563, originally in The Grantmanship Center NEWS 18 (1976):21-26 © 1976 The Grantmanship Center, Los Angeles.

Yale Sustainability Program <http://www.yale.edu/sustainability/foodproject.htm>

## Maps

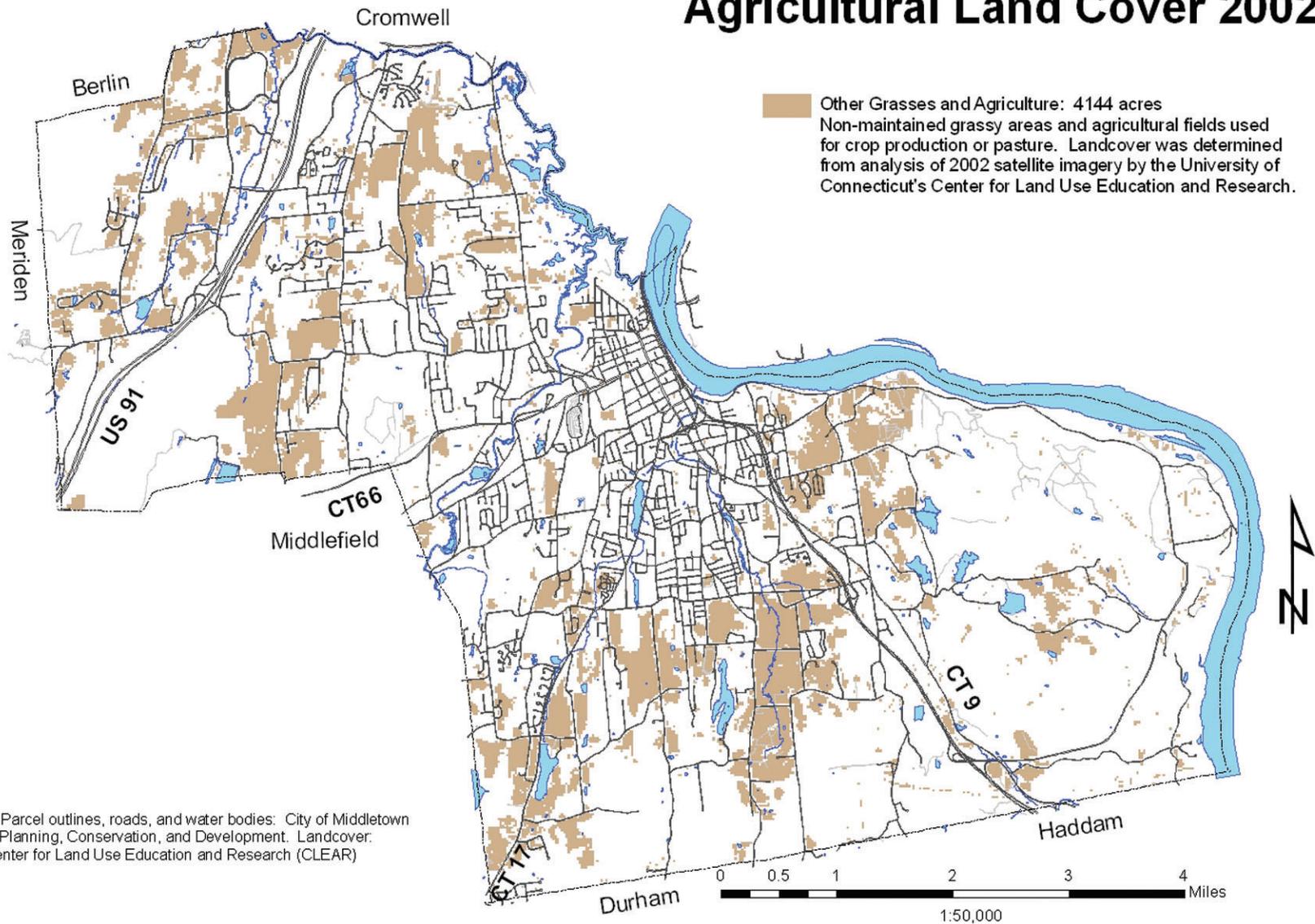


# Agricultural Land Cover 1970

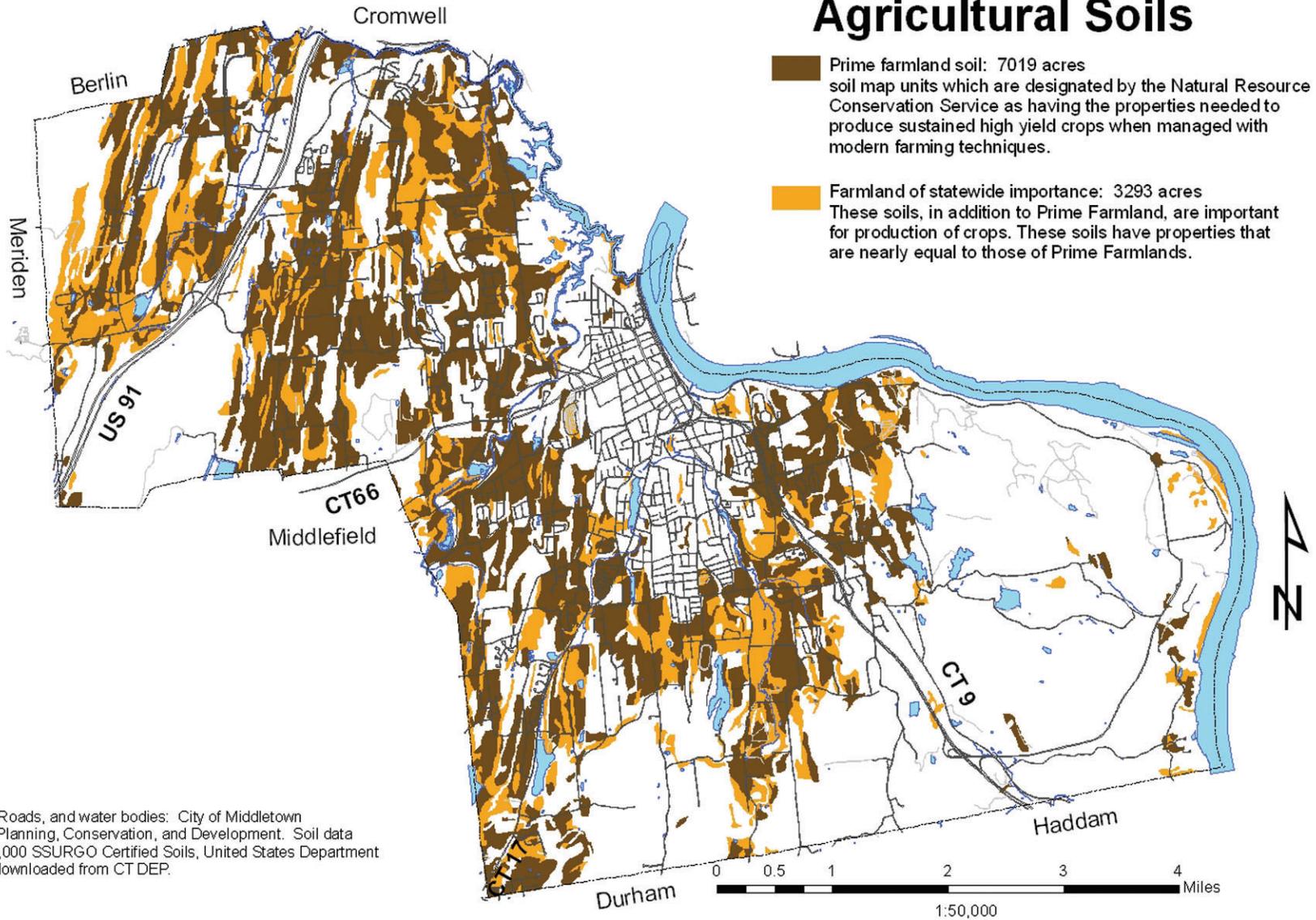


Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. 1970 Agricultural lands digitized by S. Prisløe from Connecticut Dept of Financial Control 1970 1:24,000 Land Use Maps available at <http://mapserver.lib.uconn.edu/magic/luc.37800.0000.1970.s24.CTDFC.1.htm>

# Agricultural Land Cover 2002

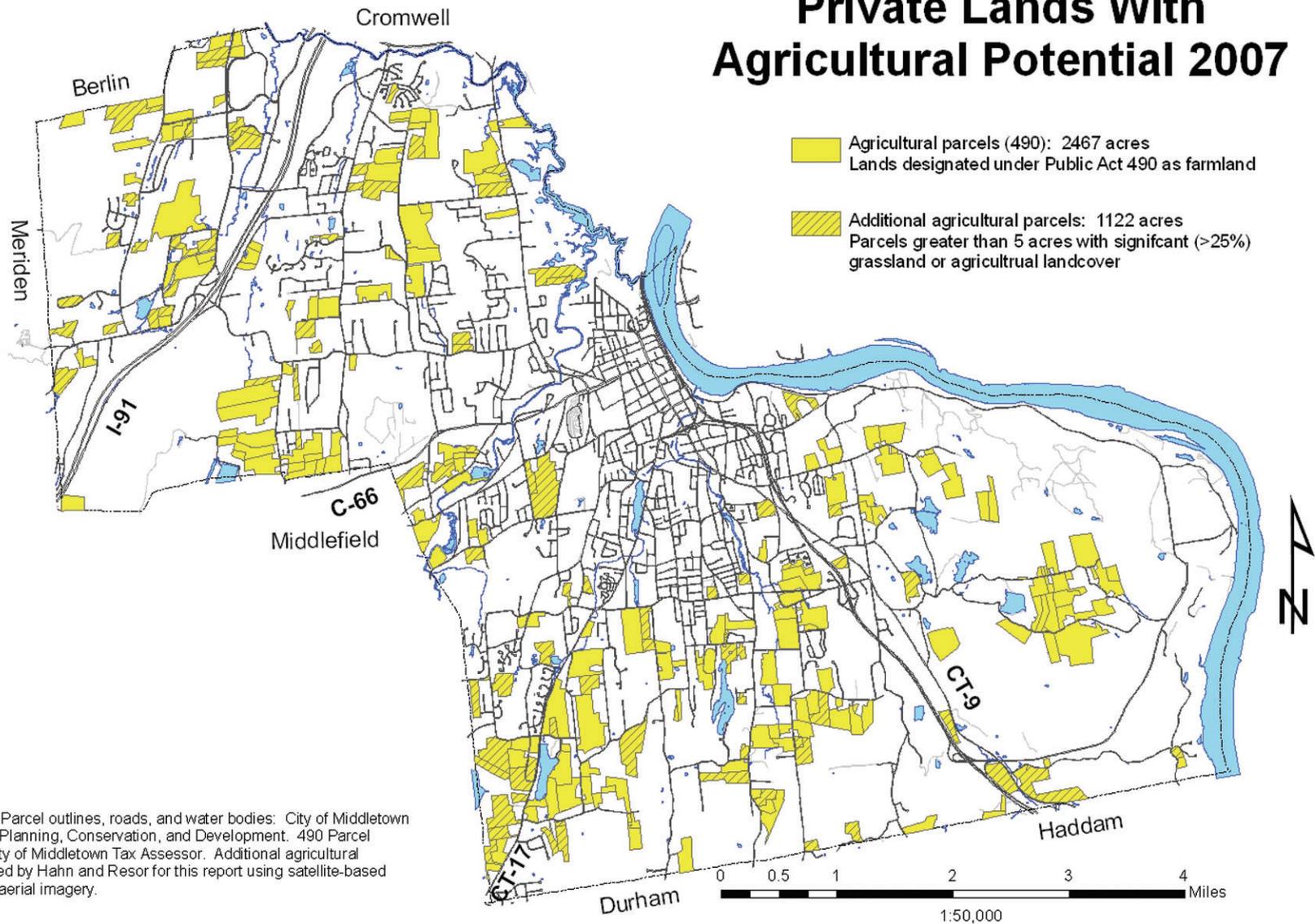


# Agricultural Soils



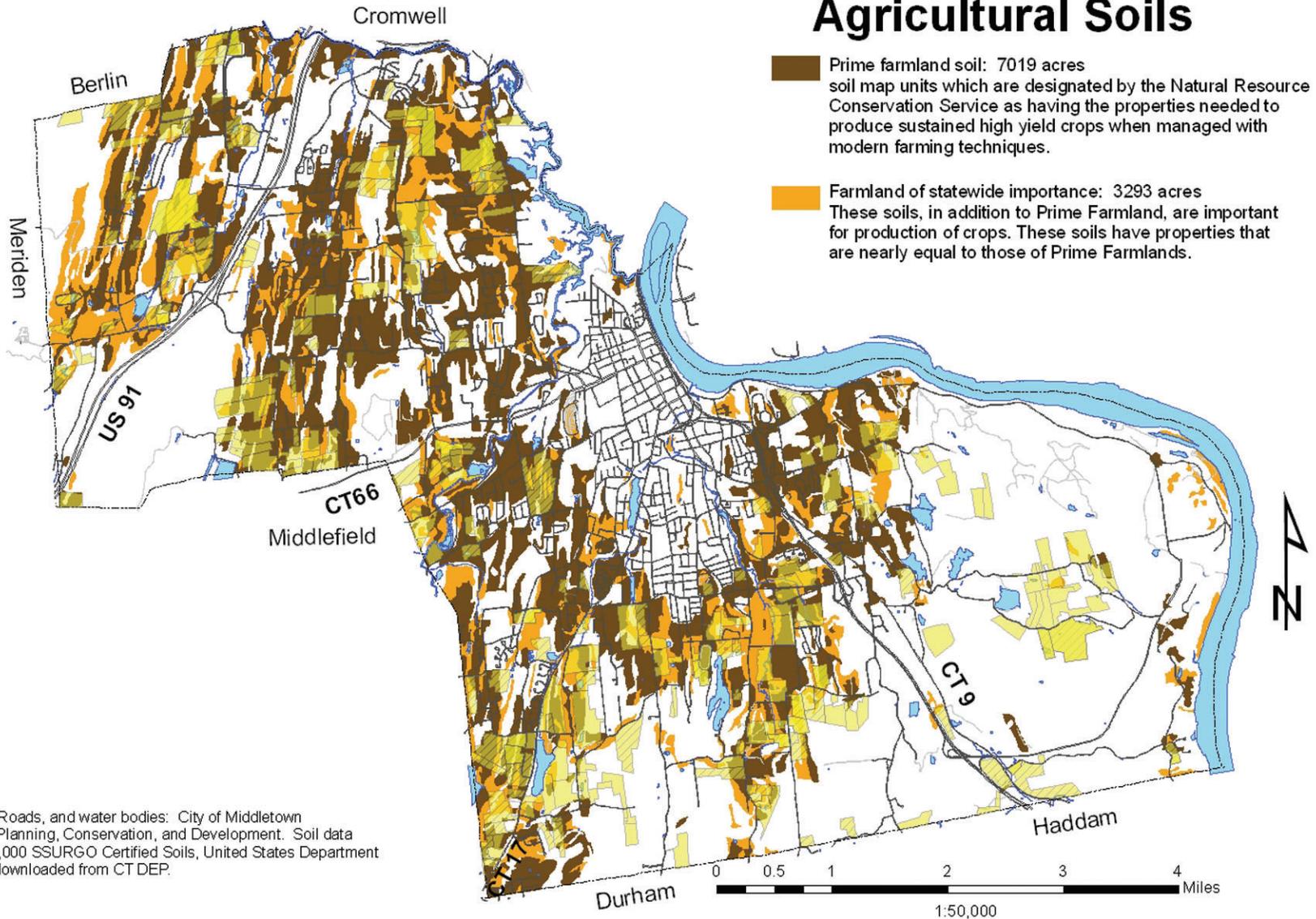
Data sources: Roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. Soil data from 2005 1:12,000 SSURGO Certified Soils, United States Department of Agriculture, downloaded from CT DEP.

# Private Lands With Agricultural Potential 2007



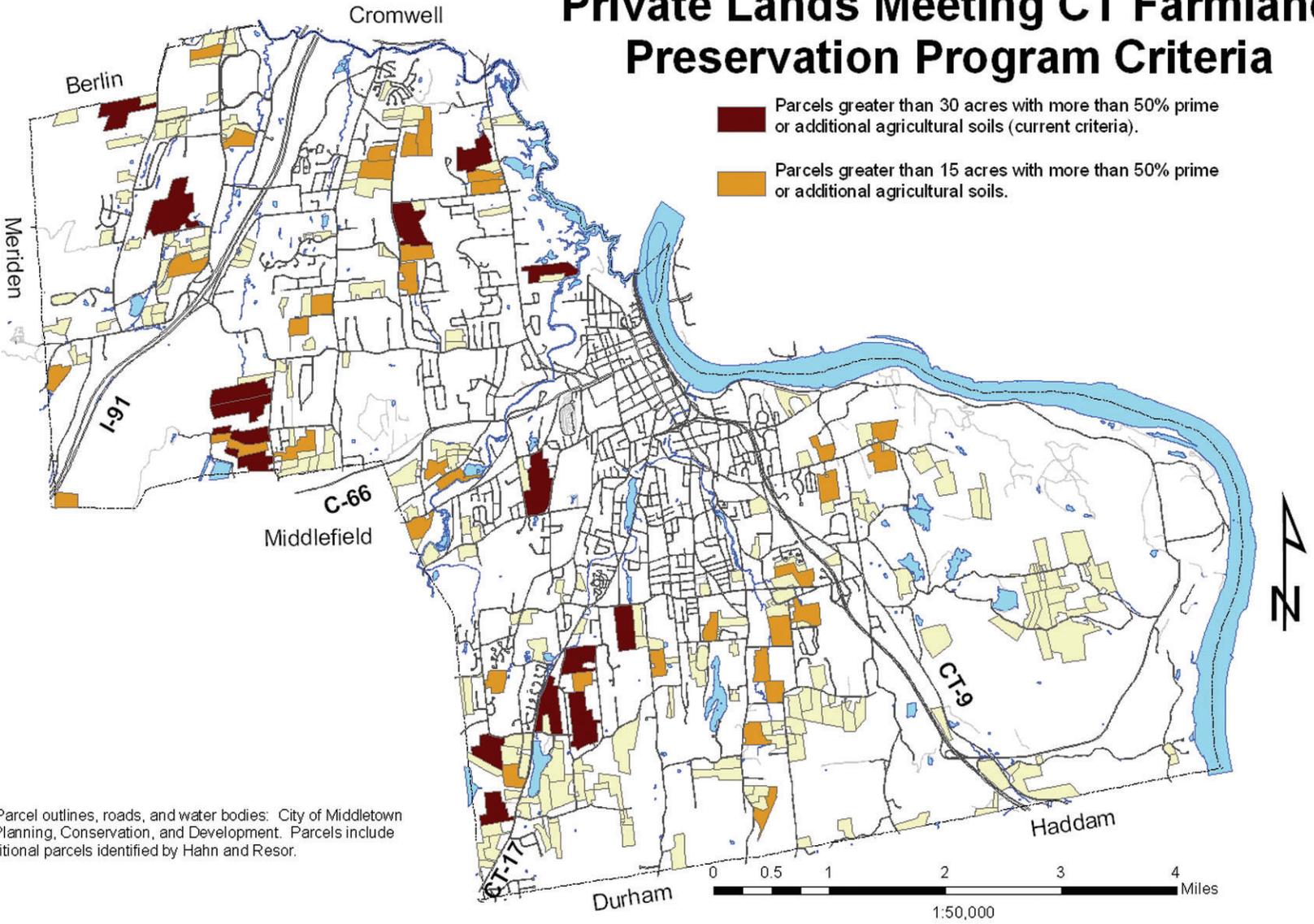
Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. 490 Parcel list provided City of Middletown Tax Assessor. Additional agricultural parcels identified by Hahn and Resor for this report using satellite-based landcover and aerial imagery.

# Agricultural Soils



Data sources: Roads, and water bodies: City of Middletown  
Department of Planning, Conservation, and Development. Soil data  
from 2005 1:12,000 SSURGO Certified Soils, United States Department  
of Agriculture, downloaded from CT DEP.

# Private Lands Meeting CT Farmland Preservation Program Criteria

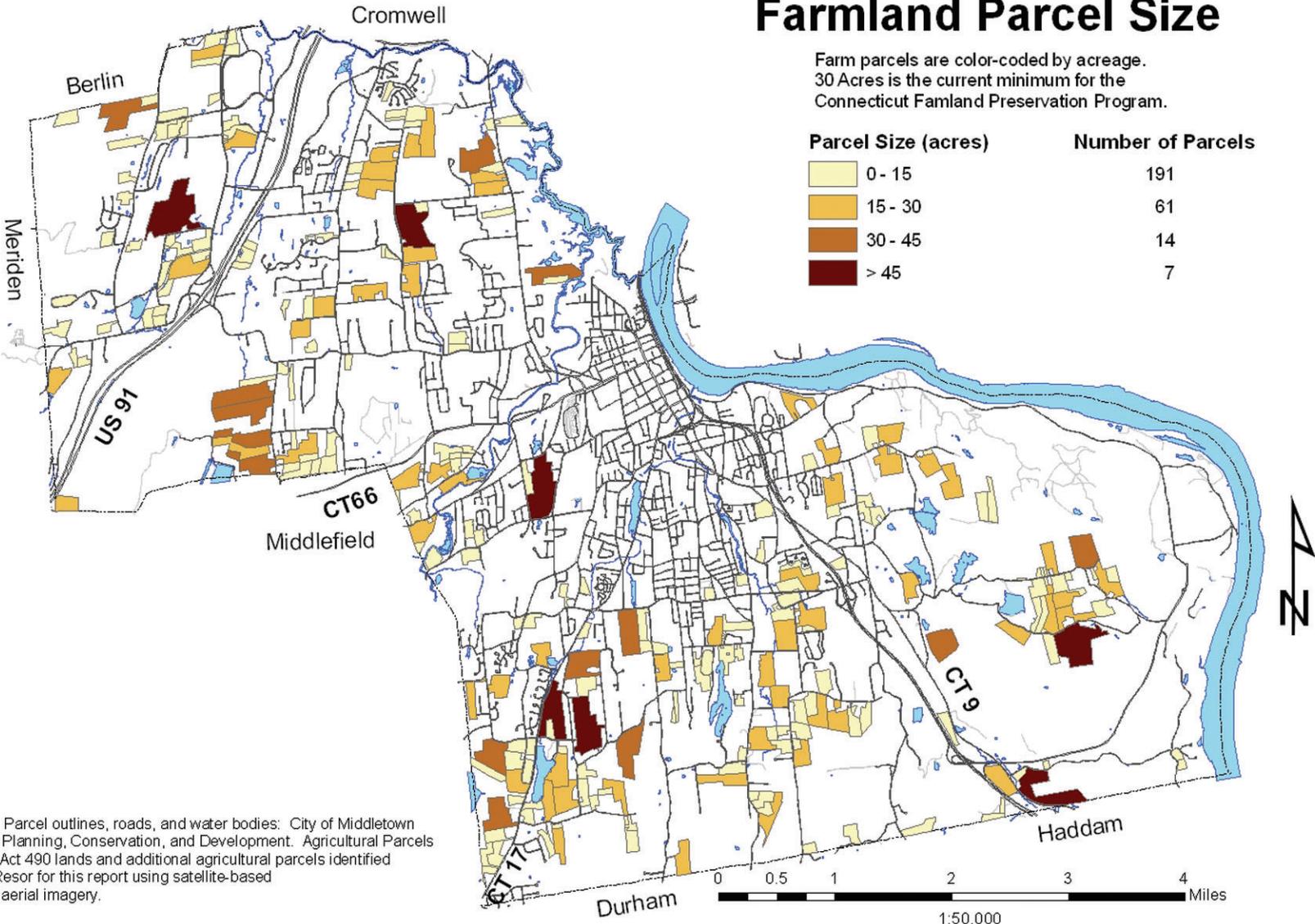


Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. Parcels include 490 list and additional parcels identified by Hahn and Resor.

# Farmland Parcel Size

Farm parcels are color-coded by acreage.  
 30 Acres is the current minimum for the  
 Connecticut Farmland Preservation Program.

Parcel Size (acres)	Number of Parcels
0 - 15	191
15 - 30	61
30 - 45	14
> 45	7



Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. Agricultural Parcels include Public Act 490 lands and additional agricultural parcels identified by Hahn and Resor for this report using satellite-based landcover and aerial imagery.

# Farmland Property Size Distribution

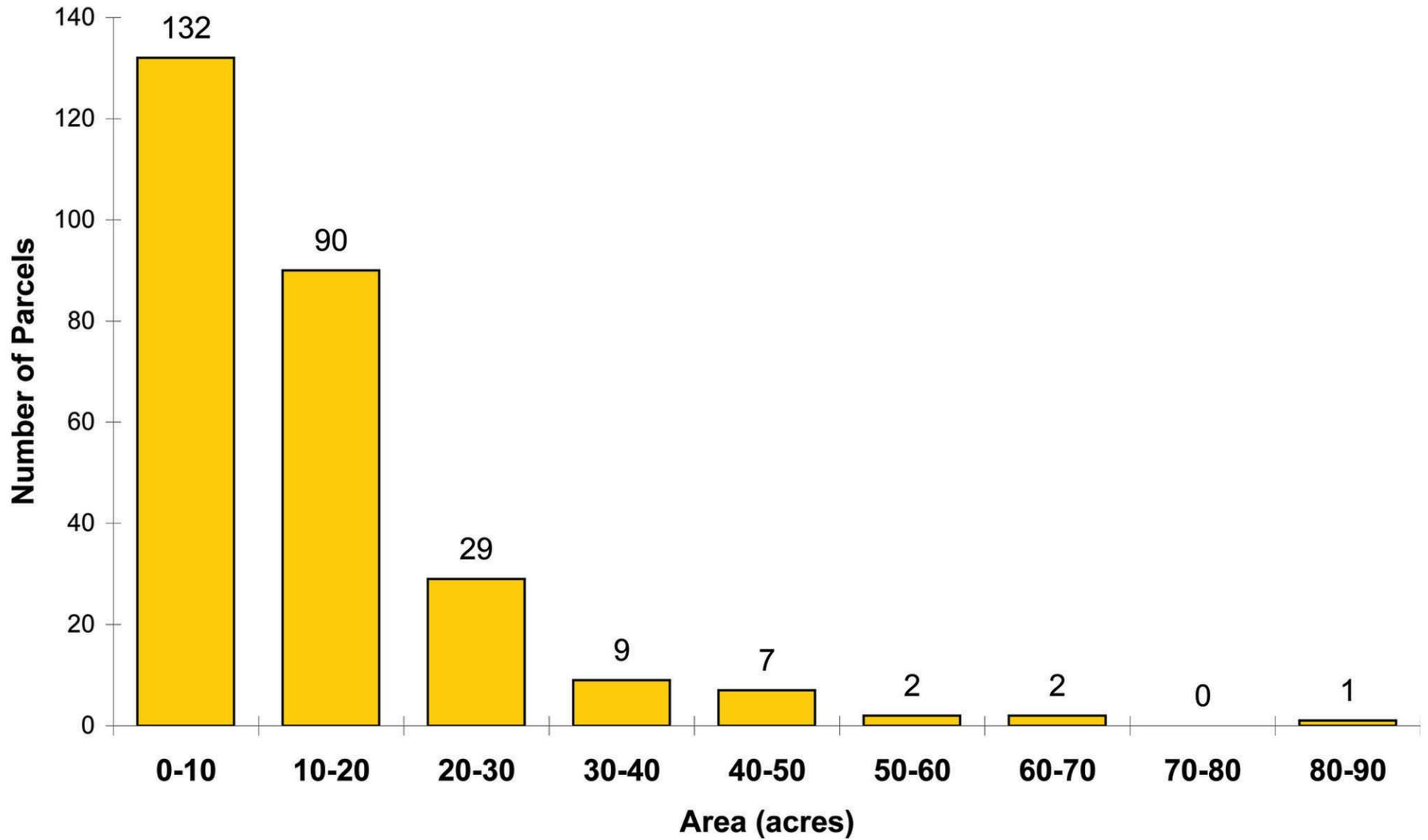
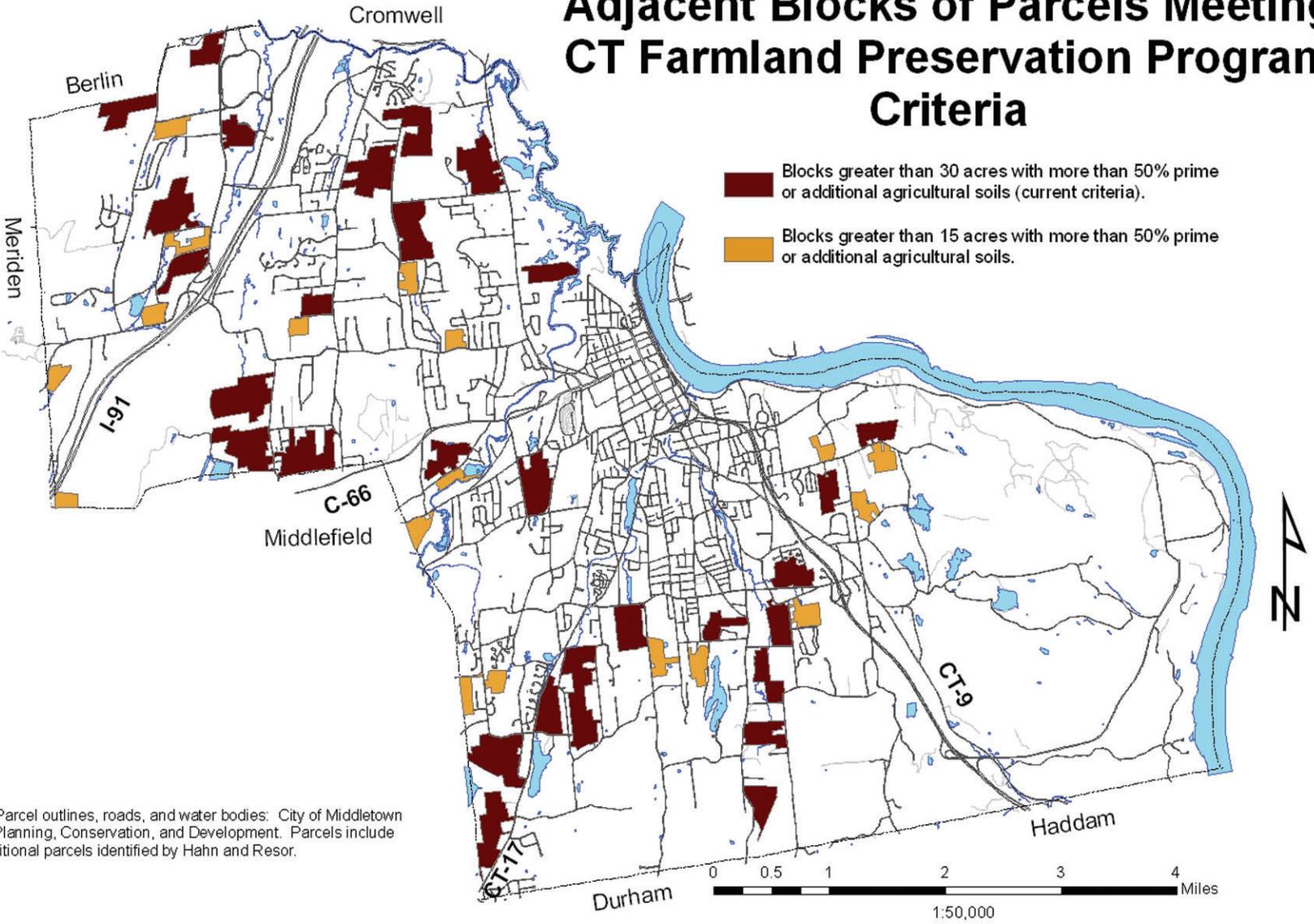


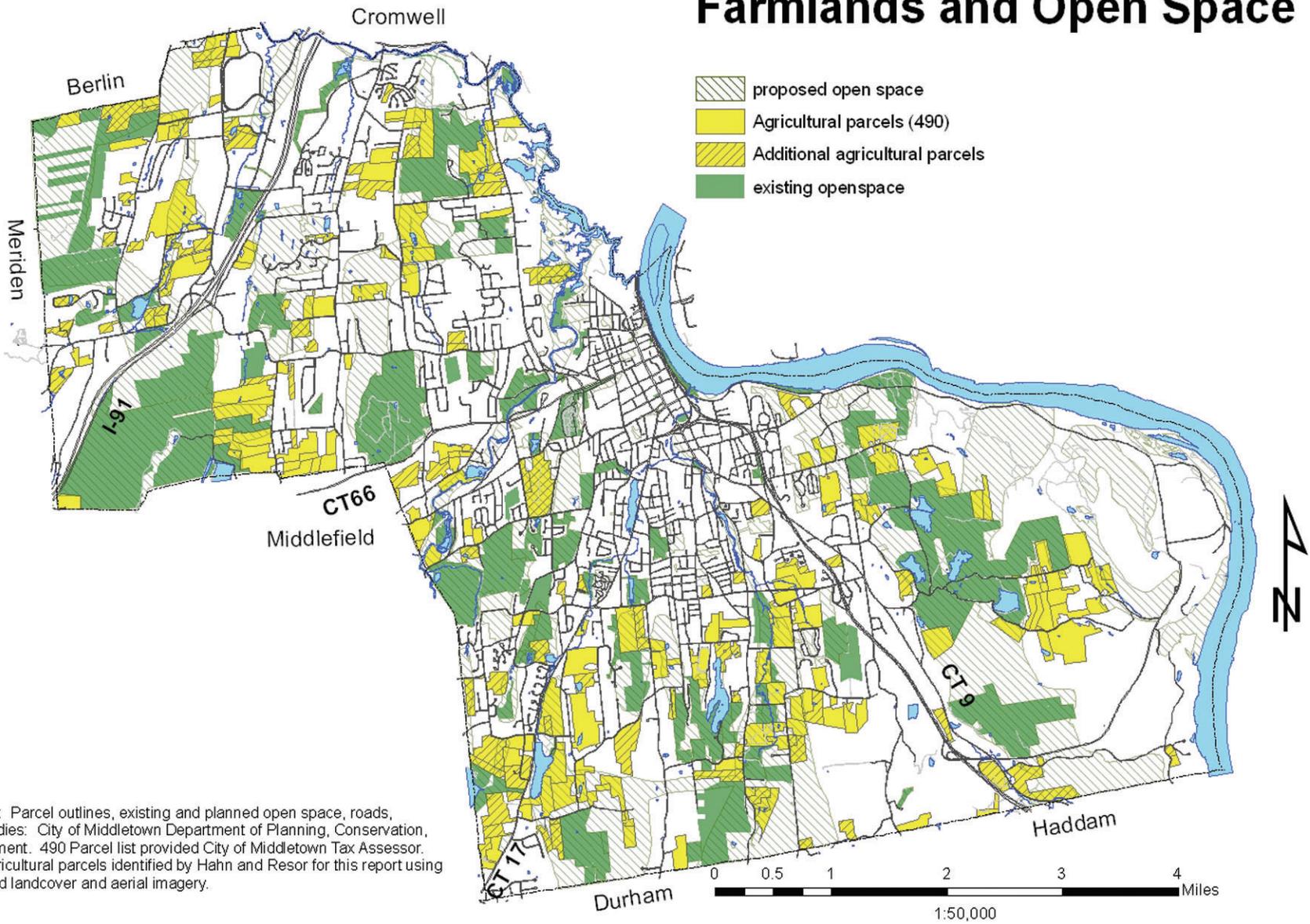
FIGURE 1

# Adjacent Blocks of Parcels Meeting CT Farmland Preservation Program Criteria



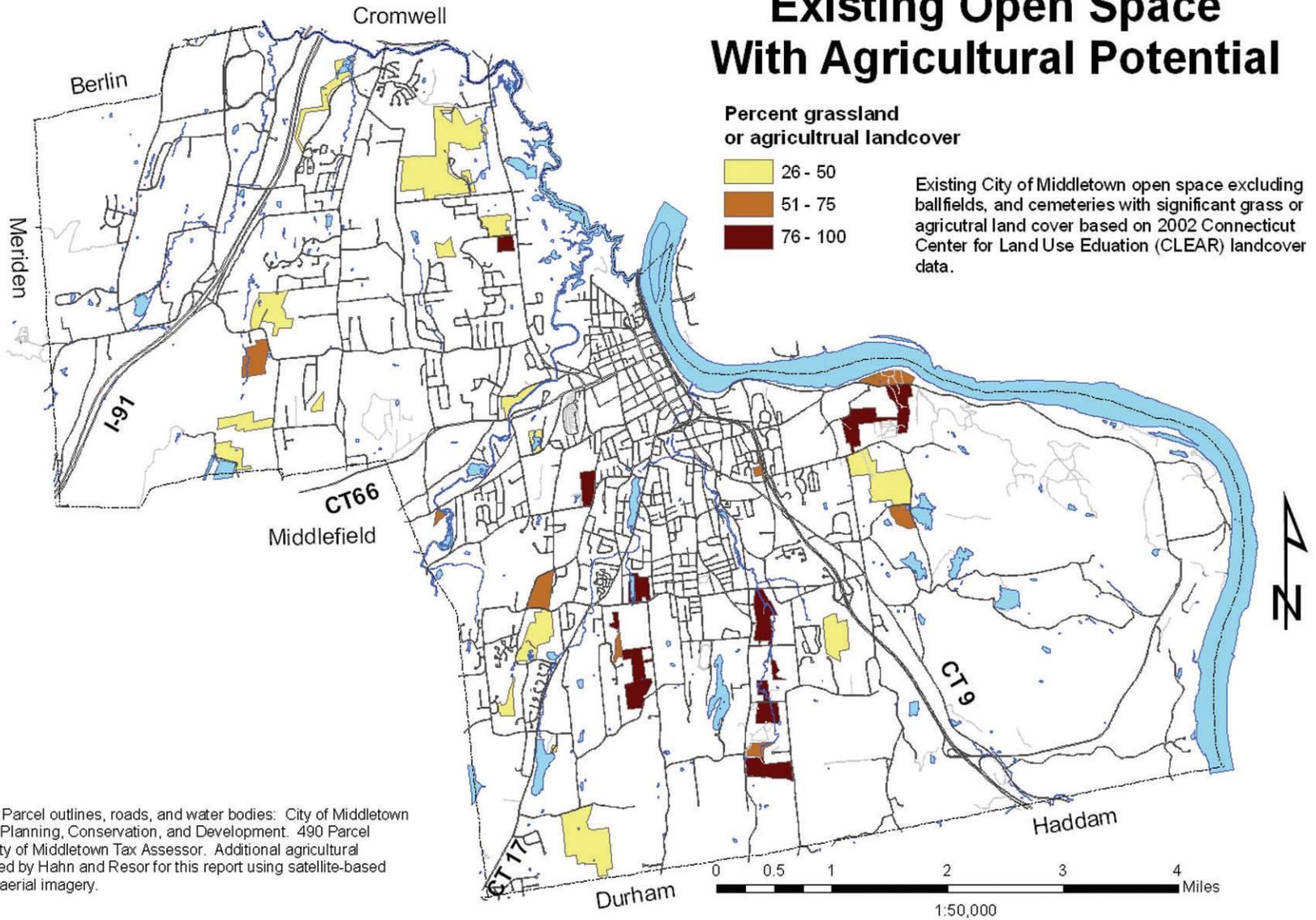
Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. Parcels include 490 list and additional parcels identified by Hahn and Resor.

# Farmlands and Open Space



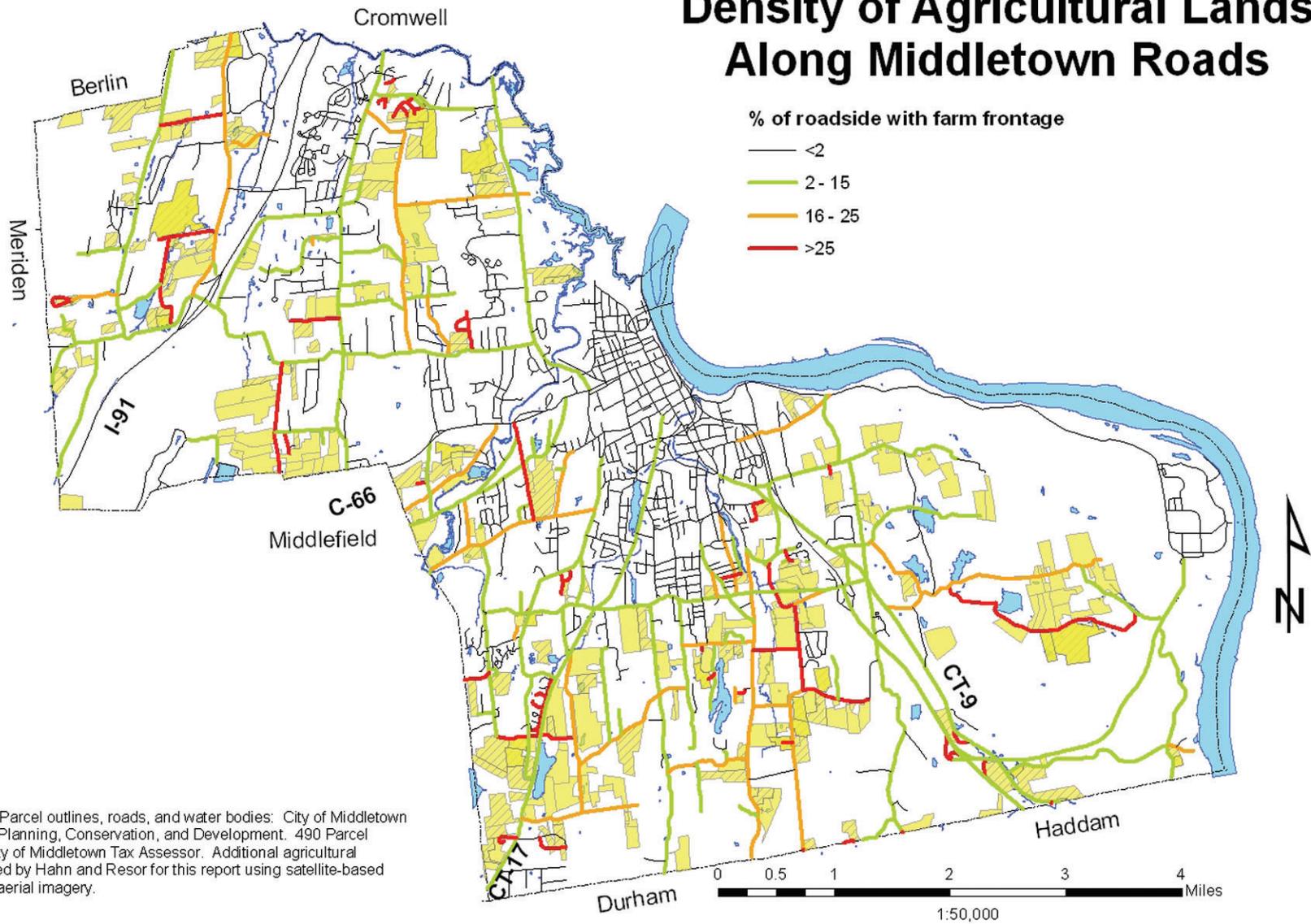
Data sources: Parcel outlines, existing and planned open space, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. 490 Parcel list provided City of Middletown Tax Assessor. Additional agricultural parcels identified by Hahn and Resor for this report using satellite-based landcover and aerial imagery.

# Existing Open Space With Agricultural Potential



MAP #10

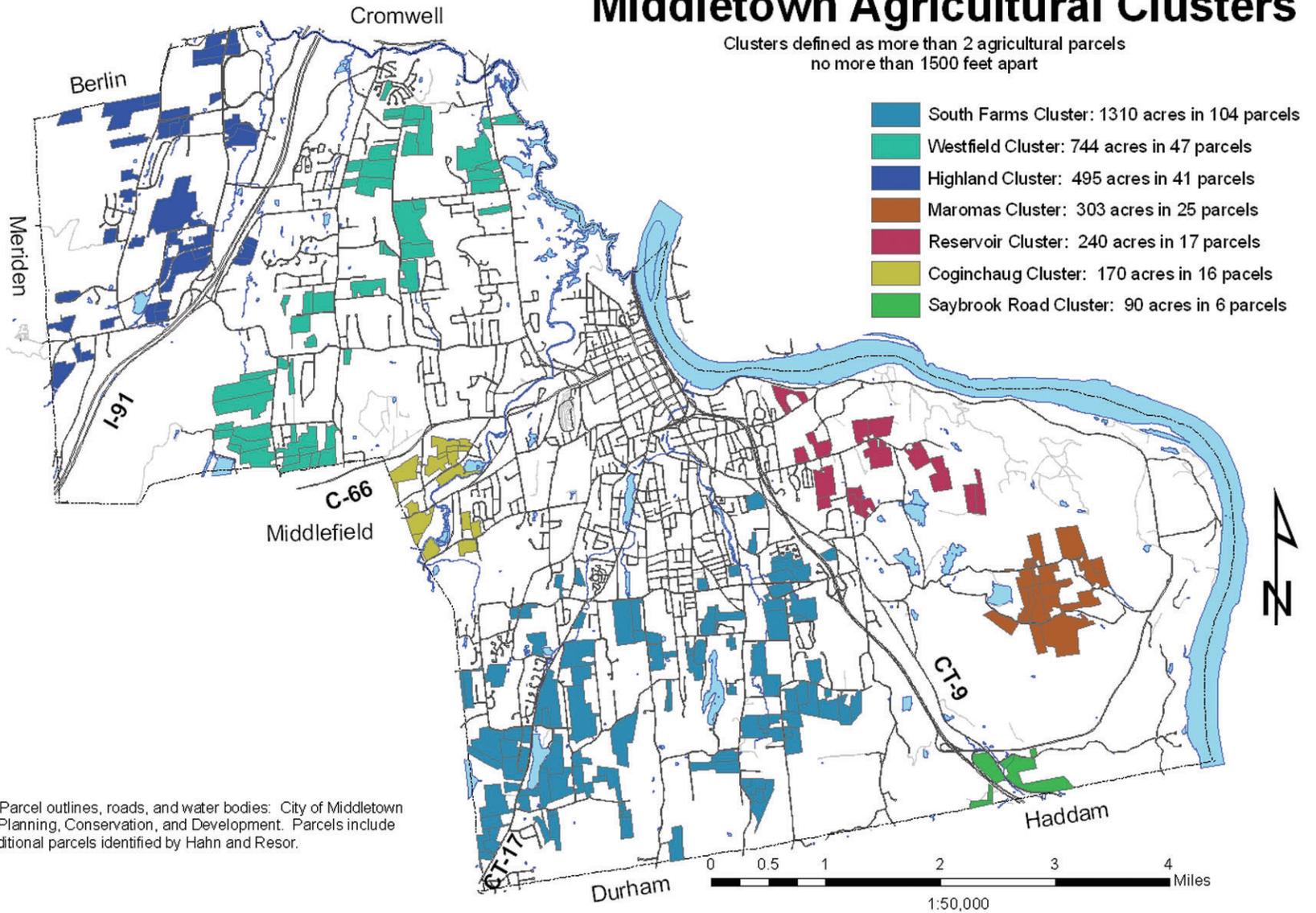
# Density of Agricultural Lands Along Middletown Roads



Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. 490 Parcel list provided City of Middletown Tax Assessor. Additional agricultural parcels identified by Hahn and Resor for this report using satellite-based landcover and aerial imagery.

# Middletown Agricultural Clusters

Clusters defined as more than 2 agricultural parcels  
no more than 1500 feet apart



Data sources: Parcel outlines, roads, and water bodies: City of Middletown Department of Planning, Conservation, and Development. Parcels include 490 list and additional parcels identified by Hahn and Resor.