

3C TITLE: PUBLIC FARM & RANCH LANDS

Changing Lands, Changing Hands National Conference



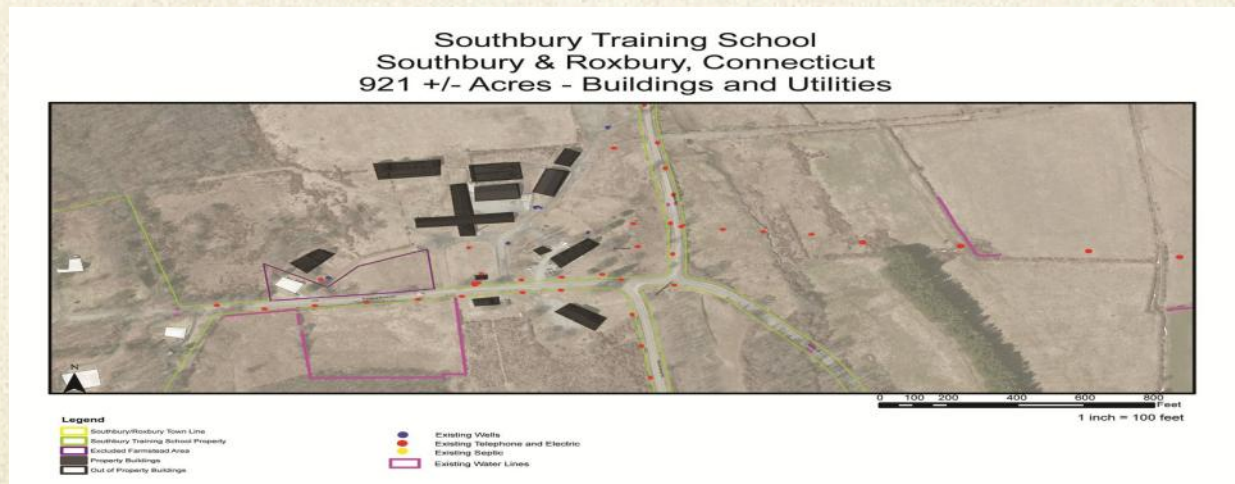
Kip Kolesinskas
Consulting Conservation Scientist, AFT
June 14, 2017

What are the issues and opportunities in Connecticut?

- Inventory of lands and their conservation values
- Status of ownership and long term potential for agriculture
- Compatibility with surrounding land uses
- Desires, needs, and mandates of Agencies
- Desires, needs of the surrounding Community
- Restrictions of deed, laws and regs
- Need to follow State policies and protocols
- Improvements and Stewardship of property
- Need/opportunity to accommodate a changing agriculture
- Ability of Leases and permits to meet Farmer and State needs
- Need/Opportunity to manage lands for multiple objectives
- Assistance to Towns, Land Trusts, Utilities

What are the State lands available for agriculture?

- Dept of Agriculture owned lands -1500 acres
- Department of Energy and Environmental Protection lands ?
- Depts. of Transportation, Developmental Services, Corrections lands – 1000 + acres
- Floor of Long Island Sound (aquaculture)- 70,000 acres
- State Universities and Community Colleges ?



Some Important CT Actions

- Dept of Agriculture authorization to develop program to use public lands for ag purposes
- Required Farmland Preservation Advisory Board to review some state owned lands for ag value & permanent protection
- Direct Dept of Energy & Environmental Protection to develop land registry
- Law permits DOAG & DEEP to place easements on lands in their custody
- Easement protection of portion of Southbury Training School
- Establishment of DOAG account for maintenance, repair, improvement
- Legislative action towards changing process for disposal of state lands

Lebanon Agricultural Reserve- 575 acres



Hunting Permits, Fishing

Kathiesbirds



Supports Beginning Farmer and established Farm

Investing in Conservation and infrastructure



Farm at the Southbury Training School

CONVEYANCE OF AGRICULTURAL CONSERVATION EASEMENT DEED

State of Connecticut and the Southbury Land Trust, Inc.

THIS DEED OF AGRICULTURAL CONSERVATION EASEMENT ("Easement") is conveyed by the State of Connecticut, a sovereign entity (hereinafter referred to as "Grantor"), acting herein by Steven K. Reviczky, Commissioner of the Department of Agriculture ("Commissioner"), duly authorized, with the approval of the State Properties Review Board, to the Southbury Land Trust, Inc., a Connecticut corporation with an office in Southbury, Connecticut (hereinafter referred to as "Grantee").

WITNESSETH

WHEREAS, the General Assembly pursuant to Connecticut General Statutes Chapter 422a, Section 22-260o(b), has directed the Commissioner to grant to a nonprofit organization, as defined in Section 501(c)(3) of the Internal Revenue code of 1986, or any subsequent corresponding Internal Revenue Code of the United States, as amended from time to time, a permanent conservation easement on the "Farm at the Southbury Training School," based upon a class A-2 survey to be prepared at the direction of the Commissioner; and

WHEREAS, the Southbury Land Trust, Inc. is a non-profit organization as defined in the aforesaid Internal Revenue Code of the United States, whose mission includes the protection of agricultural lands for agricultural use; and

WHEREAS, the primary purpose of this Easement is to protect agricultural soils, agricultural viability, and the general productive agricultural capacity of the land subject to the Easement; and

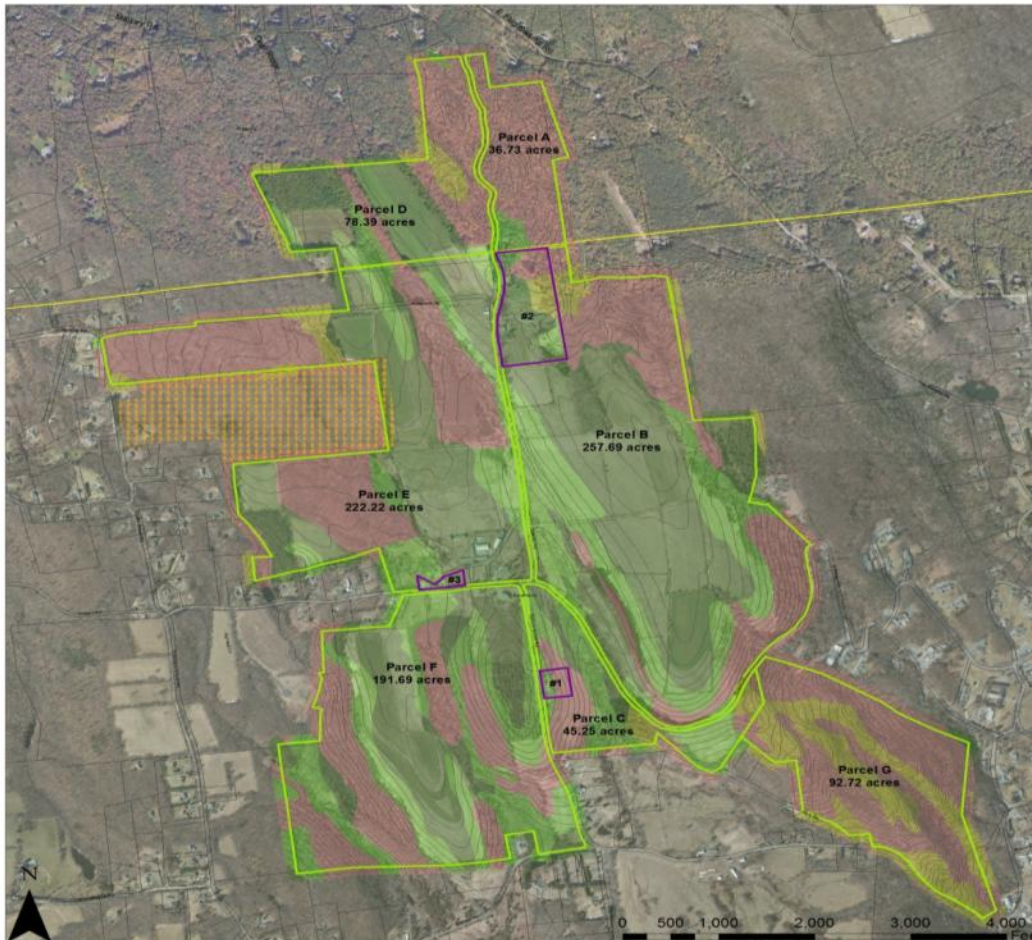
WHEREAS, the Grantor acting by and through the agreement of its Commissioners of the Departments of Agriculture and Developmental Services herein reserves to the custody, control and use of the former and the use and occupancy of the latter, by further and more particular agreement, the developed infrastructure extant on the Farm at the Southbury Training School; and

WHEREAS, Grantor acknowledges that the parties intend by this conveyance to prohibit the division of the land subject to this Easement, and, further, to prohibit development of it for non-agricultural commercial purposes including, but not limited to, commercial recreational, commercial amusement and/or industrial purposes.

NOW, THEREFORE, the Grantor, in consideration of the above and of the mutual covenants and conditions herein, and other good and valuable consideration received to its full satisfaction from the Grantee, does hereby convey, give, grant, bargain, and confirm in perpetuity, with QUIT CLAIM COVENANTS, unto the said Southbury Land Trust, Inc., its successors and assigns forever, an Easement of the nature and character and to the extent hereinafter set forth, in and to the following described land:

Southbury Training School Agricultural Reserve Project, CT

Southbury Training School Southbury & Roxbury, Connecticut 921 +/- Acres



Legend

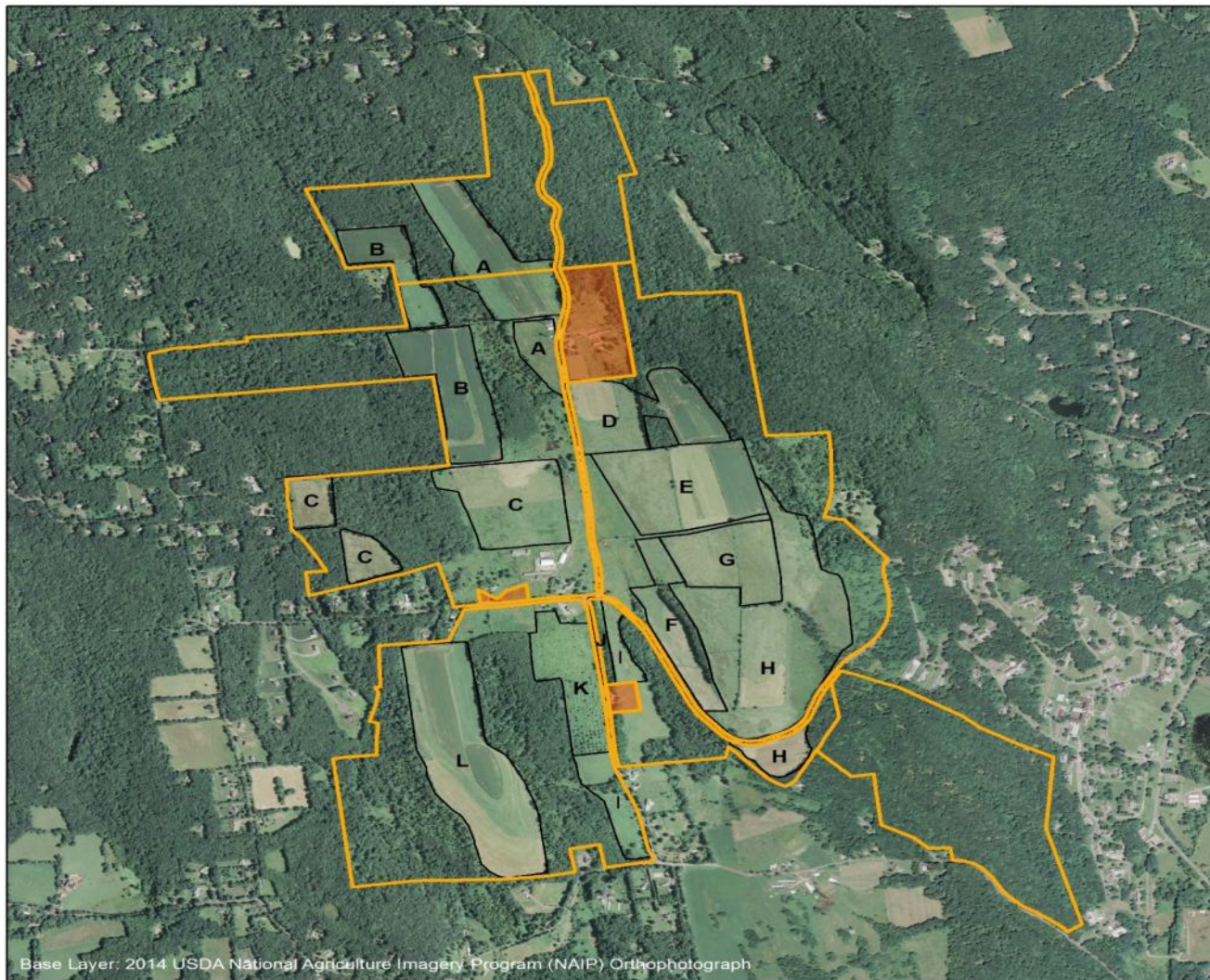
- Southbury/Roxbury Town Line
- Southbury/Roxbury Parcels
- 10' Contours
- Southbury Training School Property

Farmland Soils

- Prime Farmland Soils
- Statewide Important Farmland Soils
- Locally Important
- Not Prime

1 inch = 500 feet

- Excluded Farmstead Area #3 - 1.57 acres
- Excluded Farmstead Area #2 - 20.02 acres
- Excluded Farmstead Area #1 - 2.49 acres



PERMIT AREAS MAP Southbury Training School State of Connecticut Department of Agriculture Southbury & Roxbury, CT

Notes

This map contains no authoritative data and is intended for planning purposes only. The Easement shapefile was created from an A2 survey of the property prepared by Denno Land Surveying dated 5/10/14.

Legend

- Southbury Training School
- Permit Areas A - L
- Excluded Area

SCALE

0 500 1,000 2,000 Feet

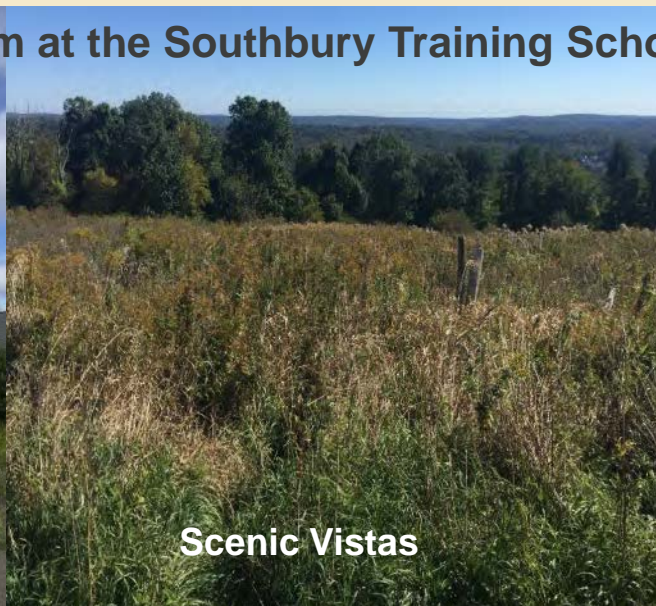


Map Prepared By:
 Brawley Consulting Group LLC
 95 Pilgrim Drive,
 Windsor, CT 06095
www.brawleycg.com
 November, 2016

Farm at the Southbury Training School



Historic structures



Scenic Vistas



Conservation practices



Habitat



Prime farmland



Farmer demand

Connecticut Farmland Restoration Program Public Act 11-1

est. in 2012, est. funding for 250 projects

- Priority of applications for human food production
- Up to \$20,000 match per farm, on State or Municipal lands up to 90% paid
- Allocated \$5 million in Bond funds
- Requires a Farmland Restoration Plan
- Requires lease/permit on rented lands
- One year to complete practices, can re-apply on an annual basis

TYPES OF RESTORATION ACTIVITIES FUNDED:

- Removal of invasive species to restore fields
- Clearing and removal of trees, stumps, stones
- Fencing systems in restored areas for pasture management
- Wildlife management fencing to protect crop land
- Restore water runoff and drainage patterns
- Renovate irrigation ponds, install irrigation wells for restored areas
- Replant vegetation on erosion prone areas and riparian areas
- Restore shellfish beds or aquaculture ponds
- Enhance farm roads which service restoration areas

Connecticut Farmland Restoration Program

Public Act 11-1

BENEFITS:

- Reestablishes use of prime and important soils for ag
- Increases farmland base
- Enhances lands that are underutilized
- Grows farm businesses through increased production
- Builds land base for new and beginning farmers
- Helps with adaptation to climate change
- Increased development and use of conservation plans
- Provides additional funding for conservation practices

Funding & Program Assistance

Farmland Restoration Grant Program (FLRP)

Program totals:

180+ applications (avg. 36 projects/year)

\$6+ million in total project costs

\$2.7 million in grants funded (out of \$5 million bond)

avg. \$39,000 per project, \$15,500/grant

\$3,300/cost/acre, \$1,300/grant/acre

avg. 12 acres restored per grant project

1,700 ac/total restored so far

\$1.5 +million allocated to specific projects,
includes
farmland on State, Municipal, and land trust
lands.




Restoration at the Farm at Southbury Training School



Opportunities to expand agricultural use of Public Lands

- Inventory/registry of lands and their conservation values (include ag)
- Need for legislative action to help better protect State Lands
- Place conservation easements on additional State and Town lands
- Educate communities and agencies on value of ag use
- Update policies /regulations to consider impacts on prime farmland & ag
- Adequate funding and staffing for monitoring & stewardship
- Additional partnerships with land trusts and Towns
- Streamline State policies and protocols
- Funding and grants to invest in infrastructure and conservation practices
- Share model leases & permits that meet Farmer and Entity needs
- Build partnerships and offer tools to manage public lands for multiple objectives
- Provide additional assistance to Agencies and Towns
- Allow for longer leases, find opportunities for farm housing, build equity
- Create incentives for sustained ag use on public lands in developed areas



Kip Kolesinskas,
Consulting Conservation Scientist,
American Farmland Trust
kkolesinskas@farmland.org

Saving the Land that Sustains Us



American Farmland Trust

www.farmland.org