

## **Land Use Goals, Objectives and Policies: (CHAPTER 8 P. 5)**

### **I. General Land Use**

#### **1. Goals:**

1. Preserve the productive farmlands in the town for continued agricultural use.
2. Prevent conflicts between incompatible uses.
3. Protect the natural environment.
4. Maintain the rural character of the town.

#### **2. Objectives:**

1. a) Discourage land uses which conflict with agriculture and the rural character of the town.
2. b) Limit nonfarm development according to density and siting criteria described in this plan.
3. c) Protect, maintain and restore unique natural resources such as wetlands, floodplains, hydric soils, steep slopes, woodlands and productive farm soils.
4. d) Recognize the environment as an integrated system of land, water and air resources, the destruction or disturbance of which can adversely affect the community by creating hazards, destroying important public resources, or wasting productive lands and renewable resources.

**EXHIBIT**

## **Agricultural Preservation Area (CHAPTER 8 P. 7)**

### **A. Purpose: . . . .**

This district encompasses the most land within the town and includes productive farmlands, farm dwellings and other agricultural land uses, pastureland, woodlots, and scattered non-farm single-family dwellings. The policies for this district allow for a limited amount of non-farm residential and commercial development in keeping with the overall goals and objectives of the Town to preserve agriculture and rural character.

### **B. Objectives:**

- a) Continue to maintain and encourage production agriculture, agricultural-related businesses, forestry, open space, and compatible uses.
- b) Protect farm operations from the encroachment of incompatible uses.
- c) Limit nonfarm development consistent with town density policies.
- d) Direct nonfarm development away from productive agricultural lands.

## **COMMERCIAL DEVELOPMENT CHAPTER 8 PAGE 15-16**

**Commercial Development:** The Town shall follow the following policies regarding proposed new, or expansion of existing, commercial development within the Agricultural Preservation Area:

a) To allow limited commercial development as is needed to support existing agricultural activities, provide supplemental income for farm families or provide agricultural-related services.

Commercial development must not result in environmental degradation, inappropriate traffic volumes or conflict with farming operations.