

~ Ellington ~
**A GREAT PLACE TO
 GROW!**

**FARMLAND
 PRESERVATION**

*Ellington
 Conservation
 Commission*

Ellington Planning Department

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PRESERVED FARMLAND



The following is a list of farmland with preserved development rights.

Farm Name	Location	Acres Preserved
Thrall Farm	Abbott Road	171.09
Burke Ridge Farm	Wapping Wood Road	119.4 (addl. in South Windsor)
Way Farm	Frog Hollow Road	68.6
Dzen Farm	Sadds Mill Road	22.25
Pease Farm	Reeves Road	20.79 (addl. in Somers)
Irish Bend Orchard	Reeves Road	5 (addl. in Enfield/Somers)
Preserved since 2007 bond authorization		
Oakridge Dairy Farm 1	Jobs Hill / Meadow Brook / Hoffman Road	101.83
Oakridge Dairy Farm 2	Meadow Brook Road	101.98
Oakridge Dairy Farm 3	Jobs Hill Road (west)	51.82
Bahler Farms	Abbott / Middle Road	125.78
McKnight Farm	Green / Muddy Brook Road	124.42
Silverhurst/Foster Farm	Pinney Street	97.32
Myers Farm	Green / Reeves Road	70.59
Charter Farm	Somers Road	43.39 (addl. in Somers)
Silverhurst/Foster/Thrall Farm	Pinney Street	20.57
Wraight Farm	Webster Road	36.62

What are Development Rights?

Development rights are rights of land to be used for residential, commercial, or industrial development. The value of development rights is the monetary difference between the "highest and best use" and the agricultural land value. The monetary value is paid to the landowner in exchange for an agricultural easement preserving the land as farmland. After the easement is in place, the land may be retained, sold, transferred or inherited, but the agricultural restriction continues.



There are a number of state and local programs that allow farm owners to preserve farmland, including the sale of development rights and agricultural conservation easements. Please contact the Ellington Planning Department (860-870-3120, planner@ellington-ct.gov) or the Connecticut Department of Agriculture (860-713-2500, www.ctgrown.gov) to learn more.

Benefits of Farmland Preservation

Landowner Benefits:

- Viable alternative to selling land;
- Access to capital to sustain & improve operations;
- Opportunity to purchase land at affordable prices;
- Share legacy rights with future generations;

Community Benefits:

- Protect food and fiber producing soils;
- Provide local food and products;
- Preserve rural character;
- Enhance quality of life for future generations;

Protects Rural Economy:

Connecticut's agricultural industry provides \$3.5 billion per year and generates more than 20,000 jobs statewide. Agricultural industry is a vital business sector that supports food manufacturers and processors, garden centers, veterinarians, farm equipment wholesalers, farm supply stores, machinery repairs and wholesale fuel suppliers.

Property Tax Implications:

More than 20 years of studies nationwide show that farmland generates more public revenue than it requires in municipal services (*Planning for Agriculture-A Guide for Connecticut Municipalities, 2012*). See the below table which compares the cost of community services for various types of land use.

Cost of Community Services

This table shows that farmland generates more in revenue than it costs in services.

CT Town (Year of Study)	Commercial/Industrial	Residential	Open Space/Farm/Vacant Land
Bolton (1998)	\$0.23	\$1.05	\$0.50
Brooklyn (2002)	\$0.17	\$1.09	\$0.30
Durham (1995)	\$0.27	\$1.07	\$0.23
Farmington (2007)	\$0.32	\$1.33	\$0.31
Hebron (1995)	\$0.47	\$1.06	\$0.43
Lebanon (2007)	\$0.16	\$1.12	\$0.17
Litchfield (1995)	\$0.34	\$1.11	\$0.34
Pomfret (1995)	\$0.27	\$1.06	\$0.86
Ellington (2018)	\$0.27	\$1.13	\$0.27
Median cost — per \$1.00 of revenue raised for public services by land use	\$0.27	\$1.11	\$0.37