

B. Agricultural Goals, Objectives and Policies

Objectives:

- a. Preserve productive farmlands for continued agricultural use.
- b. Limit the amount and guide the placement of non-agricultural uses in planned agricultural areas.
- c. When dwelling units are permitted in the Agricultural and Rural Lands Preservation Area, promote homesites on smaller lots and within or near groups of other homesites.
- d. Support appropriate opportunities for farmers to obtain non-farm income, and to explore new farming methods and crops.

Policies:

- a. Designate most of the Town as planned Agricultural and Rural Lands Preservation Area. All subsequent policies are applicable within this Area.
- b. In Agricultural and Rural Lands Preservation Areas, follow the density policy described in the chapter Four of this *Comprehensive Plan*.
- c. Direct major non-agricultural developments and new subdivisions away from the Agricultural and Rural Lands Preservation Area, except where consistent with the density policy and the economic development policies of the Town (see Chapter Eight).
- d. Guide design of lots and the placement of homes, driveways, and other uses in the Agricultural and Rural Lands Preservation Area to less productive soils and the edges of agricultural fields, described in more detail in the chapter Four of this *Comprehensive Plan*.
- e. Encourage the clustering or grouping of homesites in planned Agricultural and Rural Lands Preservation Areas, consistent with the density policy described in the Land Use section of this *Plan*.
- f. Allow home occupations and farm family businesses on farm parcels to supplement farming income.
- g. Support farmland tax credits, use value assessments, reform in federal farm laws, and other programs that encourage the continued use of land for farming and forestry.
- h. Support alternatives to traditional production and dairy agriculture, such as Community-Supported Agriculture and Value-Added Agriculture.
- i. Consider techniques such as transfer and purchase of development rights to permanently protect large tracts of agricultural land in the Town, while compensating the landowner or farmer for these protections.

C. Natural Resources Inventory

Understanding the relationship between the Town of Berry and its natural features suggests possible locational advantages for particular land uses. It is also essential to understand the location of environmentally sensitive areas where development is not appropriate. This will prevent severe developmental or environmental problems that may be difficult or costly to correct in the future. Maintenance of these natural features is also important for community appearance and