COMMUNITY	STRATEGY	SUMMARY	NOTES
AUBURN	Zoning Ordinance	Agriculture and Resource Protection District DIV 2 Sec. 60-144 The purposes of this district are to allow for conservation of natural resources and open space land, and to encourage agricultural, forestry, and certain types of recreational uses.	Auburn is currently reviewing its Agricultural and Resource Protection (AGRP) District which has been in place since the1960's and contains over 40% of the city's land (20,000+ acres). More details can be found at City of Auburn, Maine
BETHEL	Cost of Community Services Study (COCS)	Cost of Community Services Study. A COCS study provides an analysis of costs versus revenues for types of land use at a specific point in time. In Bethel, a 1994 COCS study found that working land required \$0.06 in town services for every dollar paid in property taxes, while residential land uses required \$1.29 in services (Cultivating Maine's Agricultural Future 24)	American Farmland Trust (AFT) developed the COCS tool in the 1980s to help municipalities analyze the fiscal impact of different land uses. See AFT website for more information Farmland Information Center
BOWDOINHAM	Comprehensive Plan	<ol> <li>Bowdoinham's Comprehensive Plan, adopted in 2014, includes the following Agriculture goals:         <ol> <li>To enhance the viability of agriculture so that it will remain an economic strength for future generations.</li> <li>To promote buying local foods and enhance opportunities to obtain local foods.</li> <li>To safeguard our agricultural resources.</li> <li>To encourage economically viable, ecologically sound and socially responsible agriculture.</li> </ol> </li> <li>There are 23 recommendations for implementing the goals (Bowdoinham Comprehensive Plan).</li> </ol>	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Land Use Ordinance	Bowdoinham's land use ordinance includes one base land use district, the Residential/Agricultural District. (Bowdoinham Land Use Ordinance)	
	Local Group	Bowdoinham's Community and Economic Development Department supports local farms (and other businesses) with a "Buy Bowdoinham" initiative (Buy Bowdoinham)	
		<b>Bowdoinham Community Development Initiative</b> is a local group focused on farms, food, forests, and the arts and the local businesses that support them. (See <u>BCDI</u> )	
BRUNSWICK	Zoning Ordinance	Brunswick's zoning includes a Rural Farm and Forest (RF) District (Section 2.2.2). The RF District applies to environmental and rural resource areas, including areas for farming. The district accommodates agriculture and forestry activities, some residential development, and very limited businesses and other nonresidential development that support or are based on rural and natural-resource-based uses. (Brunswick Zoning Ordinance)	Brunswick's zoning ordinance is being updated, retaining and in some cases strengthening, "farm-friendly" provisions.
CAPE ELIZABETH	Comprehensive Plan	Cape Elizabeth's 2007 Comprehensive Plan includes "Measures to Protect Farms and Woodlands" under "Agricultural and Forestry". (Comprehensive Plan)	Work has recently begun on an update for the town's Comprehensive Plan.
	Zoning Ordinance	As stated in the Comp Plan, current zoning includes "provisions for clustering of development and preservation of adjacent woodlands and working farmland. TDR, the transfer of development rights from a "sending" parcel of land to a "receiving" parcel of	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Local Group	land, is also authorized in the Zoning Ordinance. TDR would allow, for example, a farmer to earn money by selling the right to develop his land, while retaining ownership of the land for farming by permanently prohibiting, by deed, the opportunity to develop the land."  In addition, "Fish and farm market stand regulations allow temporary standards and permanent stands (with Site Plan Review) in all zoning districts."  Cape Farm Alliance "is a group of farmers, fishermen, gardeners, horse lovers, business owners and supporters of a vibrant and sustainable local food future for Cape Elizabeth. We work cooperatively throughout the year to "ensure Cape Elizabeth's farming future," to increase access to local food, to help maintain the rural character of our town, to enhance the economic viability of local farms and food-related businesses, and to raise awareness about local farming, fishing and food." (Cape Farm Alliance)	
CUMBERLAND	Comprehensive Plan	Cumberland's 2009 Comprehensive Plan (Comprehensive Plan) in Chapter 11 (Agriculture and Forestry Resources), recognizes the importance of agriculture in the town and identifies a number of actions to "mitigate the trend" of losing agricultural land to subdivision development. Actions include  • defining the rural areas of the town;  • creating a farmland overlay map;  • adopting conservation subdivision regulations;  • limiting the expansion of water and sewer into rural areas;  • lessening restrictions on farm buildings/operations.	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Local Group	Cumberland Farmer's Market has been active since 1996. They also promote member farms offering Community Supported Agriculture (CSA) programs.	
FAIRFIELD	Land Use Ordinance	Fairfield's Land Use Ordinance includes a Rural District (RU) which supports agriculture.  "The purpose of the Rural District is to provide for a healthy agriculture, forest, and resource base for the town, while accommodating low density residential habitation and appropriate economic opportunity. Development activities in the district are intended to provide an outlet for local resources, and housing, employment, and service opportunities for residents of the District."	
FREEDOM	Comprehensive	Freedom's 2011 Comprehensive Plan establishes the importance of farming in the community and includes goals, policies and actions to support agricultural activities. The plan also includes a "Farms Map", showing the town's 16 farms.  From Comprehensive Plan"A new model of farming in Maine produces small crops of high value produce for sale to local customers. These small farms can specialize in niche products and are flexible enough to shift products. This new model is represented by the local farmers markets, roadside stands, pick-your-own berries farms, Christmas tree farms, nursery operations and value-added products. The many farms in Freedom including a Community Supported Agriculture operation, firewood business, etc is an indication that agriculture is important to and supported by the Town."	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Current Use Programs	Freedom has landowners taking advantage of "current use" tax relief programs.  "In 1996 seven farms in town enrolled 605 acres in the <b>Farmland program</b> . By 2010 the number of farms enrolled in the program had doubled to 14 and the number of acres enrolled had more than tripled to two thousand ninety one acres. Freedom presently has 9 tracts with 420 acres enrolled in the <b>Open Space program</b> ." (2011 Comp Plan)	
GARDINER	Comprehensive Plan  Local Group	Gardiner's 2014 Comprehensive Plan includes a local food policy objective.  From Comprehensive Plan  "Objective 2.9 Establish a local food policy  The recommended actions to achieve this objective include developing and adopting a formal local food policy, making businesses that produce, process, package, distribute, and/or sell local food products a focus of the City's business development efforts, and assuring that the City's regulations do not inhibit local agricultural production."  The Gardiner Farmers' Market is a collaborative to provide access to fresh, local foods; support local farmers, fishermen and food producers; provide public education about food and agriculture; and foster connections between farmers and consumers.	

COMMUNITY	STRATEGY	SUMMARY	NOTES
GORHAM	Comprehensive Plan	<b>Gorham's</b> 2016 Comprehensive Plan Update states the following about agriculture land use.	
		"Agriculture: Farming is on the rise in Cumberland County, with a 14% increase in the number of farms, a 21% increase in land being farmed, and a 51% increase in the value of direct sales of farm products to consumers between 2007 and 2012."	
		Agricultural policies Gorham adopted include:	
		<ol> <li>Adopt a process for spending density transfer funds collected to protect open space, with farmland identified as one of the priorities.</li> <li>Work with local, regional and statewide organizations to protect important areas of remaining farmland.</li> <li>Amend the Land Use Code to better support and promote farming by removing unreasonably burdensome ordinance language and permitting processes for farm operations, including at a minimum changes to provisions relating to:         <ul> <li>Setbacks</li> <li>Signs</li> <li>Commercial sale of products grown</li> <li>Required parking for farm stands</li> </ul> </li> </ol>	
	Zoning Regulations	Gorham's Zoning Regulations include a "Development Transfer Overlay District" (Section 1-18). "The development transfer fee will be used by the Town to purchase conservation land and/or easements and open space."	

STRATEGY	SUMMARY	NOTES
Comprehensive Plan	<b>Hermon's</b> 2010 Comprehensive Plan establishes the importance of agriculture to the town.	
	"Hermon's agricultural resources contribute to the overall economic stability of the Town. The Town's location is ideal for agricultural production with acceptable returns; therefore, there is an economic incentive for the Town and landowners to practice sound management of its agricultural resources, not only for the product values, but also for other non-commercial resource values."	
Land Use Code	<b>Hermon's</b> Land Use and Development Code includes several farming friendly provisions.	
	154.41 <b>Agriculture/Forestry District (AF).</b> This district is established for areas currently farmed or managed for forest products. New dwellings are allowed, but the predominate character of these areas is rural.	
	154.046 E.1. Agriculture and other Open Space Uses. This section details farming uses.	
Right-to-Farm Provision	154.067 Agriculture, Animal Husbandry, Livestock, and Pets. This section outlines performance standards and includes a Right-to-Farm provision.	
Land Development and Subdivision Standards	Lyman's Land Development and Subdivision Standards, and the Zoning Ordinance include agricultural provisions.  In the Land Development and Subdivision Standards	
	Comprehensive Plan  Land Use Code  Right-to-Farm Provision  Land Development and Subdivision	Comprehensive Plan  Hermon's 2010 Comprehensive Plan establishes the importance of agriculture to the town.  "Hermon's agricultural resources contribute to the overall economic stability of the Town. The Town's location is ideal for agricultural production with acceptable returns; therefore, there is an economic incentive for the Town and landowners to practice sound management of its agricultural resources, not only for the product values, but also for other non-commercial resource values."  Land Use Code  Hermon's Land Use and Development Code includes several farming friendly provisions.  154.41 Agriculture/Forestry District (AF). This district is established for areas currently farmed or managed for forest products. New dwellings are allowed, but the predominate character of these areas is rural.  154.046 E.1. Agriculture and other Open Space Uses. This section details farming uses.  Right-to-Farm Provision  Right-to-Farm Provision  Lyman's Land Development and Subdivision Standards, and the Zoning Ordinance include agricultural provisions.

COMMUNITY	STRATEGY	SUMMARY	NOTES
		"The purpose of <b>cluster development</b> is to encourage the preservation of the rural character of the Town of Lyman by preserving undeveloped land, to include forested land, farmland and other undeveloped land within the Town."	
	Zoning Ordinance	In the <b>Zoning Ordinance</b> :	
		Agriculture (1) uses are allowed in all districts (Residential; General Purpose; Commercial/Residential); Agriculture (2) uses are allowed in General Purpose and Commercial/Residential	
		Agriculture Definition:	
		(1) - Limited to the raising and sale of crops and plants, out of doors.	
		(2) – The business of producing or raising plants and crops, including gardening as a commercial operation with or without the use of a greenhouse.	
MONMOUTH	Comprehensive Plan	Monmouth's 2007 Comprehensive Plan establishes importance of farming in the community.	
	Cost of Community Services Study	Chapter 4: Rural Economic Resources includes a discussion about the value of agriculture, (including American Farmland Trust's "Cost of Community Services" study), some of the strategies the community is using to support farming, and establishes goals for "rural economic resources".	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Comprehensive Plan	"Farming in Monmouth is a vital and continuing part of the community. Agriculture formed the backbone of its economy until very recentlyThere are, however, signs of a transition in farming, putting Monmouth in the spotlight as a progressive agricultural community."	
		Goals and Policies for Rural Economic Resources:	
		4.1 Continue to support the preservation of the land base, infrastructure, and market opportunities for farming and forest operations in Monmouth.	
		4.2 Discourage types of development and land uses that are incompatible with farm, forest, and mineral extraction operations in rural areas of the community.	
	Local Group	Monmouth had an active local group supporting farmers and farming – Monmouth Grows. Currently paused	
		"This organization was formed in 2001, and serves to promote local agriculture through such activities as a Farm Day at the Cottrell School, gateway signage, a newsletter, farm directory, and displays at the fair and Apple Fest."	
	Current Use Program	"The Town provides support to farming through the state <b>Farm and Open Space Program</b> . A total of 30 farm parcels in Monmouth (2003) benefit from this program, reducing property valuations (and thus, taxes) on 1,108 acres of farmland. This gives Monmouth the third-highest	

COMMUNITY	STRATEGY	SUMMARY	NOTES
		enrollment in Kennebec County, behind only Benton (1,660 acres) and Winslow (1,138 acres.)"	
NEW GLOUCESTER	Comprehensive Plan	New Gloucester's Comprehensive Plan establishes the importance of farming and includes a "Farmland" section.  "Both large and small farms are significant and should be protected. There should be incentives to encourage continued working of current active farms, combined with opportunities for the preservation of potential farmland. Besides economic value, active farmland enhances the goals of preservation of rural lifestyles and character, and contributes to scenic and recreational enjoyment of	
	Zoning Ordinance	residents. "  New Gloucester's Zoning Ordinance includes a Farm and Forest District, and establishes a Transfer of Development Rights program	
		**Recognizing that the retention of existing farm and forest land, and open space is an important part of maintaining rural character, it is the intent of the <b>Farm and Forest District</b> to encourage and promote agricultural and forest management activities within the community, and to provide land areas within the Town of New Gloucester where agriculture and forestry activities can co-exist with limited residential development In order to preserve the rural character of this district, clustering of residential	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Transfer of Development Rights	development will be required to be considered for subdivision or multiplex development."  "9.1.1 Pursuant to Title 30-A, M.R.S.A. §4328, which allows local governments to establish <b>Transfer of Development Rights</b> programs, this Article establishes a voluntary Transfer of Development Rights program in the Town of New Gloucester." The purposes of the program include preserving agriculture and forestry activities in the Town.	
OGUNQUIT	Zoning Ordinance	Ogunquit's Zoning Ordinance includes a Farm District.  I. Farm District - F  "To provide space for farming in the Town of Ogunquit in locations capable of conveniently servicing the needs of such establishments and preserving open space in rural areas of the community, without impacting negatively the established character of the Town or adjoining Zoning Districts (Amended June 9, 2015)."  There are also specific standards for Agriculture and Anmal Husbandry (Article 9).	
POLAND	Comprehensive Land Use Code	Poland's Comprehensive Land Use Code includes a Farm and Forests District  505.2.D. Farm and Forest Districts – "To preserve the rural character of the Town by encouraging the retention of existing farmland, forest land and open space; to encourage and promote agricultural and forest management activities and provide land areas within	

COMMUNITY	STRATEGY	SUMMARY	NOTES
		Poland where agriculture and forestry can co-exist with limited residential development; to allow business related to agriculture and forestry; and to recognize the diverse conditions, needs and resource limitations of Poland's rural areas."	
		<u>The Comprehensive Land Use Code Chapter 6 - Subdivision Standards</u> include an agricultural provision:	
		"613.11 Agricultural Land Buffers - When the proposed Subdivision will abut active commercial agricultural land, a buffer of unimproved natural vegetation of a minimum of one hundred (100) feet will be provided between dwellings and the active agricultural land. "	
SANFORD	Conservation Plan	Sanford's Conservation Plan ("Headwaters")includes Section 5.2 Conserving the Value of Sanford's Productive Lands which establishes a vision for Sanford's "productive lands", outlines "services" provided by "working landscapes", and presents recommendations for conserving "productive land".	
SCARBOROUGH	Land Trust Partnership	Scarborough Land Trust (SLT) has helped the Town of Scarborough support farming. SLT purchased the Meserve Farm property in 2004. Part of the <b>property is now leased to local organic farmers</b> and is known as <b>Broadturn Farm</b> . This arrangement is a model for supporting land conservation and affordable farmland.	
TOPSHAM	Zoning Ordinance	<b>Topsham's</b> zoning ordinance includes <u>Agricultural land</u> conservation and development standards.	

COMMUNITY	STRATEGY	SUMMARY	NOTES
		§ 225-56_Agricultural land conservation and development standards.  A. The purpose of this section is to allow landowners a reasonable return on their holdings, in such a way that the majority of existing open field and land pasture may remain unbuilt for use by future generations. Toward this end, all residential subdivision development proposals encompassing 10 or more acres of existing open fields or pasture shall be laid out according to the cluster standards in § 225-43, and in a manner consistent with Chapter 191, Subdivision of Land. If the parcel which is proposed for development also contains land which is not either open field or pasture, new dwellings shall be clustered on such land to the most practical extent, so that the fields and pastures remain as undeveloped as possible.  G. Agricultural landowners are not required to sell that part of their property which is to become open space, provided that they convey the development rights of that open space to the Town of Topsham in a conservation easement prohibiting future nonagricultural development.	
TURNER	Comprehensive Plan	Turner's 2005 draft Comprehensive Plan included the following statement:  "The rural areas of Turner will continue to have farm activities. Where farming is no longer economically viable, public-private partnerships (involving state, local, and private funding) will purchase open space to keep the Town's rural feel. Agricultural-tourism will be a new economic activity, with people coming from the cities to the south to experience life on the farm. Also food	

COMMUNITY	STRATEGY	SUMMARY	NOTES
		processing and related agricultural industries will be encouraged, such as cheese processing."	
	Zoning Ordinance	Turner's Zoning Ordinance includes an "Agricultural/Industrial District" and in "Section 4: Performance Standards" there are sections with specific farming provisions, including allowance for "farm enterprise":	
		L. Standards for Non-Commercial Animal Raising in the Village and General Residential Districts	
		Y. Farm Enterprise "The purpose of Farm Enterprise is to assist in the implementation of the policies of the Comprehensive Plan relating to encouraging the presence of an agricultural land base for production agriculture and to encourage use of prime agriculture land for farming by providing farm owners and or operators to conduct business not otherwise permitted in the Rural I and Rural II Districts to supplement income from traditional farm operations."	
UNITY	Comprehensive Plan	<b>Unity's</b> Comprehensive Plan establishes a vision for the town as "Garden of Waldo County". Unity's future vision sees itself, among other things, as having retained its "identity as a farming community". A number of goals support farming as an important part of the local economy.	
	Land Use Ordinance	Unity's <b>Land Use Ordinance</b> includes: Section VI. Farmland Protection Incentive Measure	

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Local Group	"This measure is intended to alleviate some development pressures on productive farmland, by providing an incentive to locate development on other land."  The provision allows for a "density bonus" if certain	
		Unity Barn Raisers is a local group actively supporting and promoting Unity's small-town character, including local food and farming.(see their website at UBR)	
WATERBORO	Zoning Ordinance	Waterboro's Zoning Ordinance includes a Forest and Agriculture District (FA) (Section 3.07)  "Much of the land in this district has historically and is today being used for agriculture and timber production purposes."	
WILTON	Zoning Ordinance	Wilton's Zoning Ordinance includes a "Farm and Forest Zone". One of the provisions in this zone is a "Rural Land Management System" that is used to determine minimum lot area and density of development for a residential subdivision to protect farmland. (See Section 4.5C)	
WINSLOW	Voluntary Municipal Farm Support Program (VMFSP)	<b>Winslow</b> adopted a <u>Voluntary Municipal Support Program</u> in May 2016. This program allows a taxpayer with an active farm use property to apply for a reimbursement on property taxes associated with eligible assets, over a 20-year period.	Winslow is the 1 <sup>st</sup> town to adopt a VMFSP.  For more information on the program see the

COMMUNITY	STRATEGY	SUMMARY	NOTES
	Agriculture Commission	Winslow appointed its <b>Agricultural Commission</b> in May 2014. The Commission was established with a "goal of ensuring that the town is friendly to agriculture while continuing to protect the health, safety and welfare of all residents. "(Town of Winslow, Maine, Agricultural Commission Charter)	Agricultural Resource  Development Division page of Maine Department of Agriculture, Conservation and Forestry
	Current Use Program	As of April 2016, Winslow has 42 parcels enrolled in the <b>Farmland program</b> , "with 1400 in pasture, 36 acres as crop and the rest wooded." (Winslow assessor report)  The town has a helpful <u>Current Use Programs brochure</u> for landowners.	See Kennebec Journal 10/30/16 news article "In Winslow, state's first municipal commission on agriculture pilots farm support program"  See Winslow's Agricultural Report "Cultivating Winslow's Agricultural Future A Report by the Winslow Agriculture Working Group" for more information on the town's work to support farming.
YORK	Zoning Ordinance	York's Zoning Ordinance includes a Farm Enterprise Overlay District.	Tarrilling.
		ARTICLE TEN-G Farm Enterprise Overlay District	

COMMUNITY	STRATEGY	SUMMARY	NOTES
		10.G.1. The Farm Enterprise Overlay District is intended to maintain and promote agriculture and its related activities through granting agriculture increased flexibility, recognizing that agricultural enterprises often need to encompass hybrids of different, related uses, in order to remain economically viable. Properties not in the Farm Enterprise Overlay District may engage in agriculture and related activities as allowed in Article 4, Use Regulations."	