

ATC Conservation Easement Minimum Standards

Subdivision: TO BE ADAPTED REGIONALLY

< 100 acres	No subdivision
100 –150 acres	No subdivision preferred, 2 parcels ok
200+ acres	Preferred density 100+ acres per parcel or lower

Dwellings: 1 main residence (define acceptable building envelope), define number of secondary buildings or outbuildings suitable, siting must protect A.T. viewshed, height and building materials to be specified, shielded exterior lighting.

Other buildings: farm and outbuildings. Define suitable standards (number, building envelope, siting).

Resource protection:

Streams and riparian zones	100 feet buffer zone
Existing Open, Agricultural and Forest land	No less than 80 percent protected
Wetlands/Bottomlands	100 percent protected
Identified rare habitats, communities, RTEs	100 percent protected
Identified historic and cultural resources	100 percent protected

Forestry: TO BE ADAPTED REGIONALLY

Forestry is generally accepted if conducted according to Best Practices and a forest management plan – The objectives of forest management should be stated in the plan: acceptable objectives include wildlife management, forest health, water quality, non commercial use (i.e. firewood), etc.). Commercial forestry is not an acceptable objective. Thinning is an acceptable practice for forest health.

Agricultural Uses:

Existing agricultural uses may continue. Forest or open lands may not be converted to agricultural uses.

Other uses:

Passive recreational uses are permitted – hiking, etc.

Limitations on trails and roads – meant to prevent conditions favorable to ATV use.

No mining, grading, blasting, etc.

No junk, trash, commercial signs, etc.

No planting invasive species

No industrial agriculture

Grantee can install signage to mark boundaries and identify restrictions as needed