

EAST MONTPELIER DRAFT LESA  
DEFINITIONS 2/6/90

- 1) AGRICULTURAL LAND - Land used for crop, hay, or pasture.
- 2) CONTIGUOUS AGRICULTURAL LAND - Agricultural lands that are bordering each other including those separated by roads, fences, streams, and property boundaries. [Here, contiguous land is considered for its value to all agricultural activity versus its value to a single landowner. This is just one of the many ways to assess farm viability. Others will be addressed in other criteria].
- 3) CROP LAND - (divided into two categories to distinguish between row crops and intensively managed woodland).
  - Category A. Land supporting row crops, vegetables, small fruits, or hay OR used for voison pasture.
  - Category B. Land supporting a sugarbush, a fruit orchard, nursery plants, or Christmas trees.
- 4) DISTANT - (in reference to view of hills/mountains) Hills or mountains >5 miles away from parcel center.
- 5) FARM - A farm must:
  - a) be a tract of land under single ownership or leased to an operator
  - b) contain agricultural land
  - c) be sufficiently equipped to be self-operating
  - d) produce a wholesale or retail commodity such as stock, dairy, crop, produce, fruit, poultry, and maple products
- 6) HAY - A forage crop that is removed from agricultural land loose, baled, or as silage.
- 7) HISTORIC STRUCTURE - Any structure including houses, barns, or bridges identified in the Vermont State register of historic structures or in the East Montpelier listing of historic structures.
- 8) IDLE AGRICULTURAL LAND - Agricultural land that has not been used in the last 5 years and/or is mowed to keep the land open.
- 9) MATURE TREE - Any tree with a dbh (diameter at breast height measured at 4.5 ft. above the ground) greater than 10 inches.
- 10) PARCEL - A unit of agricultural land, under single ownership, defined by natural or man-made boundaries including but not limited to roads, permanent fences, hedgerows, trees, or streams.
- 11) PASTURE LAND - Land used to graze animals. (# animals/acre to be addressed in site assessment criteria).

12)ROAD ACCESS:

Excellent - unpaved Class 3 road  
Good - Class 4 road  
Moderate - legal trail  
Poor - a paved road  
None

13)UNDEVELOPED LAND - Land without residential, commercial, industrial, institutional, or landfill/sewage sites.

14)WATER - the Winooski River, the Kingsbury Branch of the Winooski River, any ponds or reservoirs listed on the 19\_\_ USGS(U.S. Geological Survey) topological map, including but not limited to Horn of the Moon Pond, Sodom Pond, Chapell Pond, and Nelson Pond.

SHINGTON COUNTY AGRICULTURAL VALUE GROUPS 1/9/89 SHG  
 BASED ON GROUPS ASSIGNED IN 1/87  
 AND ON MARCH 1985 ACREAGE ESTIMATES

RELATIVE  
VALUES

MAP UNIT	ACRES	AG VAL GROUP	PERCENT	
59A	2255	1		
2A	1365	1		
TOTAL	3620		0.8%	453120
14B	6440	3		100.0%
92B	5385	3		
90B	3840	3		
66B	3395	3		
62B	1995	3		
60A	1250	3		
44B	1005	3		
35B	805	3		
58A	675	3		
37B	615	3		
33B	420	3		
33A	380	3		
77B		3		
TOTAL	26205		5.8%	
3A	2155	4		
43B	1080	4		
4A	590	4		
55B	330	4		
TOTAL	4155		0.9%	
90C	7160	5		
17C	4360	5		
42C	2467	5		
35C	350	5		
33C	350	5		
TOTAL	14707		3.2%	
17B	8375	6		
39B	1650	6		
26B	1480	6		
20A	1445	6		
17A	1325	6		
21A	1005	6		
39A	890	6		
45B	775	6		
26A	385	6		
83B		6		
TOTAL	17330		3.8%	
66C	24175	7		

100

84

82

69

63

RELATIVE  
VALUES

57

14C	10750	7
92C	7545	7
62C	1860	7
44C	1820	7
43C	775	7
37C	720	7
77C		7
TOTAL	47645	10.5%

52

66D	7425	8
41D	3850	8
39C	1780	8
90D	1740	8
62D	1640	8
43D	1090	8
37D	610	8
92D	565	8
26C	490	8
26D	410	8
14D	320	8
71C		8
TOTAL	19920	4.4%

- wrong belongs in 5

43

19C	15890	9
19B	2995	9
93B	2150	9
18B	1380	9
91B	980	9
63B	885	9
TOTAL	24280	5.4%

22

168E	36380	10
12C	11986	10
63D	7170	10
116D	7140	10
165D	6705	10
19D	4430	10
91D	3720	10
15D	3315	10
163D	2725	10
165C	2705	10
93C	2555	10
91C	2515	10
63C	2185	10
93D	1500	10
116C	1230	10
39D	950	10
116B	885	10
64C	390	10
163C	370	10
162D	95	10
72B		10

RELATIVE  
VALUE

22

78D		10
72C		10
78B		10
115B		10
77D		10
78C		10
TOTAL	96953	21.8%

67D	33955	11
13E	30487	11
12D	29500	11
16D	18510	11
67C	11900	11
16D	9725	11
63E	9345	11
67E	6505	11
68E	6270	11
65E	5710	11
163E	4685	11
16E	3456	11
51F	3245	11
41E	2415	11
151F	2350	11
64E	2080	11
64D	1980	11
39E	1830	11
43E	1730	11
66E	1355	11
162E	1245	11
26E	1115	11
69E	840	11
8A	635	11
86F	615	11
10Z	600	11
68D	570	11
67B	555	11
76E	550	11
9A	490	11
69D	470	11
37E	420	11
79A	350	11
W	300	11
101	280	11
100	160	11
103	75	11
22A	0	11
82A		11
72F		11
88D		11
72E		11
96D		11
72D		11
89E		11
99D		11
76C		11

990  
104  
880  
760  
960  
780

11  
11  
11  
11  
11  
11

TOTAL

196305

43.3%

T. CLARK - EAST MONTPELIER

12/5/05

LAND EVALUATION PORTION OF LESA FOR FIELD #3

1) FIELD IS 67.7 ACRES IN SIZE

2) LAND EVALUATION SCORE OF FIELD #3

SOIL TYPE	ACREAGE OF SOIL TYPE	SOIL RELATIVE VALUE	SCORE
92D	.1 X	55	5.5
92B	3.4	84	285.6
92C	12.3	57	701.1
41D	16.1	52	837.20
41E	3.6	0	0
58A	2.5	84	210
33B	21.5	84	1806
3A	2.2	82	180.4
45A	3.1	82	254.2
60A	2.9	84	243.6
	<u>67.7</u>		<u>4523.6</u>

3) (LE) OVERALL FIELD SCORE = 67

$$\frac{4523.6}{67.7} = 66.8 \text{ use } 67$$

4) SA - SITE ASSESSMENT SCORE = 169

LESA SCORE - 236

UNP011 12/31/03

EAST MONTPELLIER LE.S.A  
SITE ASSESSMENT SCORE SHEET page 1

Landowner Clark Date 12/13 Scored by Bte

1. AGRICULTURAL USE		PARCEL								
A. Crop land 5 of the last 5 years.....	50 pts.	1	2	3	4	5	6	7	8	9
B. Crop land 4 of the last 5 years or pasture 5 of the last 5 years.....	40 pts.									
C. Crop land 3 of the last 5 years or pasture 4 of the last 5 years.....	30 pts.									
D. Crop land 1-2 of the last 5 years or pasture 3 of the last 5 years.....	20 pts.									
E. Pasture 1-2 of the last 5 years.....	10 pts.									
F. Agricultural land is idle.....	0 pts.									
*****Mark "x" if the parcel is used for Voisin pasture.*****										
Spoke with <u>Adrian Clark</u> date <u>12-13</u>										
<b>2. LOCATION</b>										
A. Public road access bordering parcel:										
Excellent=8	Moderate=4									
Good=6	Poor=2									
None=0										
B. Driving distance from parcel's center to user's barn:										
<1/4 mi.=8	>1/2 mi.=4									
1/4-1/2 mi.=6	>1-3 mi.=2									
C. Number of farms within a 3/4 mile radius of parcel center, (measured to nearest edge of a farm, including farm parcel is on, if so.)										
>4 farms=8	3 farms=4									
4 farms=6	2 farms=2									
***Indicate which farms by initials of owner***										
D. Percentage of land in agriculture within a 1/2 mile radius of parcel center:										
100-76%=8	50-26%=4									
75-51%=6	25-10%=2									
<10%=0										
E. Total Contiguous agricultural acreage, incl. parcel:										
>100 acres=8	75-51 acres=4									
100-76 acre=6	50-25 acre=2									
<25 acres=L										

HAWKINS  
LYNN  
C

(70)



Chanel 12/5/05  
 Landowner Clark Date 12/13 Scored 3R

EAST MONTG. ? L.E.S.A.  
 SITE ASSESSMENT SCORE SHEET page 2

PARCEL	1	2	3	4	5	6	7	8	9
3. SIZE	Size of parcel being evaluated: 21 acres and over..... 40 pts. 20-11 acres..... 20 pts. 10-3 acres..... 10 pts. < 3 acres..... 0 pts.								
4. ADJACENT LAND USE	Percent of parcel's perimeter adjacent to land in undeveloped uses: 100-91%..... 20 pts. 90-76%..... 15 pts. 75-51%..... 10 pts. 50-26%..... 5 pts. 25-0%..... 0 pts.								
5. WORKABILITY	Indicate yes or no if the parcel is larger than 15 acres-----> A. Open drainage ditch or stream B. Exposed ledge outcropping or protruding rocks C. Year-round wet area D. Uneven or steep topography E. Other (specify) _____ None of the above are present on parcel..... 40 pts. If 1 of the above is present on parcel..... 30 pts. If 2 of the above are present on parcel..... 20 pts. If 3 of the above are present on parcel..... 10 pts. If 4 of the above are present on parcel..... 0 pts.								
TOTAL	40								
TOTAL	20								
> 15 Ac. Y or N?	Y		Y						
	A	A	A	A	A	A	A	A	A
	B	B	B	B	B	B	B	B	B
	C	C	C	C	C	C	C	C	C
	D	D	D	D	D	D	D	D	D
	E	E	E	E	E	E	E	E	E
TOTAL	30		20						