

Comprehensive Plan Committee
2/10/2009

Rensselaer County land trust easements – agreement between 2 parties

The Rensselaer County Land Trust Representative discussed:

Land Trusts

- Own conservation easements
- Liability Insurance
- Protect Board and assets

Easements must be for conservation purposes, watersheds, scenic views, agricultural land

RLT is focused on watershed

- Agricultural land is an economic entity
- RLT is backing away from farmland
- RLT does not want to be “developers dumping ground”
- 200’ from streams and lakes
- RLT protects in perpetuity
- Challenge to the easement
- Must be prepared to defend
- Adjacent owners are problematic
- IRS may require 10 acres minimum
- Town can hold conservation easements

How do you protect land?

- Donations are primary way
- Each parcel must be evaluated individually
- Easements are very difficult to eradicate
- Can be altered

Check once a year – Land owner is liable for honoring terms of easement

ASA – Agricultural Stewardship Association

Posted for passive use

- Do not monitor constantly

Common Farms – Community owned land

Town owned easements seemed worth exploring

Turn Parcels off for final land use

Next Committee meeting is March 24th