

The State of Vermont desires to promote the continued viability of its working landscape by enabling its farm and forest economies to evolve, diversify and expand value-added sales and uses accessory to regulated farm and/or forest operations.

Farms/ farm operations subject to the Agency of Agriculture, Farms and Market's ("AAFMM") Required Agricultural Practices shall be exempt from municipal and State of Vermont Land Use Regulations (Act 250);

Forestry operations subject to the Agency of Natural Resources, Department of Forests, Parks and Recreation's ("FPR") Best Management Practices shall be exempt from municipal and State of Vermont Land Use Regulations (Act 250), provided that they operate at elevations below 2,500.

Farms/ farm operations subject to this exemption are defined as: ... (Take from RAPs)

Forestry parcels/operations subject to this exemption are defined as: ... (Take from BMPs)

AAFMM and FPM shall work together to ensure that landowners involved in both farming and forestry receive joint consideration acknowledging that both parts of the working landscape are important to the economic survival of the entire entity.

In addition to the activities regulated by AAFMM and FPR, the following farming/forestry activities shall be allowed as accessory uses on farms regulated by AAFMM and/or forest operations regulated by FPR in all municipal Land Use Districts:

- a. Agricultural/forestry education;
- b. Agricultural/forestry processing;
- c. Agricultural/forestry product sales;
- d. Agricultural/forestry services
- e. Agricultural/forestry tourism;
- f. Agricultural/forestry food composting/energy production

The re-use of existing Agricultural/forestry structures shall be considered as an appropriate part of any of the allowed accessory uses.

State Land Use Regulation (Act 250) shall not apply to any of the accessory uses listed above on farms regulated by AAFMM and/or forest operations regulated by the FPR. (Similar to what we have done with certain designated growth centers).

Municipalities may regulate the accessory uses listed above but only pursuant to the Site Plan review process, if any, included in the municipality's bylaws. See 24 V.S.A. §4416 governing Site Plan Review.

Definitions: (I would propose to make these both simple and expansive since they are subject to site plan review. Maryland's definitions may be a good place to start).

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- e. Agricultural/forestry tourism;
- f. Agricultural/forestry food composting/energy production