

APPENDIX I

**Details of Scoring System**

	West	East	Current Scoring
<i>Size</i>	20-acre minimum eligibility requirement	68 parcels of 20 acres or more	<b>Parcel Size - Maximum 200 points</b> 1 point per acre <span style="float:right"><u>  0  </u> points</span>
	APB has expressed priority to continue to value large farms, even as average size of available land has decreased	Zoning regulations require 3 acres to be considered a farm	
<i>Soils</i>	Analyzed by both capability and productivity, due to importance to farming that is historically crop or pasture based	Rewarding for soil quality not as significant for suburban farming due to variety of alternative methods rather than traditional practices that are historically crop or pasture based; this item is weighted for parcel size currently	<b>Soil Capability - Maximum 100 points</b> Class I <span style="float:right"><u>  0  </u> acres x 3.0 <span style="float:right"><u>  0  </u> points</span></span> Class II <span style="float:right"><u>  0  </u> acres x 2.0 <span style="float:right"><u>  0  </u> points</span></span> Class III <span style="float:right"><u>  0  </u> acres x 1.0 <span style="float:right"><u>  0  </u> points</span></span> Total <span style="float:right"><u>  0  </u> acres <span style="float:right"><u>  0  </u> points</span></span>
		Soil amendments are economically feasible on small acreage	<b>Soil Productivity - Maximum 100 points</b> <u>  0  </u> Land Evaluation Score x 1.0 <span style="float:right"><u>  0  </u></span>
<i>Adjacency</i>	Strong emphasis on acquiring large, contiguous blocks of farmland	Rewarding for adjacency not practical or relevant	<b>Adjacency to Preserved Land - Maximum 100 points</b> 75 to 100% perimeter adjacent to preserved land <span style="float:right"><u>  —  </u> 100 points</span> 50 to 74% perimeter adjacent to preserved land <span style="float:right"><u>  —  </u> 75 points</span> 25 to 49% perimeter adjacent to preserved land <span style="float:right"><u>  —  </u> 50 points</span> Less than 25% perimeter adjacent to preserved land <span style="float:right"><u>  —  </u> 25 points</span>
			<b>Concentration of Preserved Lands - Maximum 100 points</b> More than 1000 acres of preserved land within 1 mile <span style="float:right"><u>  —  </u> 100 points</span> 750-999 acres of preserved land within 1 mile <span style="float:right"><u>  —  </u> 75 points</span> 500-749 acres of preserved land within 1 mile <span style="float:right"><u>  —  </u> 50 points</span> Less than 500 acres of preserved land within 1 mile <span style="float:right"><u>  —  </u> 25 points</span>
<i>Zoning</i>	Current program allowed in RC and RR	Which districts would be eligible – all or just certain ones?	<b>Zoning - RC Zoning District =100 points</b> RC District <span style="float:right"><u>  —  </u> 100 points</span>
<i>Land Use</i>	Rewards for a high percentage of the land in crop or pasture use	Rewarding for percentage of land in crop or pasture use not as significant for suburban farming	<b>Current Land Use - Maximum 100 points</b> 75% or more of property in agricultural use <span style="float:right"><u>  —  </u> 100 points</span> 50 to 74% of property in agricultural use <span style="float:right"><u>  —  </u> 75 points</span> 25 to 49% of property in agricultural use <span style="float:right"><u>  —  </u> 50 points</span> Less than 25% of property in agricultural use <span style="float:right"><u>  —  </u> 25 points</span>
<i>Conservation Plan</i>	Rewards for stewardship of the land through established relationship with the Soil Conservation District (SCD)	Good stewardship is important wherever the land is farmed. The SCD writes plans for farmers in the East. Not a complicating factor	<b>Implementation of Soil Conservation and Water Quality Plan - Maximum 100 points</b> Current plan fully implemented <span style="float:right"><u>  —  </u> 100 points</span> Current plan not fully implemented <span style="float:right"><u>  —  </u> 75 points</span> Plan needs updating <span style="float:right"><u>  —  </u> 50 points</span> Plan not implemented or no plan on record <span style="float:right"><u>  —  </u> 0 points</span>
		The SCD writes plans for farmers in the East	

<i>Ownership/ Operation</i>	Rewards the most for land being farmed by the owner, then for land that is rented out	Not a complicating factor	<b>Ownership and Operation</b> - Maximum 50 points Owner operated _____ 50 points Non-owner operated _____ 25 points No current operation _____ 0 points
<i>Road frontage</i>	Rewards the most for linear feet on a scenic road, then for linear feet on a regular road	Since this is based on linear feet of road frontage, it is weighted for parcel size	<b>Road Frontage</b> - Maximum 50 points ____ Lin Ft / 100 = _____ x 2.0 on scenic road _____ 0 points ____ Lin Ft / 100 = _____ x 1.0 on other road _____ 0 points
<i>Additional Points</i>	1) Relinquishment of Parcel Division Rights 2) Relinquishment of Tenant House Rights 3) Protection of Green Infrastructure Network	Of the three, only GIN points would be relevant	<b>Relinquishment of Parcel Division Rights, if applicable</b> - Maximum 50 points ____ Number of 50+ acre parcels allowed by right at 1 per 50 acres, if over 100 acres ____ Number of 50+ acre parcels relinquished x 10 points per parcel  <b>Relinquishment of Tenant House Rights, if applicable</b> - Maximum 50 points ____ Number of tenant houses allowed by right at 1 per 25 acres ____ Tenant house rights relinquished x 10 points per house  <b>Protection of Green Infrastructure Network-</b> Maximum 100 points See separate scoring sheet _____ 100 points
<i>Finances</i>	\$40K max per acre	Setting a maximum price per acre would be a challenge, as discussed above	