

PURCHASE OF DEVELOPMENT RIGHTS (PDR) CHECKLIST

I. APPLICATION SUBMISSION REQUIREMENTS:

- Complete application
- Deed to property
- Deed of Trust
- Survey or plat of property
- Pending liens, judgements or court proceedings against parcel (reference by case number, etc.)
- Deed of easement (if applicable)

II. PDR ADMINISTRATOR REVIEW

Eligibility of property for purchase:

- 20 acres or more (single property or combined contiguous parcels)
- A-1 or A-2 zoning
- Capable of being subdivided
- Existing structures/uses are permitted
- Portions of property currently set aside for open space, recreation or similar uses are excluded

Ranking considerations:

- Verify size
- Determine percentage of soils Class 1, 2E, 2W, 3W, 4W undrained
- Verify if active farm (harvested or grazed during preceding year or 3 of 5 previous years)
- Verify Tri-County program implementation (i.e. nutrient management)
- Determine road frontage
- Determine any property restrictions (i.e. timber buffers)
- Determine non-farm rural residences within ½ mile distance
- Determine proximity to other PDR properties or properties with easements
- Determine distance to agricultural support services
- Determine DCR conservation value
- Determine percentage of upland forest
- Determine proximity to areas with high environmental value (i.e. wetlands, parks, threatened and endangered species habitat)
- Determine proximity to perennial waterway
- Determine proximity to cultural resources