



Farrell Farm, 118 acres

Farrell Farm Road, Norwich VT

Conserved in 1989

Conservation Easement purchased by UVLT with funding from Vermont Housing and Conservation Board

Project Story (from UVLT archives)

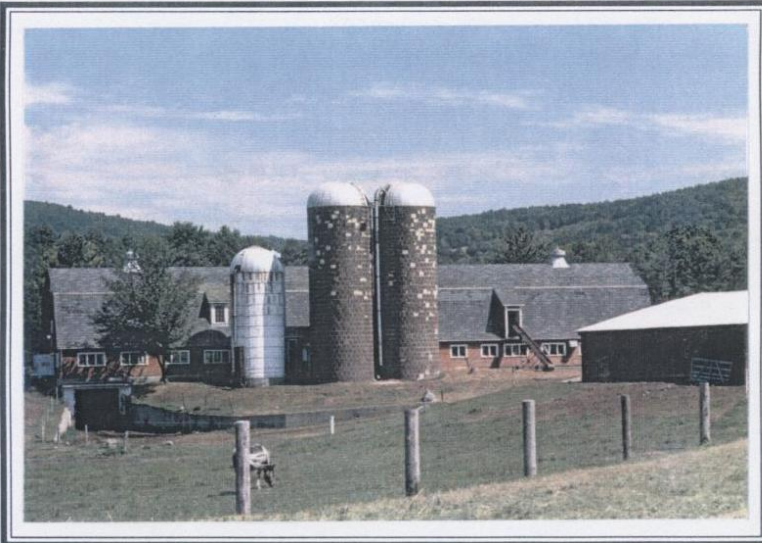
The Farrell Farm project addresses both land conservation and affordable housing. Located between Interstate 91 and Route 5 the property lies in a scenic corridor known for its agricultural resources. Among the residents of Norwich, a town with few remaining dairy farms, there was great support for conserving this property.

The Farrell Farm project began in 1987 as a farm protection effort. UVLT's staff and Board quickly realized that the property was well-suited to housing and involved affordable housing advocates. A "dual goal" grant application was submitted to the Vermont Housing and Conservation Board. The grant award, along with contributions from the town of Norwich and gifts and pledges from 70 households, funded the purchase of development rights on the 110-acre farm and the purchase of two additional outlying parcels of land. The northern parcel was to be sold to an affordable housing group. UVLT planned to sell the south parcel at market rates to subsidize the farm protection and affordable housing effort.



Project Story (from UVLT archives – cont.)

Today, the majority of the core farm is leased to Rod and Kathleen White who are building their herd of Holsteins. Jake and Liz Guest of Killdeer Farm, working cooperatively with the Whites, raise vegetables on portions of the farm and recently purchased land at the south end of the farm (#77). The balance of the southern parcel has been bought by George and Luann Graves whose home sits on a hill overlooking the agricultural land and the Connecticut River (#76). Twin Pines Housing Trust took title to the northern parcel and began construction of Starlake Village, a cluster of 14 affordable single-family homes, soon thereafter. When Starlake Village is completed, fourteen homes will be clustered behind the pines at the farm's edge.



Project Story (from UVLT archives – cont.)

76 Farrell Farm, 10 Acres
Norwich
Deed Restrictions

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The Farrell Farm project, begun in 1987 and completed in 1993, protected a 110-acre core farm area, provided a 15-acre site for affordable housing, created a 10-acre residential lot and added 10 acres to Killdeer Farm, a local fruit and vegetable operation.

As part of the farm protection project, UVLT purchased 20 acres south of the farm and subdivided this property into two lots. Ten acres of productive farmland (77) was sold, subject to conservation restrictions, to Jake and Liz Guest who operate Killdeer Farm. The Guests, who had been leasing this land for their business, were pleased to purchase it at its agricultural value. Assuming ownership of the property allows the Guests to greater security in planning for its stewardship and future productivity.

The balance of the property (76) was sold to George and Luann Graves, who constructed a home on a bluff overlooking the farmland and the Connecticut River. Deed restrictions limit the future uses of this property to one residence, ensuring compatibility with the farm uses nearby.

