

Warren's Farming Future



FINAL REPORT

The Connecticut Department of Agriculture
Farm Viability Grant Program



Awardee
Town of Warren, CT

Date
April, 2021

Project Partners:
Warren Land Trust
Northwest Connecticut Land Conservancy
Lake Waramaug Task Force
Northwest Hills Council of Governments



*This project and report were funded in part by the Connecticut Department of
Agriculture through the Community Investment Act*



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WARREN'S 2019-2029 POCD RESIDENT SURVEY

What concerns you most about the future of Warren?

#1 loss of young people and young families 59%

#2 farm loss 40%

#3 declining enrollment at the Warren School 35%

Over the next 10 years, I would like to see Warren address:

#1 protecting farmland and supporting farm businesses 65%

#2 attracting and retaining young adults and young families 60%

#3 protecting water quality...54%

#4 permanently protecting more land from development 54%

Of the list above, which three (3) do you think should be the town's highest priority goals?

#1 attracting and retaining young adults and young families 47%

#2 protecting farmland and supporting farm businesses 44%

#3 permanently protecting more land from development 43%

WARREN'S FARMING FUTURE PROJECT OBJECTIVES

- Create plan to support farm economic viability, sustainable farming practices & farmland preservation;
- Assist farming families to locate resources to sustain farm businesses and operations;
- Identify opportunities to match current & future farmers with available farmland;
- Provide resources to facilitate potential farmland preservation transactions.



WARREN'S FARMING FUTURE PROJECT OUTCOMES

Farmland Protection:

- Create an inventory of all working farms and farmers in Warren
- Assess which unprotected farms might be eligible for CT and Federal Preservation Programs;
- Update soils testing for certain farms to ensure accuracy of prime and important farmland soils as defined by the state.

Farm Viability and Access:

- Survey owners of farmland and farmers to determine objectives and visions for their ag work and identify interest in conservation;
- Identify potential opportunities to provide and/or increase land access to (young) farmers in Warren.

Sustainable Farming Practices:

- Identify farmland properties for which water quality is or can be impacted directly by farming practices;
- Determine strategies to support ongoing farming practices that are aligned with sustainable water-quality objectives.

INVENTORY OF WARREN FARMLAND

Warren Farm Viability Project											Other Conservation Values						
Farm #	Owner	Address	Acres	App. Value (\$m)	Parcel #	MAP	LOT	Protected	Crop	Farmer	Formal Lease	Farm Conservation Plan (USDA)	Water	Scenic	Open		
															Space	Habitat	Contact
1	1	Paul and Susan Emerling Estate (For Sale)	163 Lake Rd	41.0	756	98101580	13	25	no		Terry Tanner			Y	Y		
	2	Terry Tanner and Elwyn Tanner	12 Woodville Rd	51.9	483	98101586	13	30	yes - AG	corn	Owner	na		Y	Y	Y	
	3	Terry Tanner and Elwyn Tanner	39 Woodville Rd	182.9	1263	98101599	14	4	no		Owner	na	Y	Y	Y		
	4	Terry Tanner and Elwyn Tanner	Woodville Rd	18.6	188	98101610	14	15	no	corn	Owner	na	Y	Y	Y		
	5	Katherine Angevine	45 Angevine Rd	113.8	998	98101609	14	14	no	trees	Owner	na		Y	Y		
	6	Katherine Angevine	40 Angevine Rd	79.1	865	98101614	14	9	no	trees	Owner	na		Y	Y		
	7	Lewis and Truda Tanner	Woodville Rd	35.3	279	08106050	9	20-1	no	hay	Owner	na		Y	Y		
	8	Lewis and Truda Tanner	Woodville Rd	25.0	225	98101468	9	13	no	corn	Owner	na	Y	Y	Y		
	9	Robin Tanner Hoskinson and Andrew Hoskinson	Woodville Rd	13.2	450	98101596	14	1-1	no		Terry Tanner		Y	Y	Y		
	9	Elizabeth Tanner Horn and Jeffrey Horn	72 Woodville Rd	10.5	500	06106050	14	1-2	no		Terry Tanner		Y	Y	Y		
	11	Elizabeth Tanner Horn and Robin Tanner Hoskinson	Woodville Rd	38.8	168	98101595	14	1	no		Terry Tanner		Y	Y	Y		
	12	Elizabeth Tanner Horn and Robin Tanner Hoskinson	College Farm Rd	5.5	130	13106054	13	39	no		Terry Tanner		Y	Y	Y		
	13	Elizabeth Tanner Horn and Robin Tanner Hoskinson	28 College Farm Rd	40.8	382	98101591	13	35	no	corn	Terry Tanner		Y	Y	Y		
	14	Steve and Abe Sylvia-Roche	Rabbit Hill Rd	19.4	237	98101464	9	2	no		Terry Tanner			Y	Y		
	15	Steve and Abe Sylvia-Roche	Rabbit Hill Rd	5.1	706	98101466	9	11	no		Terry Tanner			Y	Y		
	16	Terry Tanner and Elwyn Tanner (For Sale)	Rabbit Hill Rd	38.0	337	98101461	9	7	no	corn/hay	Terry Tanner			Y	Y		
	17	Ken and Audrey Hecken	Tanner Hill Rd	31.7	305	98101460	9	6	no	hay	Josh Tanner	yes		Y	Y		
	18	Elizabeth and Jay Chandler	Tanner Hill Rd	50.2	722	98101454	8	42	no	hay	Josh Tanner	no		Y	Y		
	19	Lewis and Truda Tanner	Rabbit Hill Rd	41.6	323	98101487	9	32	yes - AG	hay	Owner	na		Y	Y		
	20	Lewis and Truda Tanner	Rabbit Hill Rd	106.0	755	06106057	4	10-1	yes - AG	corn/hay	Owner	na		Y	Y		
	21	Lewis and Truda Tanner	Rabbit Hill Rd	44.5	46	98101349	4	3	yes - AG	corn	Owner	na		Y	Y		
	22	Lewis and Truda Tanner	Jack Corner	13.0	166	98101495	10	6	no		Owner	na		Y	Y		
	23	Lewis and Truda Tanner	Jack Corner	15.1	178	98101498	10	6-3	no		Owner	na		Y	Y		
	24	Lewis and Truda Tanner	Woodville	35.8	282	98101472	9	17	no		Owner	na		int	Y		
	25	Maria and Woody Campbell	43 Rabbit Hill Rd	41.0	1572	98101474	9	19	yes- CE WEAN		Terry Tanner			int	Y		
	26	Minerva and Jane Smalley	100 Rabbit Hill Rd	29.5	307	98101455	9	1	no	NCF		na		Y	Y		
	27	Margaret Flynn	81 Rabbit Hill Rd	10.3	1005	04106062	9	31	no	hay	Josh Tanner			Y	Y		
	28	Brick School Property LLC	60 Brick School	112.4	2232	98101918	26	1	no	NCF		na			Y		
	29	Brooks	Curtiss Rd	6.77		98101388	7	17	no	hay							
	30	Brooks	132 Curtiss Rd	33.4		98101373	7	4	no	hay							
#REF!	31	Cedar Creek Farm	Cornwall Rd	50.0	937	98101991	28	6	no	NCF		na		Y	Y		
#REF!	32	Cedar Creek Farm	Cornwall Rd	60.5	412	98101992	33	67	no	NCF		na		Y	Y		
#REF!	33	Cherbourg Co. LLC(Roth estate) Perly Grimes	Flat Rock Rd	93.1	598	98102161	38	17	no	hay	Rick Plumm				Y		
#REF!	34	Cherbourg Co. LLC(Roth estate) Perly Grimes	Flat Rock Rd	28.0	509	98102167	38	22	no	hay	Rick Plumm					Y	
#REF!	35	Ficeto Gaetano	225 Cornwall Rd	16.1	166	98102154	38	11	no						Y		
#REF!	36	Germino	Brick School Rd	0.3		98102046	32	30	no	Vege	Owner	na			Y		
#REF!	37	William Hopkins	N. Shore Rd	17.6	427	98101337	3	1	no		Owner	na		Y	Y		
#REF!	38	William Hopkins	N. Shore Rd	17.5	1258	98102294	47	19	no		Owner	na		Y	Y		

SNAPSHOT OF WARREN'S FARM ASSETS AND COMMUNITY

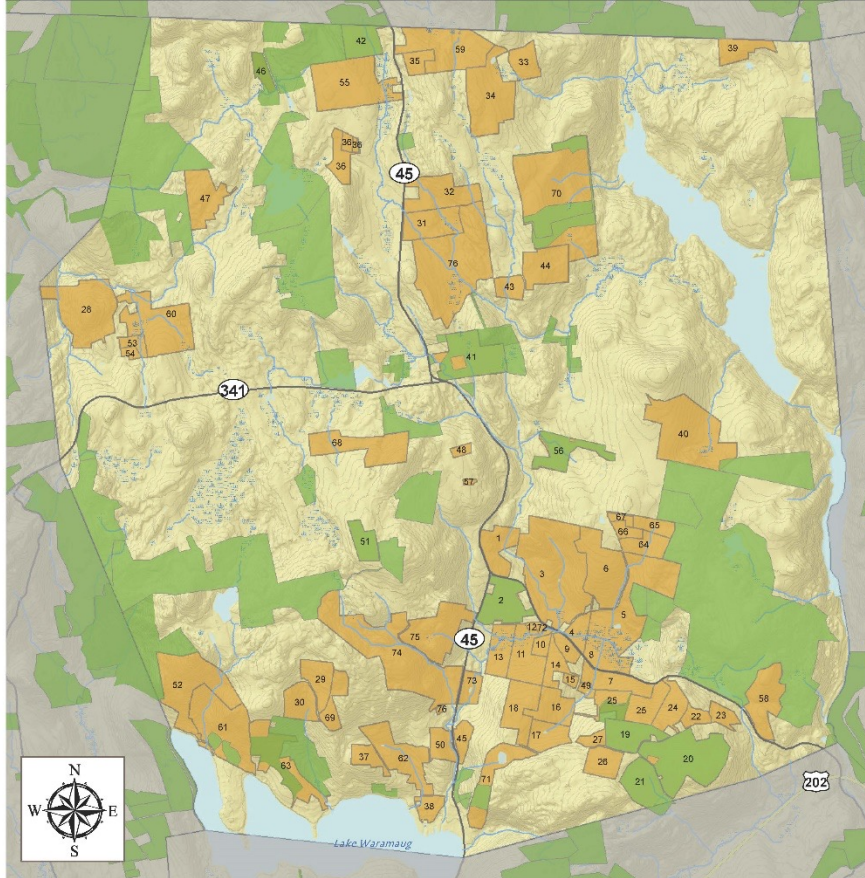
- **76 individual farming properties totaling 3,620 acres**
- **Represents 21% of total Warren acreage of 17,155**
- **84% (65 properties, 3026 acres) is actively farmed**
- **20% (14 properties, 737 acres) is protected**
- **25 individual farmers in Warren**
- **47% of active farming properties operated by farmland owner**
- **53% of active farming properties operated by farmer lessee**
- **96 acre Wasley Farm owned by the Town of Warren**



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WARREN'S FARMING FUTURE



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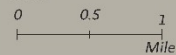
Legend

Warren Farming Future

Other Protected Land

-Number refers to farm inventory

Scale



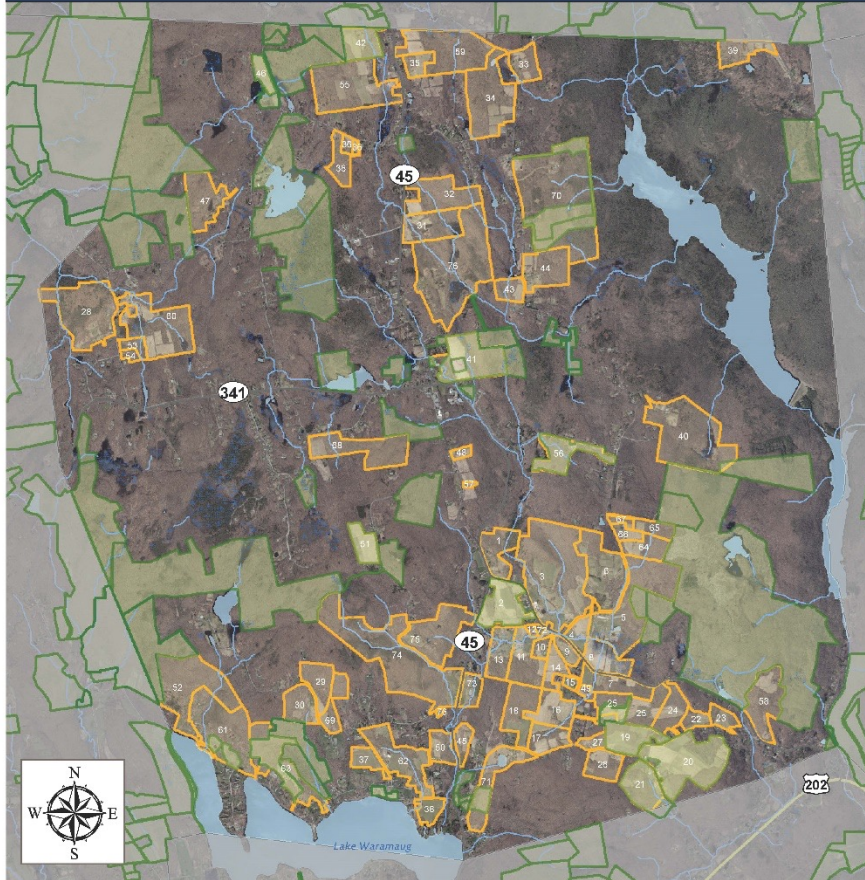
Notes:
(1) The property boundaries shown on this map are approximate, and
(2) the location data as well as direct observations are approximate only and were not prepared or verified by a licensed land surveyor.



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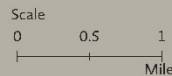
WARREN'S FARMING FUTURE AERIAL



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Legend



Warren Farming Future
-Number refers to farm inventory

Green Outline Other Protected Land

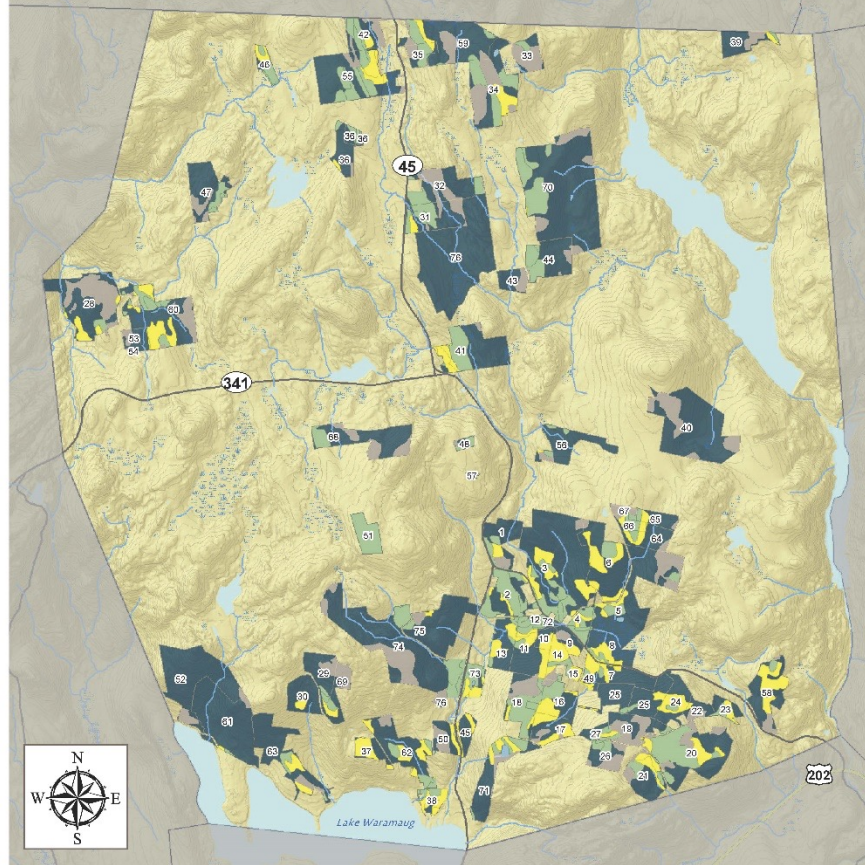
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WARREN'S FARMING FUTURE SOILS



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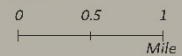
Farmland Soils

- Prime
- Statewide
- Locally Important

Legend

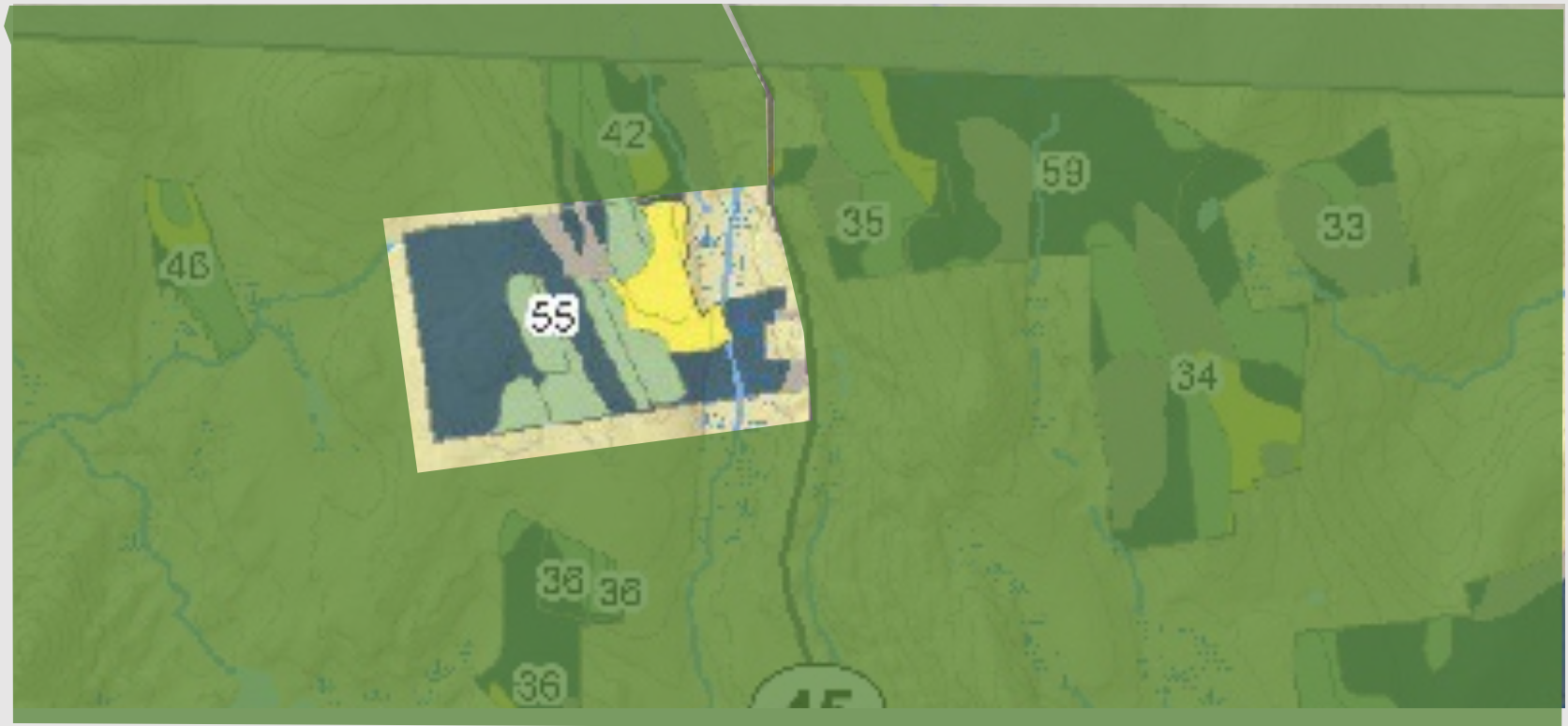
- Warren Farming Future
- Number refers to farm inventory

Scale



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WASLEY FARM



96 acres total

**Prime Soils:
29 acres/ 30%**

**Statewide:
8 acres/ 9%**

**Locally Important:
6 acres/ 6%**

LISTENING TO THE COMMUNITY: SURVEY

Warren's Farming Future Survey 2019

This survey is seeking input from the farming community in the Town of Warren - all farmers and farmland owners - for the **Warren's Farming Future** project. The project is a collaboration of The Town of Warren, Warren Land Trust, Weantinoge Heritage Land Trust, Lake Waramaug Task Force and the Northwest Hills Council of Governments.

- **Survey Monkey to 50 people; 31 returned, 14 farmers, 17 landowners;**
- **Questions asked :**
 - **What is happening on the farms**
 - **Trends in land use and access**
 - **What resources are needed to support farm prosperity**
 - **Farmland Preservation**

SURVEY: FARMING AS A SOURCE OF INCOME

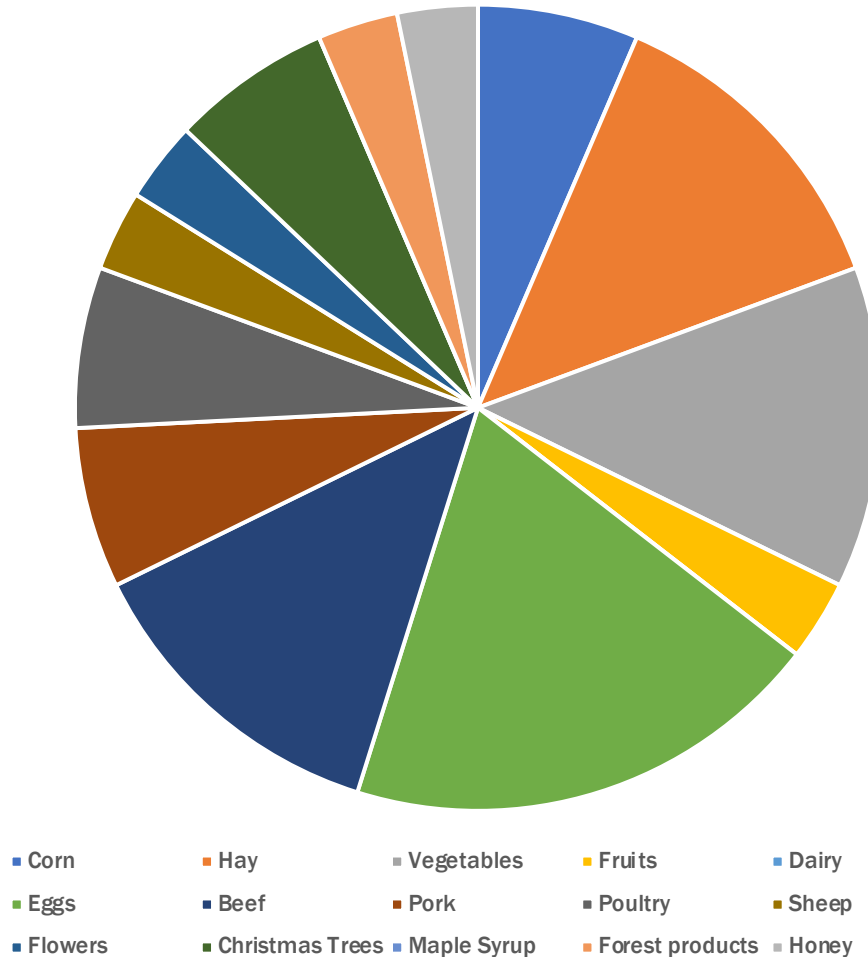
- **30% of Farmers rely on farming as a primary enterprise**
- **70% of Farmers rely on farming as a secondary enterprise**
- **None of farmers who lease land rely on farming as a primary source of income**

SURVEY: COMMITMENT TO FARMING

- **64% of Warren's farmers have been in operation for 16 or more years**
- **27% of Warren's farmers have been in operation for 6 to 15 years**
- **How long are they planning to continue farming?**
 - **0 to 5 years: 27%**
 - **6 to 15 years: 27%**
 - **16+ years: 18%**
 - **Don't know: 27%**

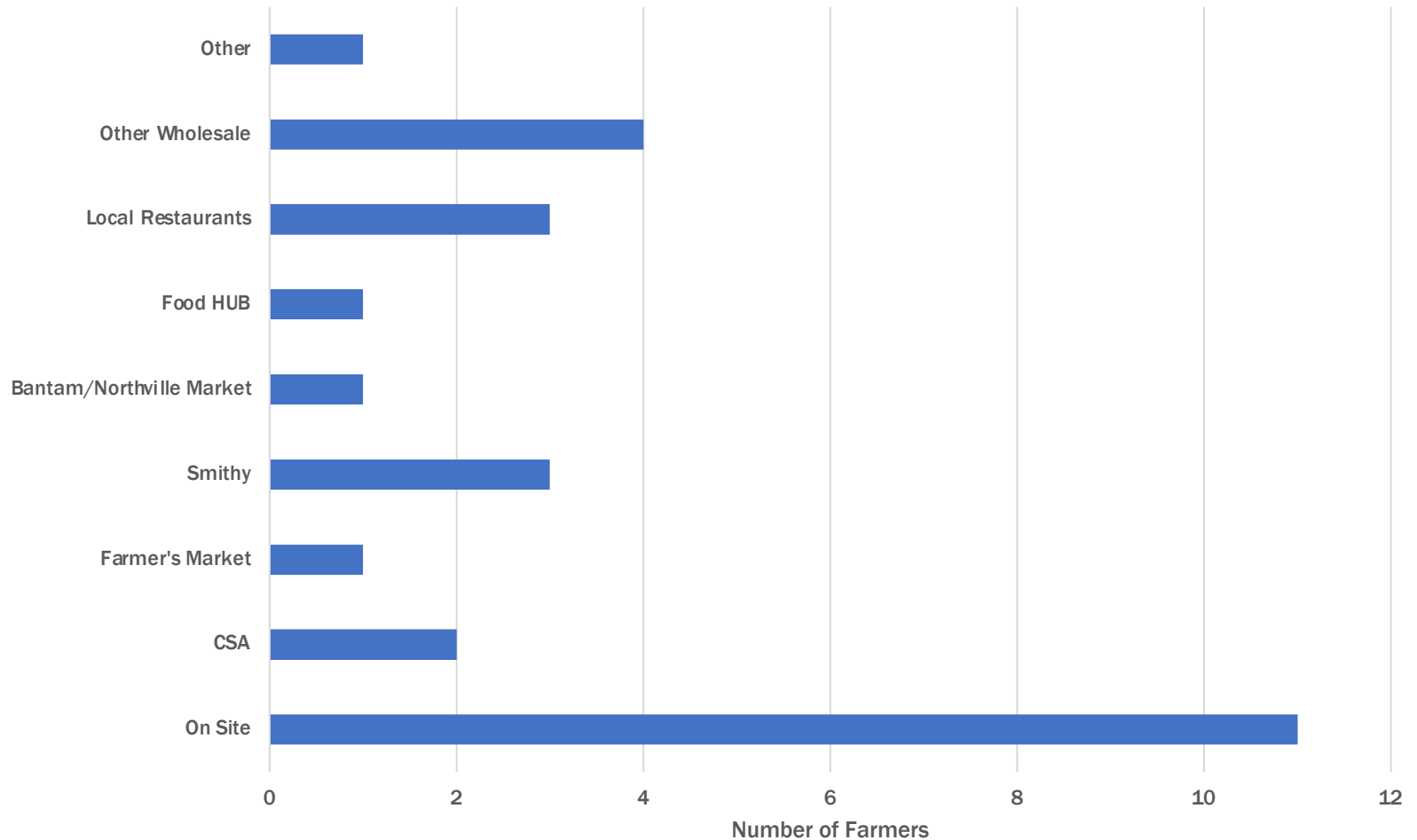
SURVEY: DIVERSITY OF WARREN AGRICULTURE

Warren Farm Products



SURVEY: WHERE ARE WARREN FARM PRODUCTS SOLD?

Where Warren's Farmers Sell their Products



SURVEY: GREATEST CHALLENGES TO FARMING IN WARREN

- **Weather**
- **Pricing for products**
- **Finding a market for products**
- **Changing market environment**
- **Regulatory requirements**
- **Finding affordable labor**
- **Affordable access to farm equipment**
- **Access to land**
- **Affordable health insurance**
- **Other: barn, good vets**

SURVEY: CHALLENGES TO ACCESSING STATE AND FEDERAL RESOURCES

- **Did not know about them**
- **Not enough time**
- **Too much paperwork**
- **Not enough money/matching funds not sufficient**
- **Would like more information**

SURVEY: HOW TO ENHANCE ECONOMIC VIABILITY OF WARREN FARMING?

- **Assistance in accessing state/fed grant funding**
- **Admin support e.g. grant writing, general business support**
- **Affordable access to farming equipment/infrastructure**
- **Access to more farmland**
- **Business educational programs**
- **Agricultural educational programs**
- **Warren Farm Committee/Commission**
- **Finding employees**
- **Affordable health insurance**
- **Childcare**
- **Other: Housing**

SURVEY: PRIMARY REASONS FOR NOT PRESERVING FARMLAND

- **22% Didn't make financial sense**
- **14% Not interested**
- **14% Still thinking about it**
- **50% Other:**
 - **Property is currently listed for sale without restrictions**
 - **In my beneficiary planning/keeping options open**
 - **Never thought about it**
 - **Not familiar enough with it, need more information**

RECOMMENDATIONS

SUPPORTING FARMING IN WARREN

- **Form a Agriculture Commission or Council**
- **Create dedicated tab on the Town website for the farm community and provide location in Town Hall (table/bulletin board) for farming materials**
- **Support local farm CSA/farm markets including providing central location for weekly pick up or farmers market**
- **Lease farmland at Wasley Farm to local farmers in need of land**
- **Develop ideas for farm promotion at Warren Festival and other events**
- **Coordinate w/NWCOG to collaborate with neighboring towns on regional farm promotion for agri-tourism**

RECOMMENDATIONS

WARREN AGRICULTURE COUNCIL

- **To include farmers, farmland owners, land trusts and Town officials to carry on the work of the Warren's Farming Future project**
- **Sponsor meetings to discuss issues/opportunities, and invite ag resources for educational purposes**
- **Monitor farmland inventory to identify opportunities to match available farmland with farmers in need of land**
- **Establish relationship with CT DoAG and DEEP**
- **Coordinate with Town on farming related communications and events**

RECOMMENDATIONS

DEDICATED FARMING WEBSITE PAGE

Serving two purposes:

- 1) Marketing/promotional to support farming business and agri-tourism
- 2) Resources for the Warren farming community.

Marketing/Promotional Content:

- Historical Background to Warren's Agricultural Heritage
- List of active local farms with links to web pages
- Photo Gallery of Warren farms and farmland

Farm Community Resources

- Map of farmland in Warren (source: WFF)
- PDF of WFF Report (source: WFF)
- Contact list of people who can provide information and assistance
 - Town Liaison; Warren Land Trust; NCLC; Lake Waramaug Task Force
- List of Organizations and Resources organized by topic e.g. why they might be helpful and contact list

RECOMMENDATIONS

FARMLAND PRESERVATION

- **Continue collaboration with local land trusts and conservation organizations to implement objectives outlined in recent POCD**
- **Provide letters of support to applications for grant funding such as DoAG and DEEP Open Space by local landowners and land trusts**
- **Consider the creation of a land bank fund to support preservation**
- **Consider permanently preserving Wasley farmland**
- **Meet municipal qualifications for Community Farms Preservation Program for smaller farm preservation**



To the Future of Warren's Farming!