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| * What special characteristics are you most concerned with protecting and why? |
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| * How many separate parcels currently make up your property? |
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| * If 2+ parcels, do you want them to stay together (as 1) or allow them to be sold/conveyed separately? *(Note, if an easement will involve 2 or more separately conveyable parcels, the Trust is likely to request a larger contribution to our stewardship fund to account for the increased stewardship burden. For example, a request of $6K for a single parcel may increase to $12K for two parcels.)* |
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| * How many residential sites exist & how many do you want? |
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| * What acreage do you want house sites to be limited to? (1 acre per site is typical.) |
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| * Do you want to allow for more agricultural buildings, and do you want them concentrated in an established location or allowed anywhere? Anywhere except a certain area? |
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| * Where are your roads & trails? (Please sketch a map, if they aren’t obvious). Do you want to allow any additional roads/trails? Widening of any roads or trails? Paved or not? |
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| * Do you have ponds? (If so, where?) Do you want to allow additional ponds? How big can ponds be, or do you care? Do you want to allow for docks/boat ramps, etc? |
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| * We like to see total impervious surface (paved roads, roofs, concrete pads, etc) limited to 1% of total acreage. Is that OK? Too high? Too low? Why? |
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| * We generally like to see forestland stay as forest, but are there any areas currently in forest that you might want to convert to agricultural or other use? Why? How big of an area? |
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| * We require that any timber harvest be done in keeping with a professional forester’s management plan. Is that OK? (Note: minor cutting for firewood or other onsite use doesn’t require a plan.) |
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| * We require a forested (or at least vegetated) buffer to be maintained along waterways where no tree cutting, mowing, livestock, pesticides, structures, etc are allowed. Are you OK with that being 50’ wide? 100’? 35’?  Do you need it to be wider in some areas & narrower in others? |
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| * Do you need to account for livestock, irrigation, or recreational access to waterways or ponds? |
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| * Do you have springs or wetlands? Where? (Please sketch, if not obvious) |
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| * Do you want to protect any springs, ponds, wetlands, etc with a buffer? |
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| * What utility or access easements/rights-of-way currently exist? What might you need in the future? |
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| * We generally prohibit excavation and dumping. Is that OK? Are there minor existing or planned uses that we need to account for (like an existing “borrow pit” or brush burning area)? |
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| * What else do you want to restrict? |
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| * What else do you want to allow? What else do we need to account for?\* |
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\*Note: It is possible to “grandfather in” existing uses/structures that would otherwise be in violation of the conservation easement. For example, a structure located within a designated 100’ buffer of a stream can be acknowledged as pre-existing and allowed to remain despite a prohibition against future structures in the 100’ buffer.