

Towns With PA 490 Open Space Classification

(as of 7/22/2010)

<u>Town</u>	<u>Criteria</u>	<u>Assessment</u>
Ashford	Undeveloped land except for 2 acre house lot.	
Barkhamsted	Parcel must be located in residential zone. Each parcel, as recorded in Assessor's records, shall be treated as a separate parcel. If land is vacant, any land in excess of 2 acres is eligible. If land is used for residential or agriculture, only that land remaining vacant is eligible. No property for which the assessment is determined pursuant to the terms of Sec. 12-76, of the Conn. Gen. Statutes, shall be eligible.	
Berlin	yes	
Brooklyn	yes	
Canaan	No	
Canterbury	Any land in the Town of Canterbury that is undeveloped may be classified as open space. Previously, two acres had to be kept out of each open space application for a building lot. That requirement does not exist anymore. As long as the land the taxpayer wants to classify is undeveloped/vacant it may be eligible for open space	
Canton	yes	
Colebrook	yes	
Cromwell	Minimum 4 acres to apply. Any land in excess of zoned lot size will qualify	
Darien	No	
Eastford	3 acres minimum	100% values are: Orchard: \$1,100; Woodland and Forest: \$190; Pasture: \$165; Tillable: \$335
East Granby	yes	
East Haddam	yes	
East Windsor	No	
Ellington	Land must be zoned RA, AA or A. Undeveloped land in excess of 5 acres. Contiguous parcels within a zone having the same title owner may be aggregated for the purpose of determining the area which is eligible. Parcels which are intersected by a town or state road are considered contiguous parcels of land.	
Essex	yes	

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Goshen	The portion of any lot or parcel of land which is greater than the zoning regulation requirement for minimum lot size for the zoning district in which the lot is located and is undeveloped land.	
Granby	Any land in excess of double the minimum lot size.	
Hampton		
Kent	Acreage over 5 acres.	
Killingworth	7 acres minimum. First 5 acres do not qualify	
Litchfield	yes. See Open Space Ordinance.	
Lyme	yes	
Madison	yes	
Middlebury	yes	
Middlefield	yes	
Monroe	No	
New Hartford	All areas in residential zones that meet the following criteria: 1) Any such area must be part of a parcel which is at least 2x the min. building lot size required for that zone. 2) Only that part of such a parcel which exceeds such minimum building lot size will be designated "open space". 3) Contiguous parcels, under same title, may be aggregated and treated as one parcel for such purposes. No such aggregation shall be permissible with respect to subdivisions.	25% or 1/4 of the value of excess or rear acreage as determined in a year of revaluation.
Old Lyme	All land in the town of Old Lyme which is not presently built upon is designated as "Open Space" land. Amendment to Old Lyme POCD Aug. 18, 1977.	
Oxford	yes. Adopted 4/29/04	
Pomfret	Any undeveloped land in excess of 2 acres. Ex.: house/building lot is 4 acres RR zoning- min. 2 acres for house lot - remaining land is 2 acres. This is not in excess of 2 acres, so the 2 acres cannot be classified Open Space. Ex.: House/building lot is 4.5 acres in RR zone- min. 2 acres for the house lot - remaining land is 2.5 acres. This is in excess of 2 acres, so the 2.5 acres can be open space. Ex.: Vacant/undeveloped parcel is 2.2 acres. Entire parcel can be classified open space as long as it remains undeveloped. Ex.: Vacant/undeveloped parcel is .5 acres. Parcel cannot be classified open space	

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Putnam	Adopted in 1979. Must have 5 acres minimum. If there is a dwelling, there must be 7 acres.	
Ridgefield	Adopted around 1976. Twice the zoned lot size. Subdivided lots do not qualify. All residential land could qualify if criteria is met.	
Roxbury	Acreage in excess of zoned lot size.	
Salisbury	yes	
Sharon	10 acres or more.	
Somers	All parcels larger than 1.84 acres are eligible.	Recommended use value of Tillable A which is currently \$1,665/acre.
Southbury	Any land in excess of double the minimum lot size. Commercial/industrial land does not qualify	
Tolland	Property owners who own a parcel of land 10 acres or more in excess of the minimum lot size, may make application to the Commission for designation of the undeveloped land of at least 10 acres in excess of the minimum lot size as PA 490 Open Space. Parcels smaller than those stated above may be considered by the Commission if there is existing public open space use of the land. The only time the Commission shall consider this designation for property owners who have requested such designation shall be the first meeting in the month of June.	
Warren	Each parcel of record is treated as a separate parcel, no tacking or combining lots to determine eligibility. Only that portion of the parcel assessed as excess acreage is eligible, provided it is equal to or more than the zone requirement. No property for which the assessment is determined pursuant to Section 12-76 of the CGS shall be eligible.	
Windsor	yes	
Woodbridge	3 acre min. Major zone is 1.5 acres so need 4.5 acres min.	\$5,000/acre. 1/2 the value of excesses acreage which is \$10,000/acre.