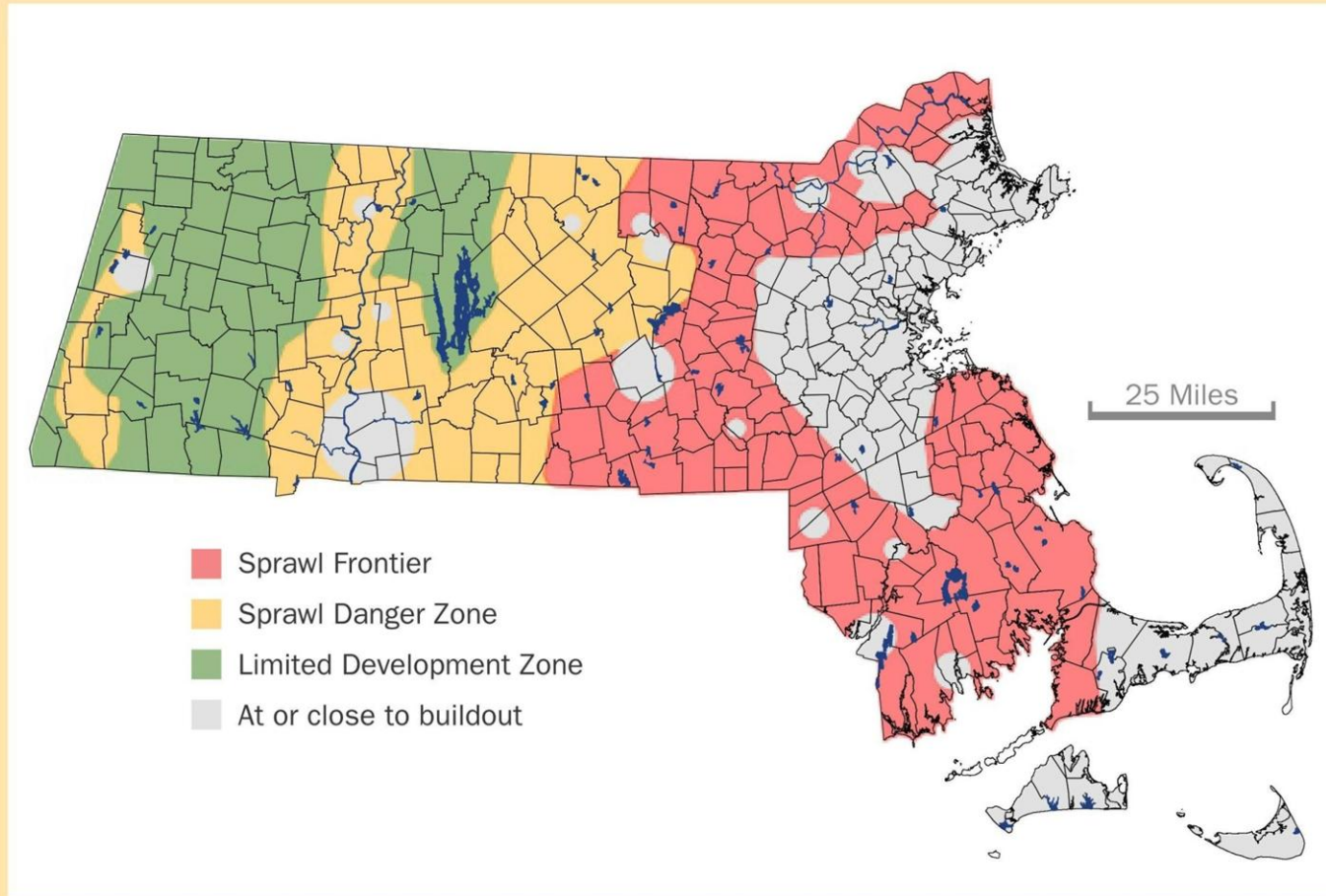


Open Space in Ashby

Battling Sprawl

Mass Audubon Losing Ground 2009

Development Impact Zones



What is put at risk by sprawl?

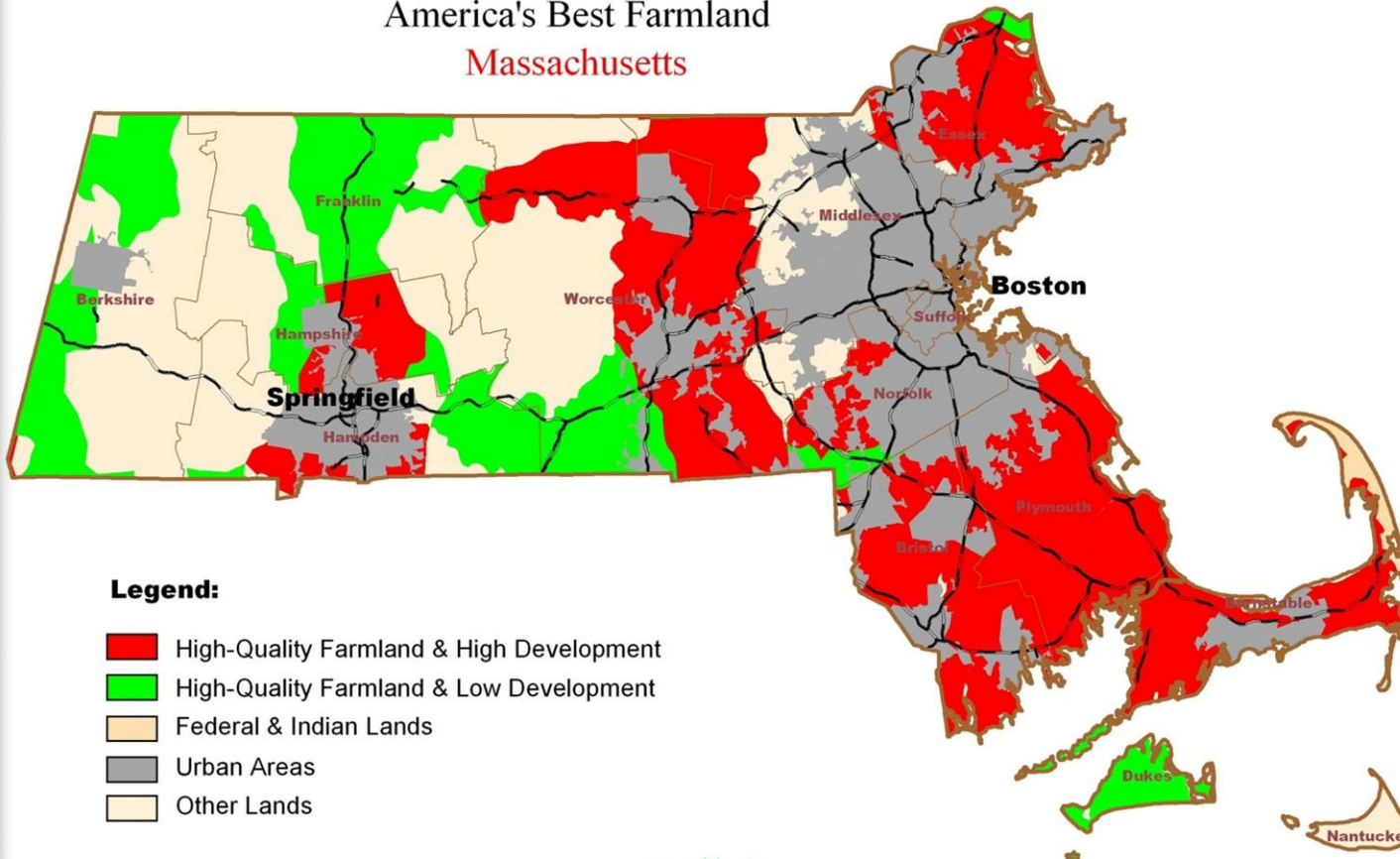
The environmental costs

- Ashby is a town "wanting to protect itself from drowning in sprawl and suburbanization"¹
- Top 2 of the 6 Open Space Plan goals:
 - To protect the rural character of the town¹
 - To protect our natural resources: water, forests, fields and wildlife¹

¹ Ashby Open Space and Recreation Plan

The threat of sprawling development to urban edge farmland

FARMING ON THE EDGE Sprawling Development Threatens America's Best Farmland Massachusetts



Legend:

- High-Quality Farmland & High Development
- High-Quality Farmland & Low Development
- Federal & Indian Lands
- Urban Areas
- Other Lands

0 8 Miles

American Farmland Trust
www.farmland.org

High-quality farmland had greater than the statewide average of prime or unique farmland

High development experienced a rate of development greater than their statewide average

Local farms at risk

- Less farms in MA in 2007 than 2002
- Every single minute of every day, America loses two acres of farmland.
- Losing the best land—most fertile and productive—the fastest.
 - Hayfields and cropland are the easiest to develop
- No Farms, No Food
- Local farms provide locally grown food and products
- Why no farmer's market on the Common? Ashby farmers have a production problem not a customer problem.¹
- Less than a dozen remaining small farms in Ashby

¹ Q & A Ashby Local meeting

Economic costs of sprawl

- “...results show that delivering services to residential development almost always costs more than the community can expect to realize in taxes and other benefits.”¹
- Cost of Community Services Studies
 - Revenue – expenditure = fiscal impact
 - “Revenue” from Residential land use is property taxes
 - “Expenses” for Residential land use are education, safety (fire & police), highway, etc.
- Average COCS in MA for Residential land use is 1:1.12 – 1:1.15; so for every \$1 of revenue collected, between \$1.12 - \$1.15 is spent on Expenses
- Education is the largest expense for Residential land use in Ashby:
 - \$9,753.81 per student in 2008²
 - \$2,913,054.65 Total Education FY09 Ashby budget³

¹The Trust for Public Land, Conservation: An Investment That Pays, 2009

²Northern Middlesex Regional School District /MA DOE

³Appropriated FY09 column from atm_fy10_budget.xls , Ashby Town Website

2007 Ashby Land Use Tax Base Study

TOWN OF ASHBY EXPENSE PER LAND USE ANALYSIS (FY 2007)

1/18/2007

	Protected /				Exempt/	Government/	Total	
	Residential	Agricultural	Commercial	Industrial	Camp / Charity	Open Space		
% of Developed Land Area	33.90%	0.00%	2.45%	0.05%	1.20%	0.70%	38.30%	
% of Undeveloped Area	25.90%	17.70%	0.07%	0.03%	0.00%	18.00%	61.70%	
% of Total Land Area	59.80%	17.70%	2.52%	0.08%	1.20%	18.70%	100.00%	
% of Assessed Value Per Land Use	96.08%	0.10%	3.48%	0.34%	0.00%	0.00%	100.00%	
% of Total Expenses Allocated to Land Use (As Appropriate)	96.08%	0.10%	3.48%	0.34%	0.00%	0.00%	100.00%	
General Government Expenses	\$ 547,030.20	\$ 569.35	\$ 19,813.33	\$ 1,935.79	\$ -	\$ -	\$ 569,348.67	12.0%
North Middlesex School	\$ 2,635,063.90	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,635,063.90	55.4%
Insurance / Retirement	\$ 328,707.76	\$ 342.12	\$ 11,905.73	\$ 1,163.20	\$ -	\$ -	\$ 342,118.82	7.2%
Protection (Police, Fire, Inspec.)	\$ 699,732.36	\$ 728.28	\$ 25,344.18	\$ 2,476.16	\$ -	\$ -	\$ 728,280.97	15.3%
Highway Department (no Chap 90 / Add. Winter Ops.)	\$ 373,294.61	\$ 388.52	\$ 13,520.66	\$ 1,320.98	\$ -	\$ -	\$ 388,524.78	8.2%
Human Services	\$ 32,859.54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,859.54	0.7%
Cultural & Recreation	\$ 58,681.65	\$ 61.08	\$ 2,125.44	\$ 207.66	\$ -	\$ -	\$ 61,075.82	1.3%
Encumbrance (\$182,032.90)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Fire Truck (\$348,092.00) - one time capital	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.0%
Total General Fund Expenses Allocated to Land Use	\$ 4,675,370.02	\$ 2,089.35	\$ 72,709.35	\$ 7,103.79	\$ -	\$ -	\$ 4,757,272.50	
	98.28%	0.04%	1.53%	0.15%	0.00%	0.00%	100.00%	
General Fund Revenue Per Land Use (FY 2007 Anticipated)	\$ 3,567,685.69	\$ 3,713.24	\$ 129,220.92	\$ 12,625.03	\$ -	\$ 1,463,864.99	\$ 5,177,109.88	
					(state/fed/local fees/excise tax/personal tax/truck)			
% of Total Revenue Per Land Use	68.91%	0.07%	2.50%	0.24%	0.00%	28.28%	100.00%	
Net Per Land use	\$ (1,107,684.33)	\$ 1,623.90	\$ 56,511.57	\$ 5,521.25	\$ -	\$ 1,463,864.99		

Prepared By:
Andrew T. Leonard, Land Use Agent

	Residential	Protected / Agricultural	
% of Total Expenses Allocated to Land Use (As Appropriate)	96.08%	0.10%	
General Government Expenses	\$ 547,030.20	\$ 569.35	\$
North Middlesex School	\$ 2,635,063.90	\$ -	\$
Insurance / Retirement	\$ 328,707.76	\$ 342.12	\$
Protection (Police, Fire, Inspec.)	\$ 699,732.36	\$ 728.28	\$
Highway Department (no Chap 90 / Add. Winter Ops.)	\$ 373,294.61	\$ 388.52	\$
Human Services	\$ 32,859.54	\$ -	\$
Cultural & Recreation	\$ 58,681.65	\$ 61.08	\$
Encumbrance (\$182,032.90)	\$ -	\$ -	\$
Fire Truck (\$348,092.00) - one time capital	\$ -	\$ -	\$
Total General Fund Expenses Allocated to Land Use	\$ 4,675,370.02	\$ 2,089.35	\$
	98.28%	0.04%	
General Fund Revenue Per Land Use (FY 2007 Anticipated)	\$ 3,567,685.69	\$ 3,713.24	\$
% of Total Revenue Per Land Use	68.91%	0.07%	
Net Per Land use	\$ (1,107,684.33)	\$ 1,623.90	\$

Cost of Community Services for Ashby

Residential:

98.28% of Expenses

68.91% of Revenue

1:1.31

Protected/Agricultural

0.04% of Expenses

0.07% of Revenue

1:0.56

Development vs. Protection

Keep it in its current use

American Farmland
Cost of Community
Services
Spreadsheet