

I have put all of these into the same map because they are all strong legal considerations for projects on the site.

Development Rights – The legal designation with the least amount of constraints for permaculture design. There are rights to construct an array of different permanent buildings within these zones. We are in a particularly attractive place to develop as there are no zoning laws in Bethlehem, CT. Vertical space may become a more prevalent occurrence rather than spread when development is planned for the future. The development zones are fragmented and have informal separate functions as residential and commercial cores.

Conservation Easement – A more constraining legal designation. Essentially the development rights have been sold off on these parts of the property. This means the land is worth less and the taxes are lower but the land is also under a conservation designation. The conservation easement laws determine the extent of activity that happens on this land. The exact terms of the easement are negotiated between individuals and the state. The restrictions of this property are (What are they, Mission)

Zone 5 – The most constraining legal designation on site. Zone 5 is its own designation while also sharing a designation with the conservation easement. While Zone 5 is not recognized by state and local government authorities, it is meant to be recognized on-site as an area of no to low management by stewards. Therefore it is a self-imposed law to keep certain areas of the site in this kind of management style.