

Maidstone economic development plan:

**State:** plan must:

1. describe **present** economic conditions
2. the location, type, and scale of desired economic development,
3. identify policies, projects, and programs necessary to foster economic growth.

**Present economic conditions:**

U. S. Census Bureau Profiles:

Item	Maidstone <sup>3</sup>	Brunswick <sup>4</sup>	Ferdinand <sup>5</sup>	Granby <sup>6</sup>	Guildhall <sup>7</sup>
Total Population <sup>8</sup>	211	88	16	81	262
Median Household Income <sup>9</sup>	\$53,977	\$88,750	\$14,013	-	\$112,500
Bachelor's Degree or Higher <sup>10</sup>	32.1%	26.8%	0.0%	5.3%	32.8%
Employment Rate <sup>11</sup>	34.5%	67.8%	60.8%	42.2%	62.5%
Total Housing Units <sup>12</sup>	305	93	48	73	161
Without Health Care Coverage <sup>13</sup>	1.7%	0.0%	0.0%	0.0%	1.1%
Total Households <sup>14</sup>	119	43	46	30	160
Hispanic or Latino (of any race) <sup>15</sup>	1	1	0	0	5

**Low employment, low income.....WE COULD USE SOME ECONOMIC DEVELOPMENT!**

Yet, we have the lake community with retirees, second homers, etc.

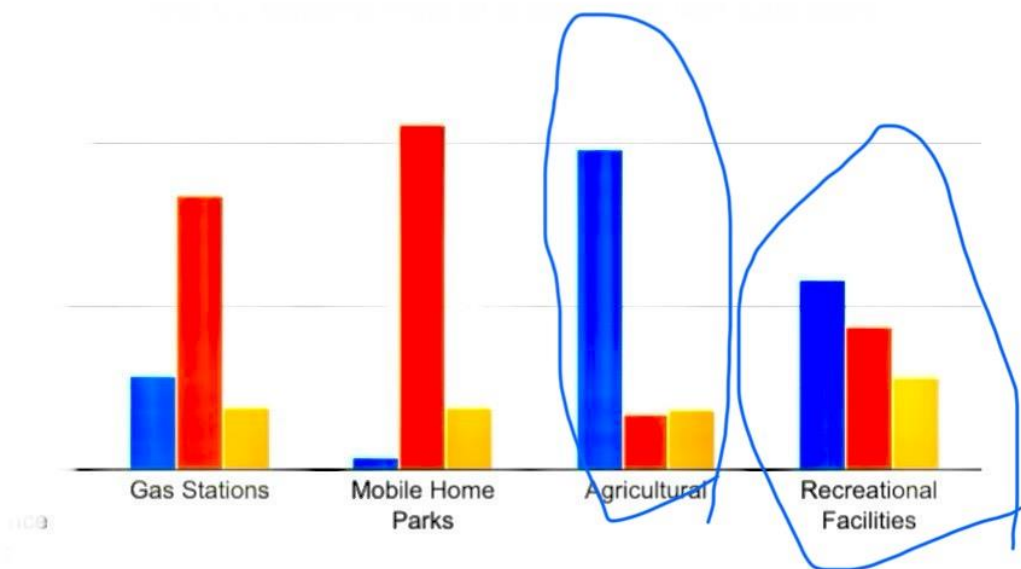
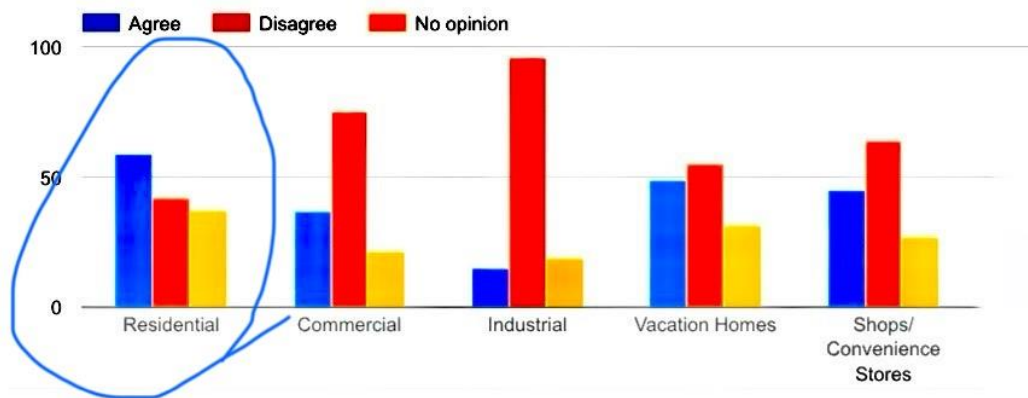
**Desired economic development:**

Recent survey summary: (thousand feet view):

**Majority:**

1. growth rate? **Just right**
2. future plan? **A small residential community with limited business and industry.**
3. Commercial/industrial development? **We don't need any**
- 4.

**9. Maidstone should have the following types of growth in the next eight years:**

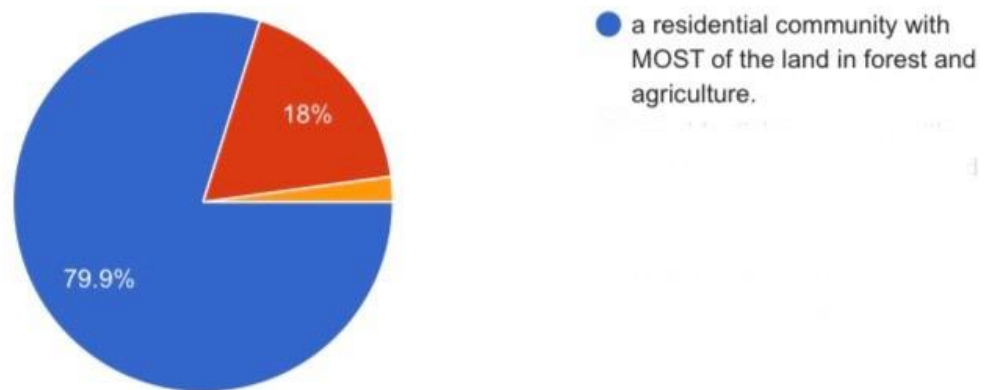


Residential homes, Agricultural growth, and recreational facilities.

5. Restrict commercial development to 102? **Yes**

6.

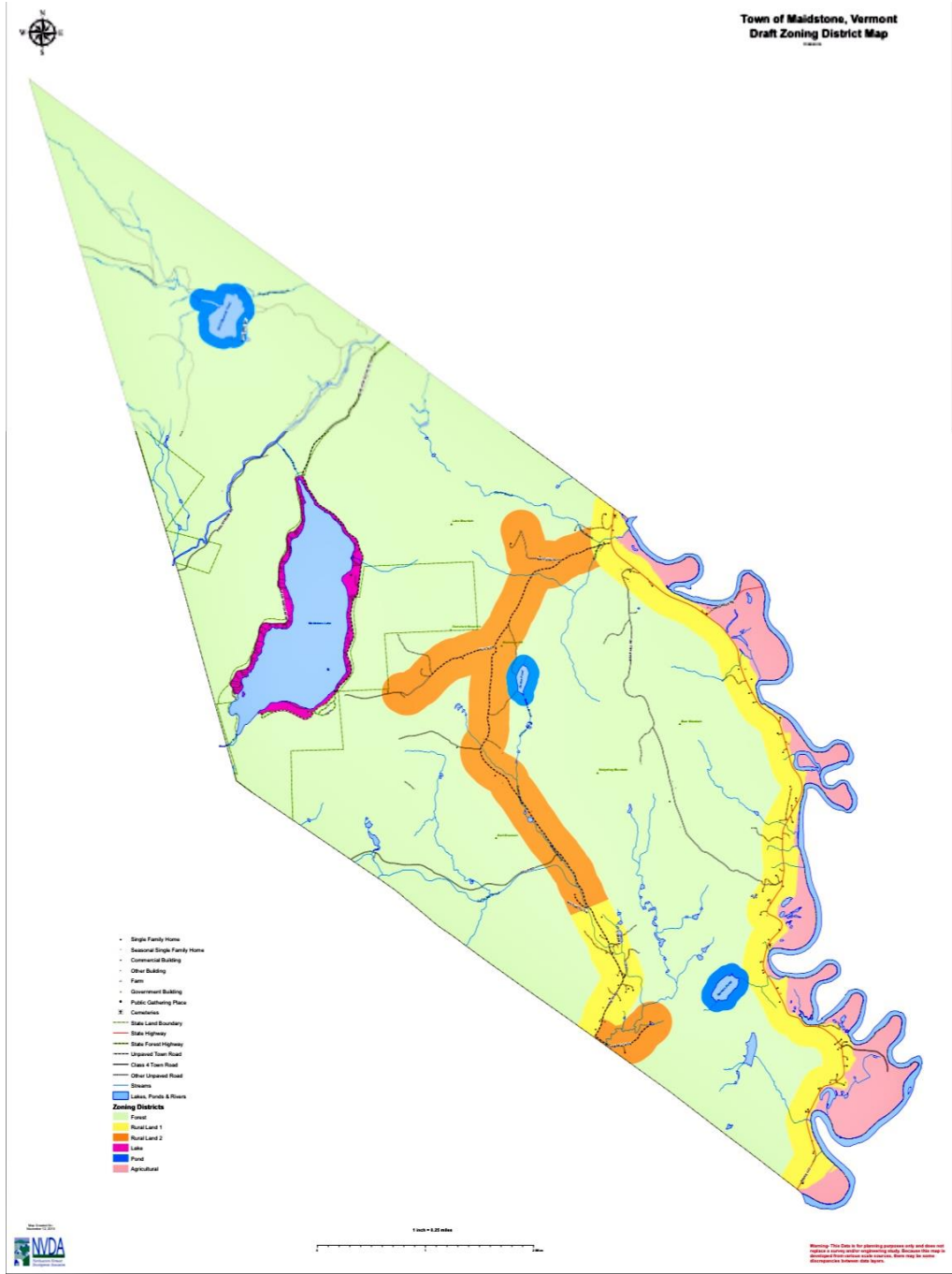
**11. What should Maidstone be in the future with regard to forest and agriculture?**



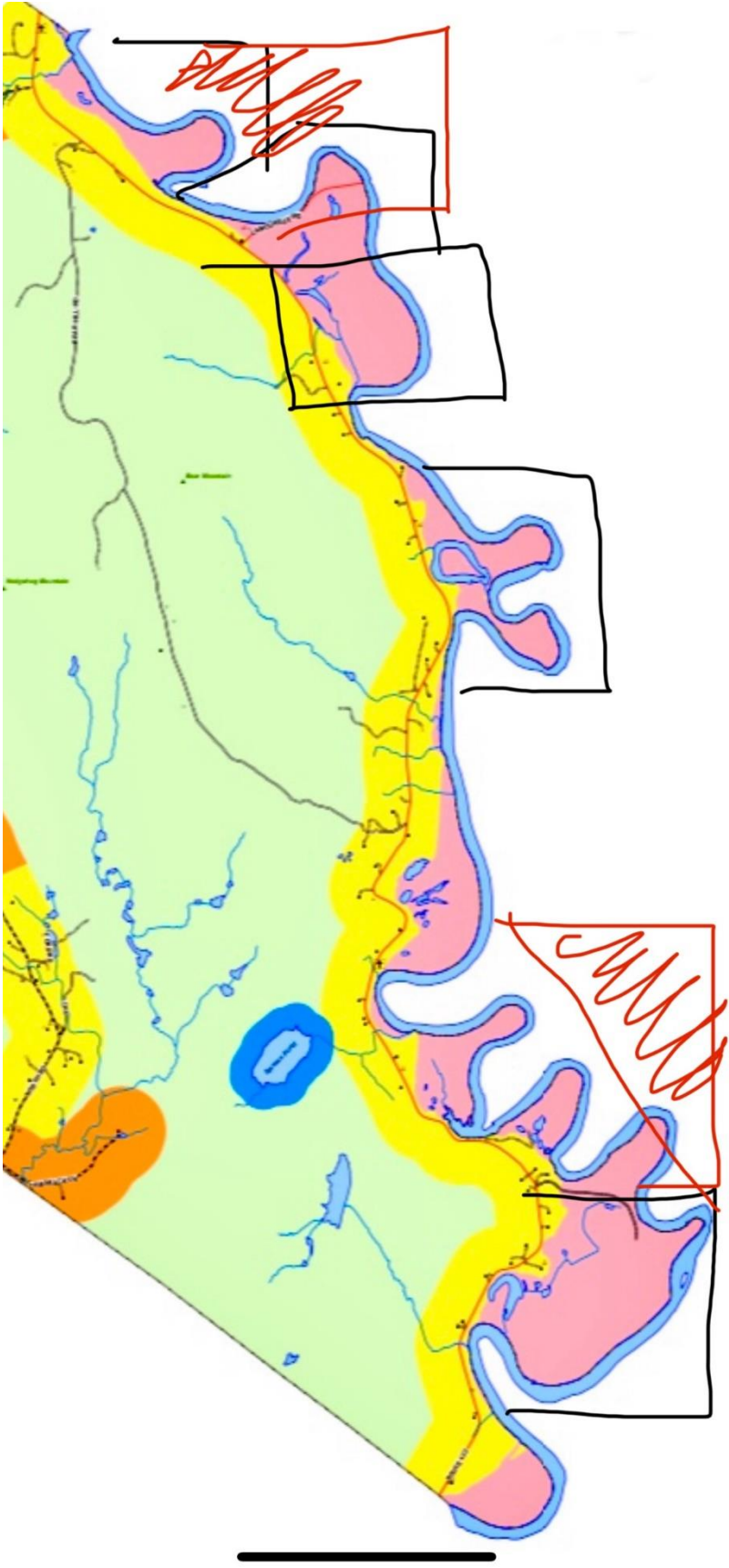
**The state of agriculture in Maidstone 2024:**

Maidstone had been blessed with 4 to 5 dairy farms in recent times past. Farming has many associated economic hardships, especially dairy farming (wholesale price of milk, inflation of fuel, cost of grain, lack of farm workers, increasing taxes, etc.) Currently, there are no active dairy farms in Maidstone, yet, adjacent towns still have them (Russo and Smart in Brunswick, Ruthier in Broomfield, etc).

Maidstone has beautiful farmland along the Connecticut River, thus, the agriculture ZONE.



The 'Pink' river bottom land, the 'Agriculture Zone'



Farms starting from Guildhall, working north

- 1) Roger Irwin (70's), rents land to Forbes for corn..
- 2) Beatie's : recently sold, perhaps to farmer for potatoes
- 3) Ray Lovel's : grazes cattle for someone else, makes hay for a living
- 4) Peter Fay and son; For Sale
- 5) Lamoureux Farm: (70's) inactive,
- 6) Ed Tulley; Farm stand
- 7) Tanguay Farm. Sold river-bottom land to Nature Conservancy, who rents the land to the largest farm near Concord NH.

### Nature Conservancy :



The Nature Conservancy



Maidstone Bends Preserve | The  
Nature Conservancy

The Nature Conservancy is a **global environmental nonprofit** working to create **a world where people and nature can thrive**. We're proud of

what we've accomplished since our founding in 1951: The Nature Conservancy has **protected** more than 117 million acres of land and 5,000 miles of rivers worldwide — and we operate more than 100 marine conservation projects globally. We have more than 1 million members and work in 81 countries and territories, using a collaborative approach that engages local communities, governments, the private sector, and other partners. Guided by **science**, we create innovative, **on-the-ground solutions to our world's toughest challenges** so **that nature and people can thrive together**. We are tackling climate change, conserving lands, waters and oceans at an unprecedented scale, providing food and water sustainably and helping make cities more sustainable.

**We don't want our premier fertile river bottom-land to be owned by the globalists!**

### **Fantasy Farm Cooperative (forgive my indulgence)**

- 1) We build a non-profit town cooperative, a tax-exempt corporation
- 2) We capitalize on grants, of which there are many, both from Vermont, National, and private
- 3) We perhaps enlist some venture capital
- 4) We begin ultra-modern farming techniques: regenerative farming, hoop-house, etc. Incorporate solar energy.
- 5) Maidstone becomes a model small rural town that is 'sustainable'
- 6) Food products created are healthy, organic, of the highest quality.
- 7) As many of the willing town residents work in any capacity they might excel at (hands on, marketing, sales, delivery, research, etc), both volunteer or paid for labor as necessary.
- 8) Maidstone residents have abundant, healthy food (even in the face of potential future shortage).

9) Maidstone becomes a model community that makes Vermont, and especially NVDA, proud.





## **NVDA stated goals:**

1. Increase and diversify the region's agricultural output, especially value-added production using local staple products and raw materials.
2. Increase research and startup funds to aid value-added processing and to diversify the economy, especially for the region's farmers.

## **Potential Funding sources (grants)**

1.



## **Working Lands Coalition**

Thanks to the Governor, the Legislature, the Agency of Agriculture, Food, & Markets, the Agency of Commerce, the Agency of Natural Resources, and the Department of Forest, Parks, & Rec, **nearly \$12 million has been invested in farm and forest businesses across the state with an additional \$22 million in matching funds. That initial investment has generated nearly \$5 of new economic activity for every \$1 invested.**

### 2. Rural Economic Development Initiative

- The Rural Economic Development Initiative (REDI), a program of the Vermont Housing and Conservation Board, **helps rural communities access the funding they need for community and business development.**

- REDI provides **grant writing assistance** to rural communities and working lands businesses interested in applying for federal funds and other funding sources when applicable.
- Funds can be used to hire a grant writer, complete a necessary step to make a grant application more competitive (such as a business plan or engineering), and in some cases to help make a fundraising plan for a project.

**REDI FOCUS AREAS:**

- **Working lands projects (such as dairy processing, value-added food enterprises, and forest products sector)**
- Outdoor recreation projects (trails, connectivity to downtown/village center)
- Community-based economic development (such as historic preservation, community infrastructure, and downtown revitalization)
- Projects focused on implementation/ seeking federal grants

## **Potential Projects: Brain**

1. Asked Ray Lovel if he would host a farm cooperative on his river-bottom, and he texted me this:

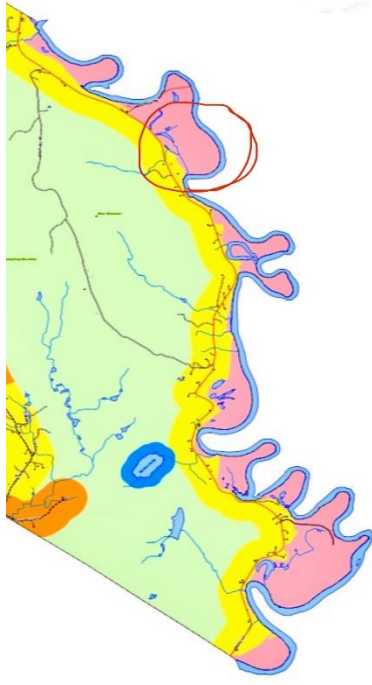


2. **My best idea yet,**  
**The Fay Farm** is for sale:



110 acres of river bottom (currently yields 80 acres of corn, 40 acres of quality hay, and 40 acres of pasture.

Modern structure (260'x60' barn with milking parlor, 48'x150' pack barn, 30'x80' pack barn, 30x100' super structure barn, open concrete feeding area, commodity shed, machine shed, workshop.



It's a major piece of Maidstone river-bottom.









Judd Howe's farm house, Circa 1850 ..... 'Historical'

The first purchase of Maidstone Corporation. This building becomes the Maidstone Museum and Pub, that includes a small bar, and designer ice cream. (Ray Lovel thinks they made bootleg whiskey and sold ice cream back in the farms history).

Two real world examples of 'sustainable' farming:



COBB HILL COHOUSING

COMMUNITY, LAND,  
FARM,  
SUSTAINABILITY







2.

- **Farm and artisanal meat processing in Pantons:** With assistance through REDI, Agricola Meats was awarded a \$204,098 USDA Value Added Producer Grant to support a marketing campaign to grow from producing 70 pounds of salami per month to 1,400 pounds, which will significantly increase local sourcing of meat for the cured product

## **Conclusion:**

The future of farming is on the line in Maidstone. Most farms are now non-active. At most, the farmers make hay and corn for farms elsewhere and some of our farms are used by farmers elsewhere. The Nature Conservancy is moving in, scarfing up the Connecticut River river-bottom land in Maidstone, and across the river in New Hampshire. Several farms that are now inactive, are owned by farmers in their seventies, and might go up for sale in the near future. Farms in Vermont, and nearly all those in Maidstone, Brunswick, and Broomfield, have been primarily dairy producing. There are many new, more sustainable farming techniques, that as such, would be grant worthy, and hopefully be profitable.

## **Plan:**

Our community desires to support agriculture in Maidstone as an economic development strategy, nearly exclusively. First, and foremost, we should save our farmland from global consumption. Traditional farms in the area have found it tough to survive economically. A push should be made to preserve our local farm lands, yet perhaps, look towards new techniques that are now favored by modern farming science. Good, clean, organic food should sell at a premium, and therefore, be profitable. If, through a non-profit cooperative type community involvement, the community members came to appreciate one another in the process, the town could become a show-piece of transformation. Maidstone could become a tourist destination as an example of a sustainable community, working with nature, harnessing the power of nature. A museum would be in order, tracing Maidstone's history of logging and farming thru the centuries. Grant application, with assistance from the many available resources should be the first step.