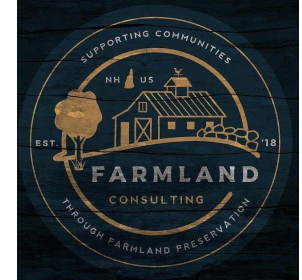




*Grow Well, Eat Well*  
— NOFA NH WINTER CONFERENCE —



# Developing an Energy, Food, and Community Positive Agriculture Neighborhood



**“We abuse land because we regard it as a commodity belonging to us. When we see land as a community to which we belong, we may begin to use it with love and respect.” – Aldo Leopold**



## **Heal the Earth Through Community**

**TransFarmations, Inc. is a New Hampshire corporation with a forward-thinking group of collaborators comprised of engineers, a landscape architect, a marketer, a land ownership/ tenure/ stewardship/ and conservation practitioner, a feng shui consultant, a trail designer, a construction supervisor, and farmers**

**We preserve open space and farmland, create diversified housing, build net-positive housing, and consult on various projects building regenerative farms and communities, we can not only become sustainable—we can start to heal the planet**



**Strategic individualized consulting, advising, and management service to bring about sustainable agriculture enterprises, land security for local farms, resilient agrarian communities, land-based legacy, and a deep stewardship of the earth**

**Direct services provided to farmers, landowners, land trusts, nonprofits and aligned organizations, communities, and state and federal entities in New Hampshire, New England, and around the United States**



# FARM CRISIS...

**Farmers are aging... For every farmer under 25, there are five above 75 years old**

**Land values keep going up... rising over 400 percent in 15 years in some areas, disconnected from sustainable agriculture or soil building, carbon sequestration and other values**

**Farmland ownership continues to consolidate... 41 percent of farmland is held by largest 8 percent of farms, 98% of farmland is owned by white people, and majority of farmland is owned by non-farmers**

**37 mid-size farms a day closed between 2012 and 2017**

**Farmers have among the highest suicide rates of all professions**

**People have lost connection to soil, each other, food, and community**





# INSPIRATIONS...

**Cooperatives:** an **autonomous** association of persons united voluntarily toward common economic, social, and, cultural aspirations through a jointly-owned **democratically**-controlled **enterprise**

**Community Land Trusts:** a nonprofit organization with historic roots in indigenous cultures, pre-colonial Africa, and ancient Chinese economic systems to 'restore' the land control, access, value, use, and equity to a community of local stakeholders

**Conservation Land Trust:** a nonprofit organization focused on conserving land containing sensitive natural areas, farmland, rangeland, water sources, cultural resources, or notable landmarks

## Nature



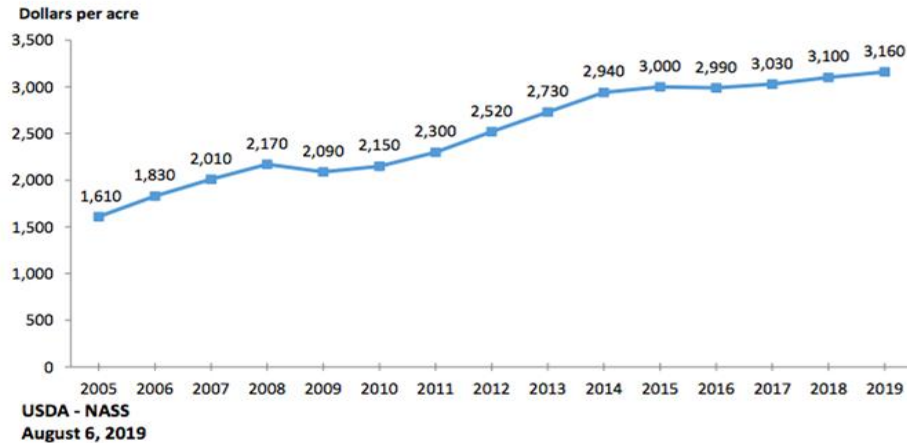
**Community Supported Agriculture:** a socioeconomic model of agriculture that connects the producer and consumers within the **food system** more closely by allowing the consumer to subscribe to the harvest of a certain farm or group of farms and for both parties to share risk

# Agricultural land Market Value does not align with Sustainable Production Value

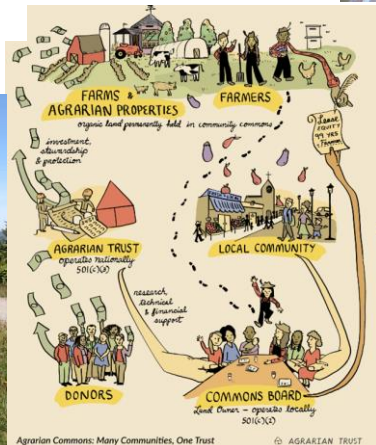
**Regenerative Management and Ecological Stewardship requires additional investment to bring about Soil and Ecosystem Health and Carbon Sequestration needed to mitigate Climate Crisis**

The price of farmland increased almost 2 percent in 2018 to a national average of **\$3,140 an acre**, with average prices as high as \$8,080 in Iowa, \$9,000 in California and \$12,700 in New Jersey... Rhode Island, has **the country's most expensive farmland** at \$13,800 an acre

**Average Farm Real Estate Value – United States: 2005-2019**



**International investment and ownership in farmland doubled between 2004 and 2014, with more than 25,000,000 acres now owned by international investors**



**We must prioritize our connection to soil, food, each, and community. With gross inequality and injustice inbedded in land, each other, and food system we must transform our connection to the soil, food, and each other through new forms of community that meet current needs.**

***“The soil is the great connector of lives, the source and destination of all. It is the healer and restorer and resurrector, by which disease passes into health, age into youth, death into life. Without proper care for it we can have no community, because without proper care for it we can have no life.” – Wendell Berry***





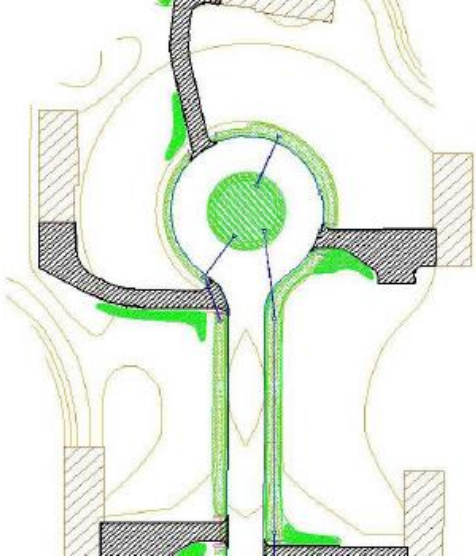
# **An Evolution of Projects**

**The Path to Communities of Net Positive  
Homes, Resiliency and Regenerative Farming**

















# Intentions for the Jacobson Farm property





# Carbon Storing Farming and Housing...















Net Positive Homes...





Resiliency...



**Diversified Housing...**





M. LIDDELL







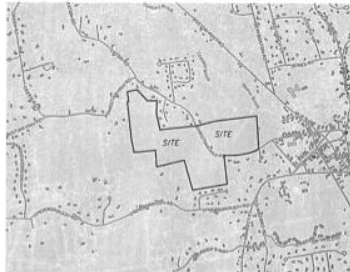






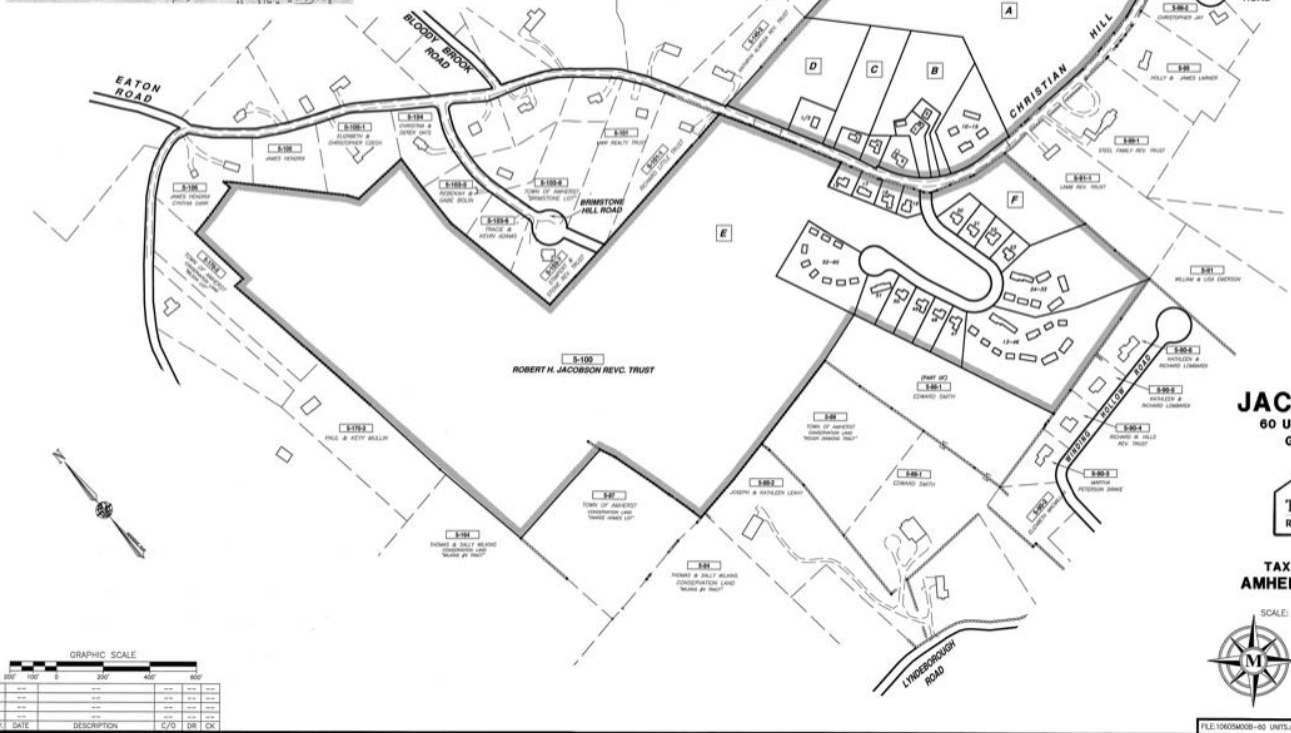






**NOTES:**

1. THE PURPOSE OF THIS CONDITIONAL USE PERMIT PLAN SET IS TO DETECT A PLANNED RESIDENTIAL DEVELOPMENT (PUD) ON TAX MAP 5 / LOTS 100 & 148 PER THE DESIGNATED RESIDENCE HOUSING ZONING.
2. THE OWNER OF RECORD OF TAX MAP 5 / LOTS 100 & 148 IS: THE ROBERT H. JACOBSON REV. TRUST, 40 HARTFORD ROAD, SUITE 101 / 03822.
3. THIS PLAN IS PREPARED FOR TRANSFORMATIONS INC. RESIDENTIAL COMMUNITIES, C/O A. GARDNER, 83 81/2 WALFORD ROAD, WINDSOR, NH 03093.
4. THE LOTS ARE ZONED RESIDENTIAL, SINGLE, MINIMUM CONVENTIONAL LOT REQUIREMENTS INCLUDE 2.0 AC NET AREA WITH 100 FEET OF ROAD FRONTAGE AND BUILDING SETBACKS OF 100 FEET (SIDING & 20' SIDE / REAR). THE LOTS ARE FURTHER SUBJECT TO PORTLAND DISTRICTS, INCLUDING FLOOD PLAIN CONSERVATION, WETLAND & WATERBODIES CONSERVATION AND ADJACENT CONSERVATION.
5. THE EXISTING CONSERVATION PLAN BOUNDARY & IMPROVEMENTS IS THE RESULT OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE IN THE SPRING/SUMMER OF 2018.
6. WETLANDS WERE DELINEATED BY APPROVED WITH THE STATE CORP. OF ENGINEERS WETLAND DELINEATION BY THIS OFFICE, REPORT DATED 10/11/18. WETLANDS WERE IDENTIFIED AND ZONED C-100. THIS WETLAND AND WATERBODIES CONSERVATION DISTRICT ZONING.
7. LOT 148 IS SUBJECT TO THE 100 YEAR FLOOD ZONE 'X' AS SHOWN PER FIRM COMMUNITY PANEL, 2017/12/15, SPECIFIC MAP(S) (S).
8. THE COMBINED GROSS AREA OF TAX MAP 5 / LOTS 100 & 148 IS 118.8 ACRES, WHICH REFLECTS THE AREA AFTER THE 8.8 ACRE PARCEL 'X' IS CONVEYED TO ADJUTANT LOT 5/88-1 VIA A LOT LINE ADJUSTMENT (PL APPROVAL DATED 12/27/16).
9. THE RESULTING NET TRACT AREA OF THE PUD IS 81.8 ACRES, WHICH HELDS 30.9 UNITS, APPROXIMATE UNIT BOUNDARIES SCHEDULE IS PENDING.
10. THE PROPOSED PUD INCLUDES 88 UNITS IS TO BE ACCESSED BY BOTH PUBLIC AND PRIVATE ROADS AND SHALL BE SERVED BY FIBER/OPTIC SERVICE, WIRELESS, A BROADBAND SERVICE AND UNDERGROUND ELECTRIC.
11. THE CURRENT PRO OPEN SPACE IS 88.2 ACRES OR 81% OF THE GROSS COMBINED AREA (OTHER ACR IS REQUIRED).



S-100	GROSS AREA = 82.7 ACRES NET AREA = 48.4 ACRES
S-148	GROSS AREA = 36.1 ACRES NET AREA = 13.4 ACRES

**JACOBSON FARM**  
60 UNIT C.U.P. DESIGN REVIEW  
GENERAL LAYOUT MAP



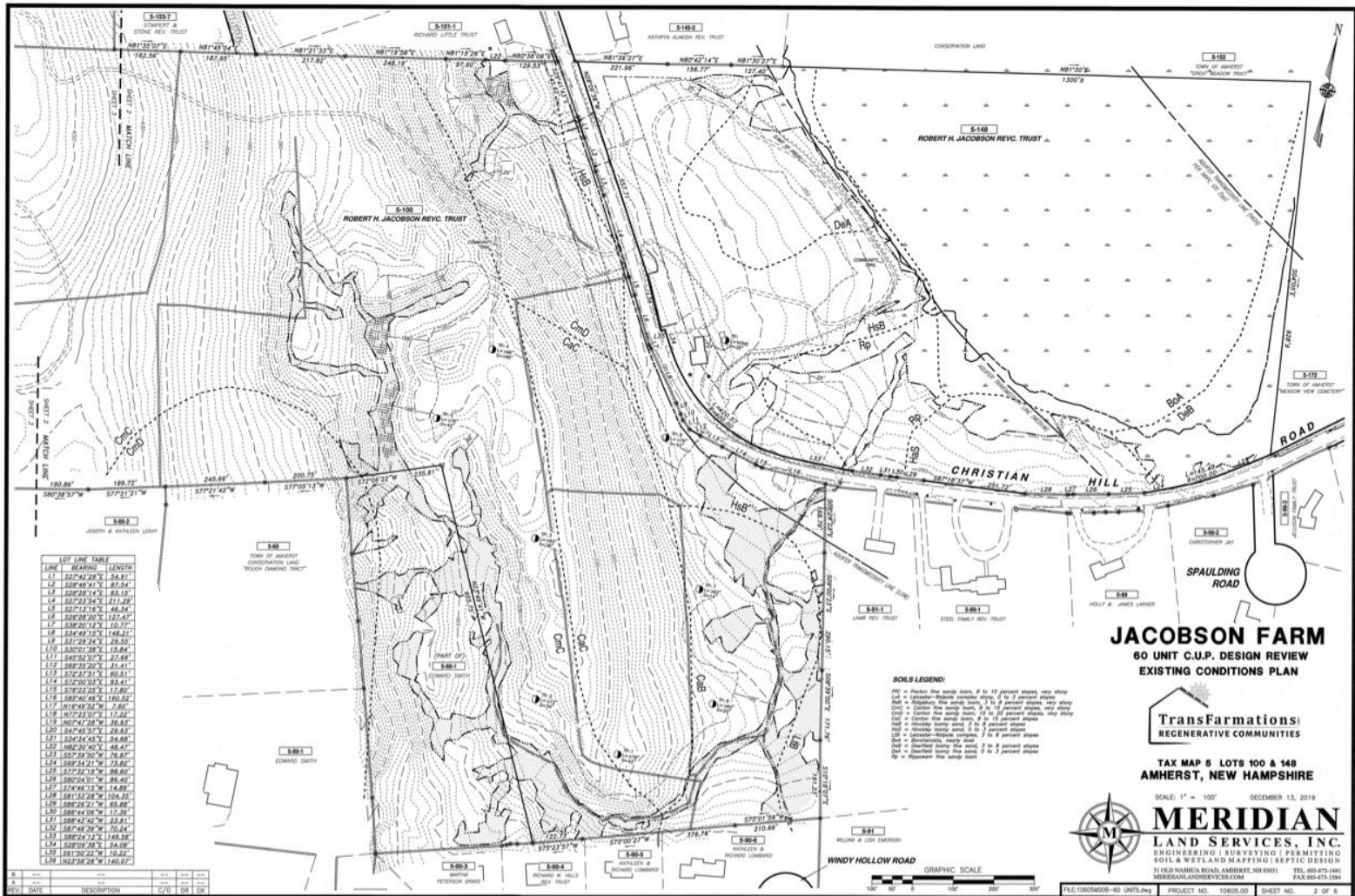
TAX MAP 5 LOTS 100 & 148  
AMHERST, NEW HAMPSHIRE

SCALE: 1" = 200'      DECEMBER 13, 2019



**MERIDIAN**  
LAND SERVICES, INC.  
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SOIL & WETLAND MAPPING | SEPTIC DESIGN  
31 OLD NORTH BRAD, AMHERST, NH 03801      TEL: 603-471-1841  
MERIDIAN.LANDSERVICES.COM      FAX: 603-471-1384

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**LOT LINE TABLE**

LINE	BEARING	LENGTH
L1	S22°42'20"E	84.91
L2	S26°48'41"E	87.04
L3	S28°28'14"E	85.12
L4	S27°23'16"E	121.20
L5	S27°13'16"E	46.84
L6	S28°28'14"E	122.67
L7	S28°20'12"E	10.77
L8	S24°49'12"E	148.21
L9	S31°29'24"E	28.82
L10	S20°01'28"E	13.84
L11	S45°03'12"E	27.68
L12	S28°23'20"E	31.41
L13	S32°01'21"E	80.81
L14	S32°00'20"E	82.41
L15	S28°23'20"E	17.80
L16	S28°20'12"E	168.52
L17	N16°49'24"W	7.80
L18	N07°23'27"E	17.24
L19	N00°42'28"W	16.82
L20	S47°42'27"E	29.61
L21	S24°54'24"E	14.68
L22	N08°20'40"E	48.47
L23	S27°28'20"W	28.87
L24	S68°24'21"W	23.82
L25	S27°22'19"W	86.80
L26	S08°24'15"W	86.40
L27	S24°48'12"W	14.80
L28	S01°12'20"W	106.82
L29	S68°24'21"W	85.88
L30	S68°24'21"W	17.80
L31	S68°24'21"W	23.81
L32	S68°24'21"W	20.24
L33	S68°24'21"W	148.84
L34	S68°24'21"W	54.08
L35	S61°20'24"W	130.21
L36	N26°28'24"W	148.07

**SOILS LEGEND:**

- PC = Fines to sand loam, 8 to 18 percent slopes, very stony
- Lo = Intermediate siltstone silt loam, 0 to 2 percent slopes
- Cl = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clc = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clw = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clx = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clz = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clv = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clu = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clt = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clr = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clq = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clp = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clm = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clk = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clj = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clh = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clg = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clf = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Clb = Claystone to sandy claystone, 0 to 18 percent slopes, very stony
- Cl = Claystone to sandy claystone, 0 to 18 percent slopes, very stony

**JACOBSON FARM**  
 60 UNIT C.U.P. DESIGN REVIEW  
 EXISTING CONDITIONS PLAN

**TransFormations**  
 REGENERATIVE COMMUNITIES

TAX MAP 6 LOTS 100 & 148  
 AMHERST, NEW HAMPSHIRE



SCALE: 1" = 100'      DECEMBER 13, 2019

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**Jacobson Farm**  
Amherst, New Hampshire  
**Conditional Use Plan**

# QUESTIONS?





# How to Contact...

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