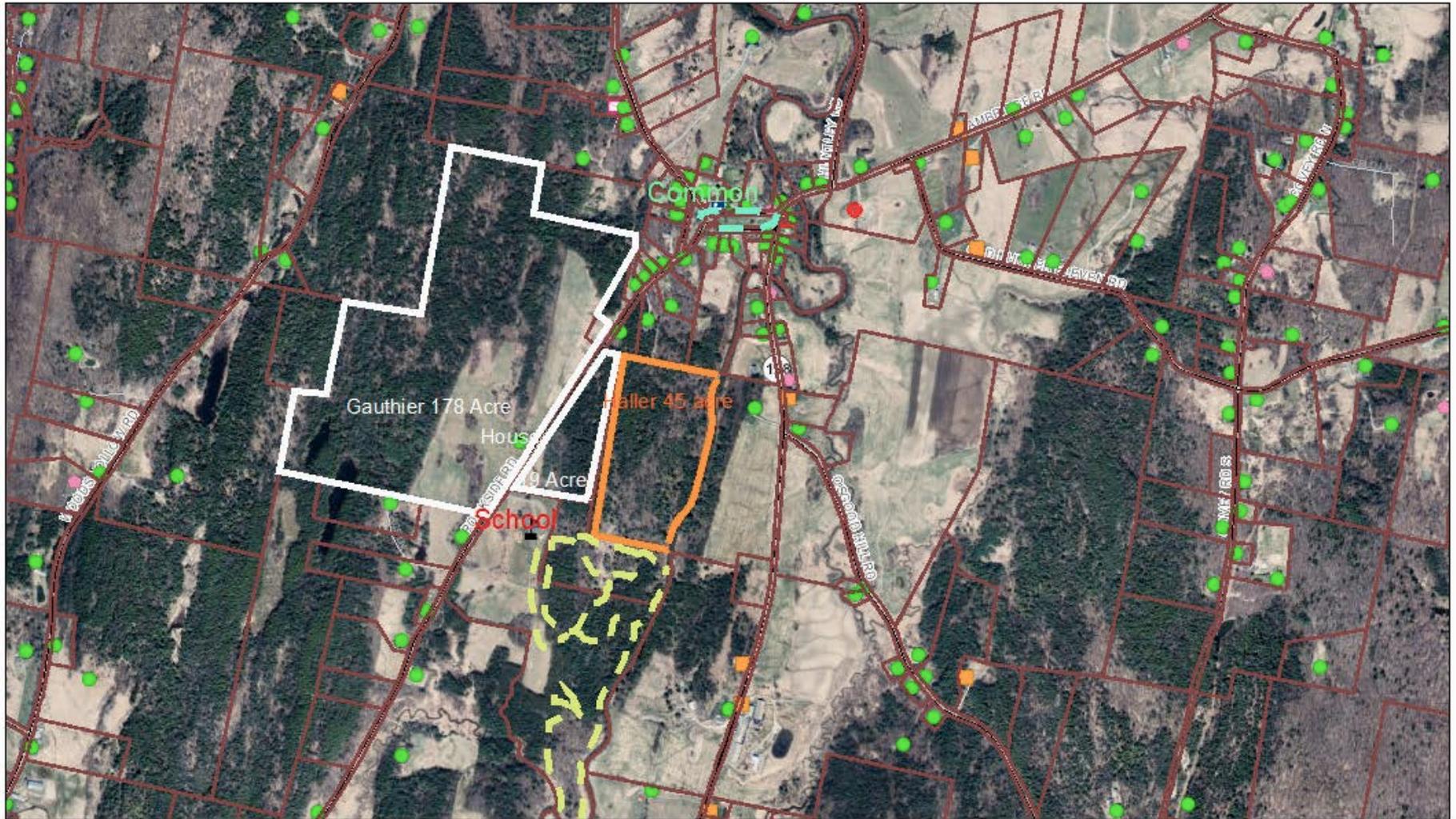




Brookside Road

Conceptual Plan

Base Map



April 16, 2015

 2008 Tax Parcel Boundary

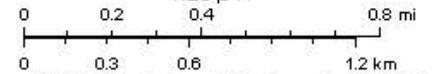
 Commercial Building

Housing Points

 Multi-Family

 Single-Family

1:23,511



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

Intro

- Owners: David and Lynn Gauthier are interested in selling
- Property has been appraised for fair market value.
- Value of house with barn and 2 acres = \$184,000
- Value of 178 acres on West AND 19 acres on East = \$825,000.
 - Includes value attributed to ability to sell 30+ lots
- Total = \$1,009,000



What is the Brookside Road Conceptual Plan?

- West 178 Acres (Gauthier Property) –
 - Preserve a legacy -historic homestead, barn, stonewall, view-shed
 - Preserve working lands – farm & forest
 - Preserve significant natural resources – Agricultural soils, prime forest soils & wetlands/streams of biological significance
 - Recreation
 - Education
 - Community wastewater capacity for Town Center Area
- East 19 Acres (Gauthier Property) –
 - Developable, Planned Unit Development
- East 45 Forested Acres (Haller Property)-
 - Conservation
 - Education
 - Recreation

Stipulations for Sale

- Three specific wishes/stipulations.
 - General intent, specifics not yet codified

Stipulation- 1

Stone wall protected and preserved

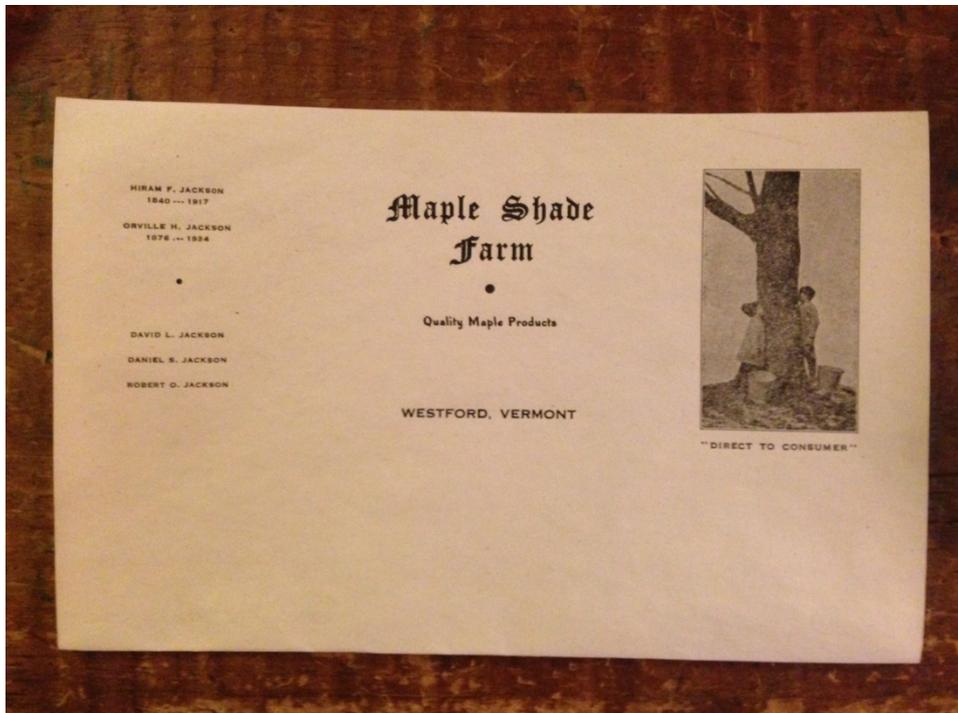


Stipulation- 2

- *Maple Shade Farm* attached to major primary business or outcome



Robert Jackson,
2011



Stipulation-3

- Gauthiers retain approximately 2 acres of land



Conceptual

Conservation

AND

Growth

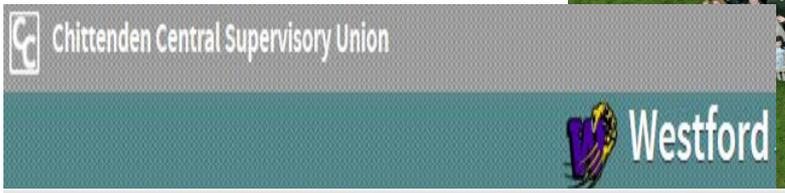


 Residential  Residential / Retail  Office / Retail



Proposal :

Pool public and private resources together to make a respectable purchase offer



Contact & Hours

Address:
Town Office
1713 Vermont Route 128
Westford, VT 05494

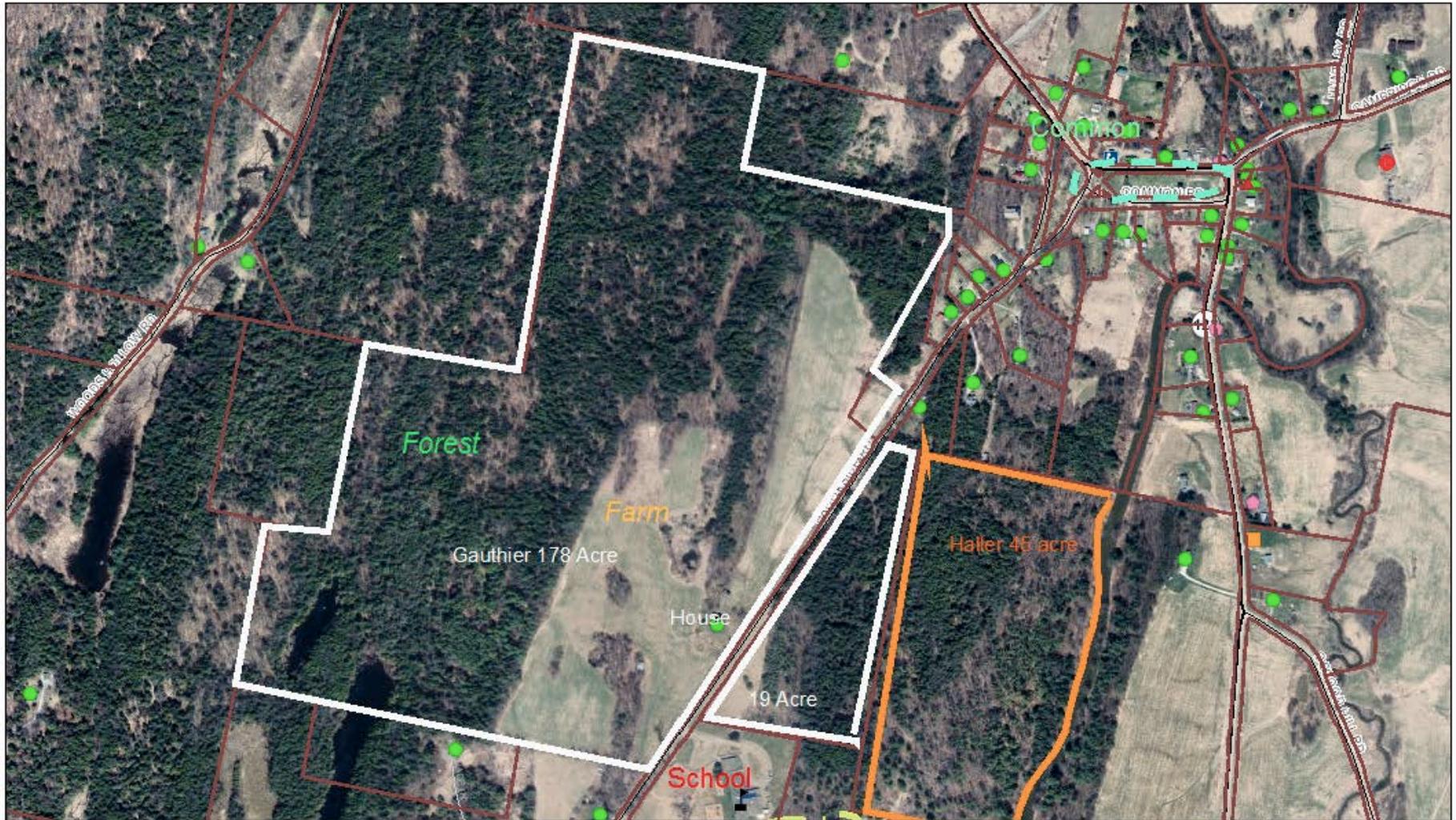
News & Announcements

- Draft 2015 Town Plan
- Draft Land Use & Development Regulations
- School Budget Revote





West Side



April 16, 2015

 2008 Tax Parcel Boundary

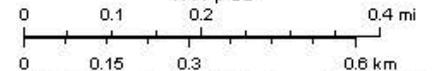
 Commercial Building

Housing Points

 Multi-Family

 ...

1:11,756



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aergrid, IGN, IGP, swisstopo, and the GIS User Community

West 178 Acres

- Preserve:
 - Working agricultural land
 - View shed
 - Historic homestead
 - Stone wall
 - Forest
 - Natural resources
- Community wastewater



West 178 Acres

- Partner with
 - Vermont Land Trust
 - Town
- Farm land: open and in productive agricultural use
- Forest: maybe sugaring, forestry, recreation
- Local Farmers, the Pouliots, are allies in this effort.



Vermont Land Trust

Bob Heiser

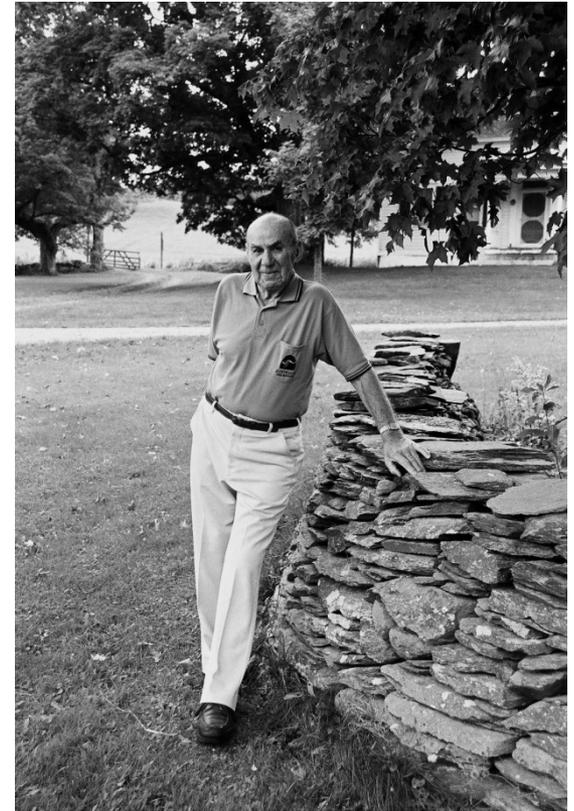
Champlain Valley Region Director



Vermont Land Trust exists so that current and future generations are deeply connected to the land and benefit from its deliberate protection and responsible stewardship. Specifically,

1. Working farms, forests, community lands, and associated natural systems are conserved, and contribute to the cultural, economic, and ecological vitality of local communities.
2. Land is accessible to the public, and working landscapes are affordable and available.
3. Land conservation and stewardship manifest an understanding of the changing nature of environmental, economic, and societal conditions.
4. Land stewardship reflects responsible and balanced care for the ecological integrity, cultural heritage, and economic productivity of conserved properties.

Stone Wall – Protect and preserve



Proposed perpetual stewardship/covenant

Robert Jackson
2011

Limited breaches of wall structure may be approved to provide for safe and efficient access to Farm Land and Forest.

Preserve, restore Homestead-house & barn

Pat and Amber Haller

Intend for:

- Private purchase of house with some acreage,
- Beginning life long restoration
- Move with our 2 children, Finn (6), Penny (3)
- Convince Amber's parents to come settle in with us too



STATE OF VERMONT Division for Historic Preservation Montpelier, VT 05602		SURVEY NUMBER: 0416-12	
HISTORIC SITES & STRUCTURES SURVEY Individual Structure Survey Form		NEGATIVE FILE NUMBER: 78-A-141	
COUNTY: Chittenden		UTM REFERENCES: Zone/Easting/Northing 18/657160/4940880	
TOWN: Westford		U.S.G.S. QUAD. MAP: Essex Ctr., VT	
LOCATION:		PRESENT FORMAL NAME: Jackson House	
COMMON NAME: J. Hazelton - Jackson House		ORIGINAL FORMAL NAME: John Hazelton House	
FUNCTIONAL TYPE: dwelling		PRESENT USE: dwelling	
OWNER: Jackson		ORIGINAL USE: dwelling	
		ARCHITECT/ENGINEER:	
		BUILDER/CONTRACTOR:	
		PHYSICAL CONDITION OF STRUCTURE:	

STATEMENT OF SIGNIFICANCE:

Originally the home of John Hazelton it has remained in the Hazelton family (Jackson married a Hazelton) for over 140 years. This vernacular Greek-Revival farmhouse received Italianate additions in the late 19th century and a new wing at the turn of the century.

Preserve working lands and natural resources

Wetland and significant biological resources

**Prospects for forestry, sugaring,
recreation trails, outdoor nature play and learning**

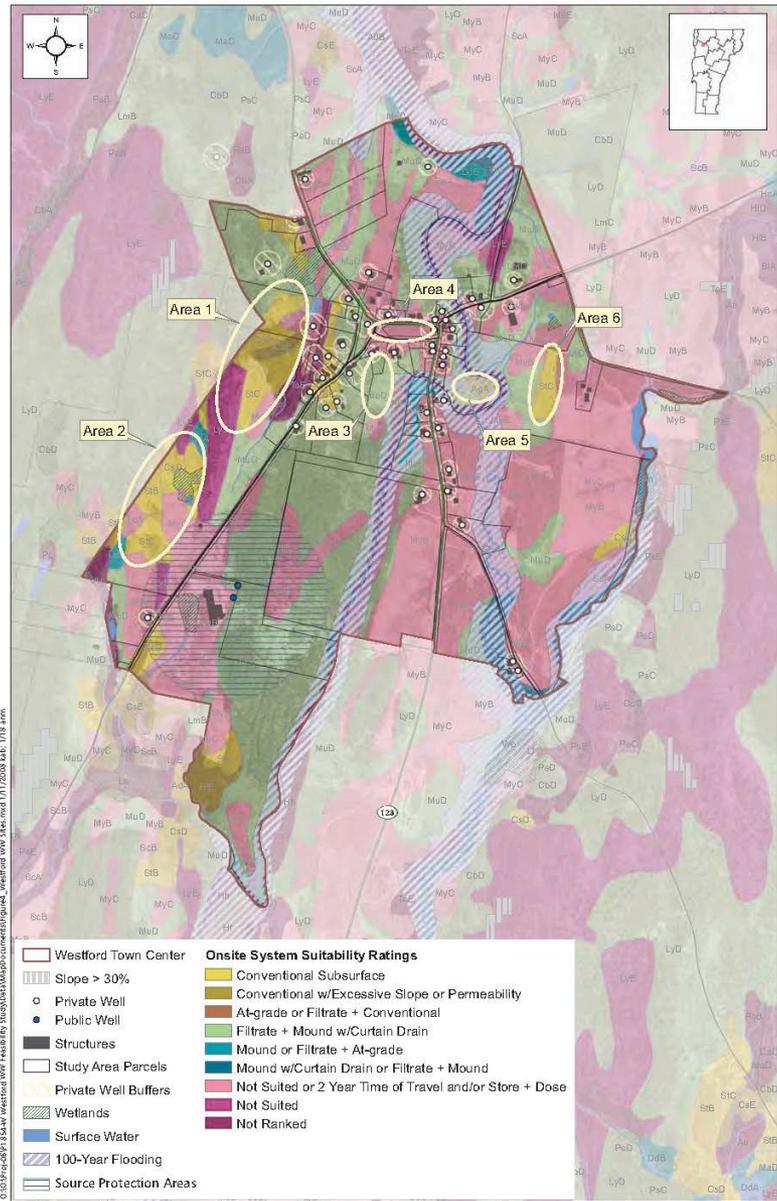


Town Center Growth-

Pasture contains soils suitable for community wastewater disposal

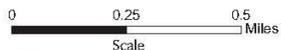
- Wastewater issue
- Soil study and maps





C:\D:\Projects\954-W\Westford\Map\Documents\Figured_Westford\www.htm, med 1/1/2008 10:18 am

FIGURE 4: POTENTIAL COMMUNITY WASTEWATER DISPOSAL SITES
 Study of Community Wastewater Disposal Alternatives
 for Westford Town Center, Vermont



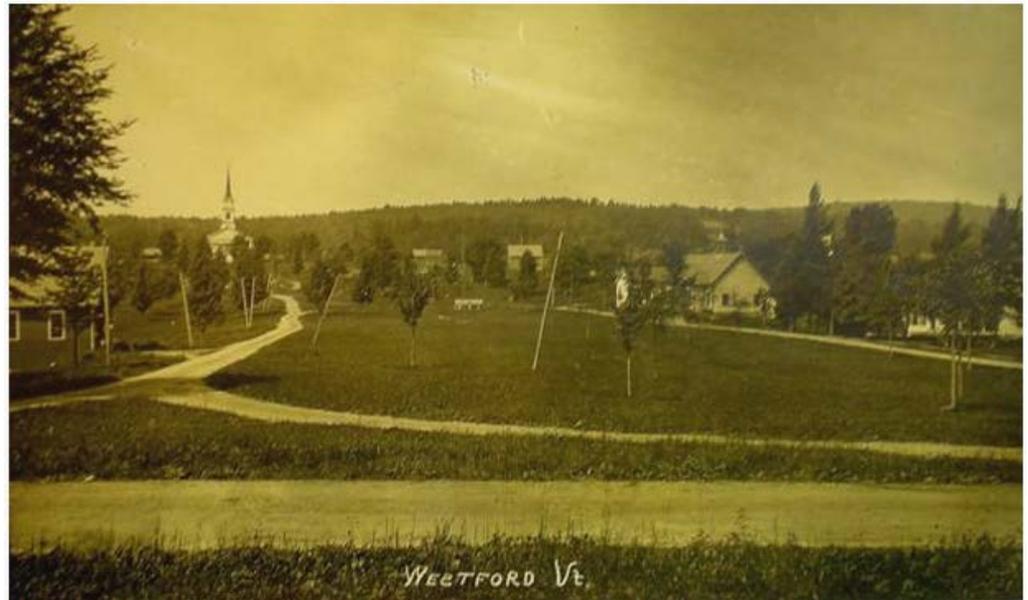
Sources: Hydrography, VCGI, 2003; Roads, VCGI, 2003; Digital Elevation Model, VCGI, 2001; Parcel Boundaries, IVS, 2002; Onsite System Suitability, SEI, 2007; Map Unit Symbols, NRCS, 2004.

From: Study of Community Wastewater Disposal Alternatives for the Town Center, Westford, Vermont
 Stone Environmental
 March 2008



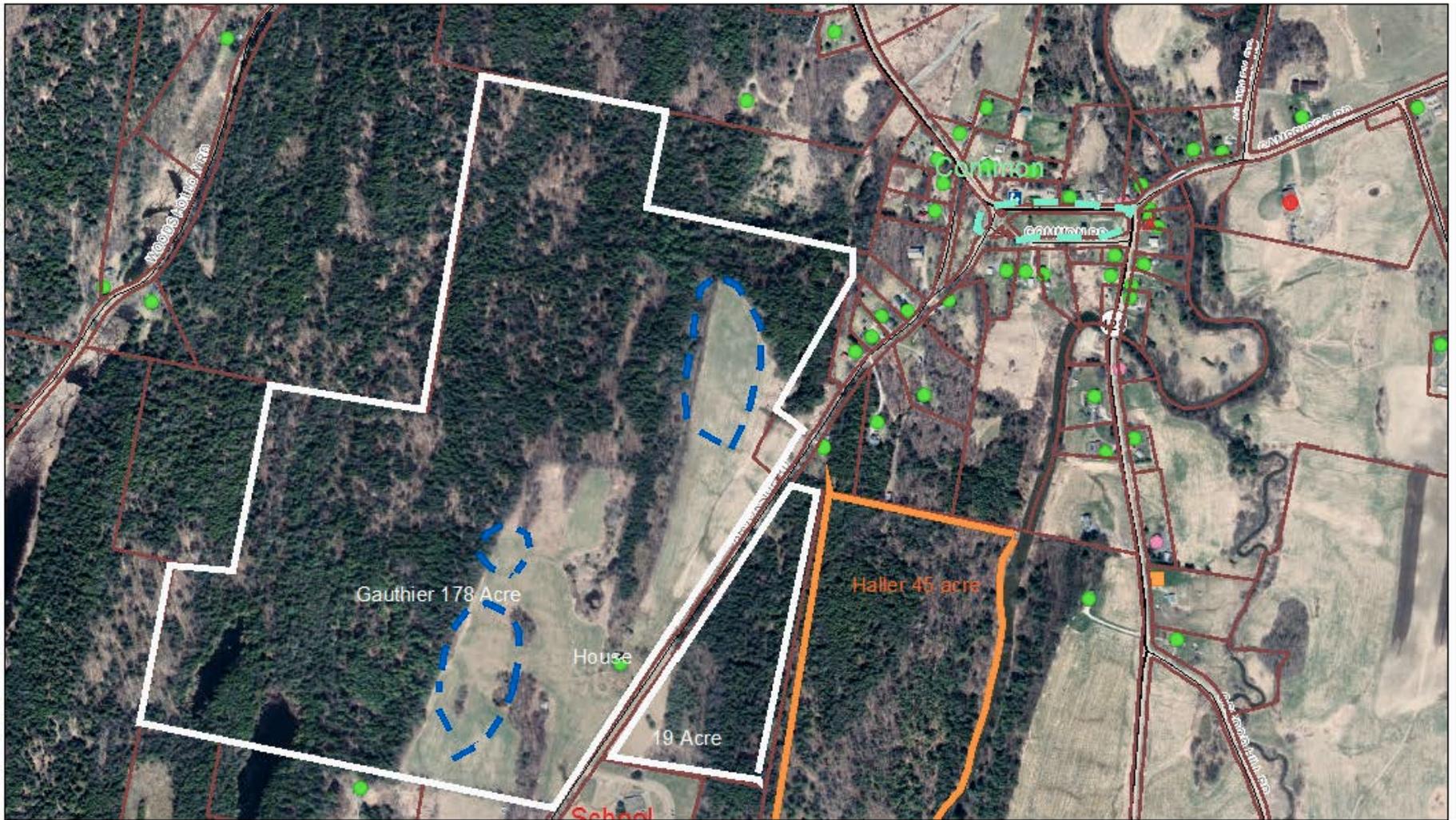
A Solution to limited Soils in Town Center Area

Provide the Common & Village districts with essential wastewater capacity to support existing and future residences and businesses



Westford Town Common, view from the Brick Meeting House looking west. Holmes Post Card, Circa 1910

Potential Soils for Septic



April 16, 2015

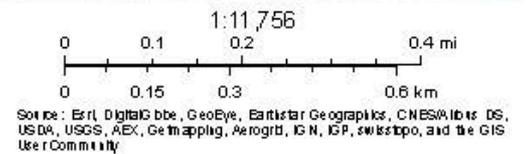
2008 Tax Parcel Boundary

Commercial Building

Housing Points

Multi-Family

.....





Planned Unit Development



April 21, 2015

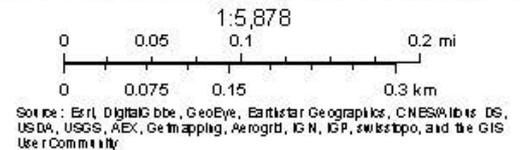
 2008 Tax Parcel Boundary

 Commercial Building

Housing Points

 Multi-Family

 Trail



East Side – 45 Forested Acres (Haller Property)

- Complimentary to Conceptual Plan
- Donate easement to Westford for a river corridor trail to extend School trails to most of way to the Common.
- Partner with Vermont Land Trust, create a conservation easement for forest
- To be in active forest management
- Prospect for natural science and practical forestry to migrate into School science curricula and student activities, adult Learning possible



Westford School

- **2015 Visioning Summit**

Symbiotic with outcomes of the 2015 School Visioning summit

Natural Setting of Westford to be used to its advantage to attract students

- **Science** – more opportunities

- **Higher use of School and school grounds** by all Westford residents

- **Lots of other potential**

- Farm to school type program
- Maple sugaring by our kids
- Sledding hill

- **Inviting** – More families



why



The historic homestead and farm is special to our community

Significant benefits to the Town, residents, and School

It can help us realize much of our potential

OVERVIEW OF Assets

- Preserve
 - Scenic/Rural Character
 - Historic Homestead and Farm, 200 Acres
 - Awe Inspiring Stone Wall
 - Pasture Land
 - Forest Land
- Gauthier and Haller lands Abuts the School and feeds into the Visioning of the Westford School
- Local Dairy Farm Business(Pouliots)
- Many Fond Memories of Robert (Bob) Jackson
- Soils have strong potential for community Wastewater
- Preserve Natural Features and biodiversity(Large Beaver pond, Ledges, Trails, River)
- East side 19 acres could be developable (Use the East to Save the West)
- Large Benefits for our Town