

An aerial photograph of a rural landscape. A paved road runs diagonally from the bottom left towards the top center. To the right of the road, there is a large green field, a white house with a dark roof, and a smaller blue-roofed structure. The background is filled with dense green trees and more fields. The lighting suggests a bright day with some shadows.

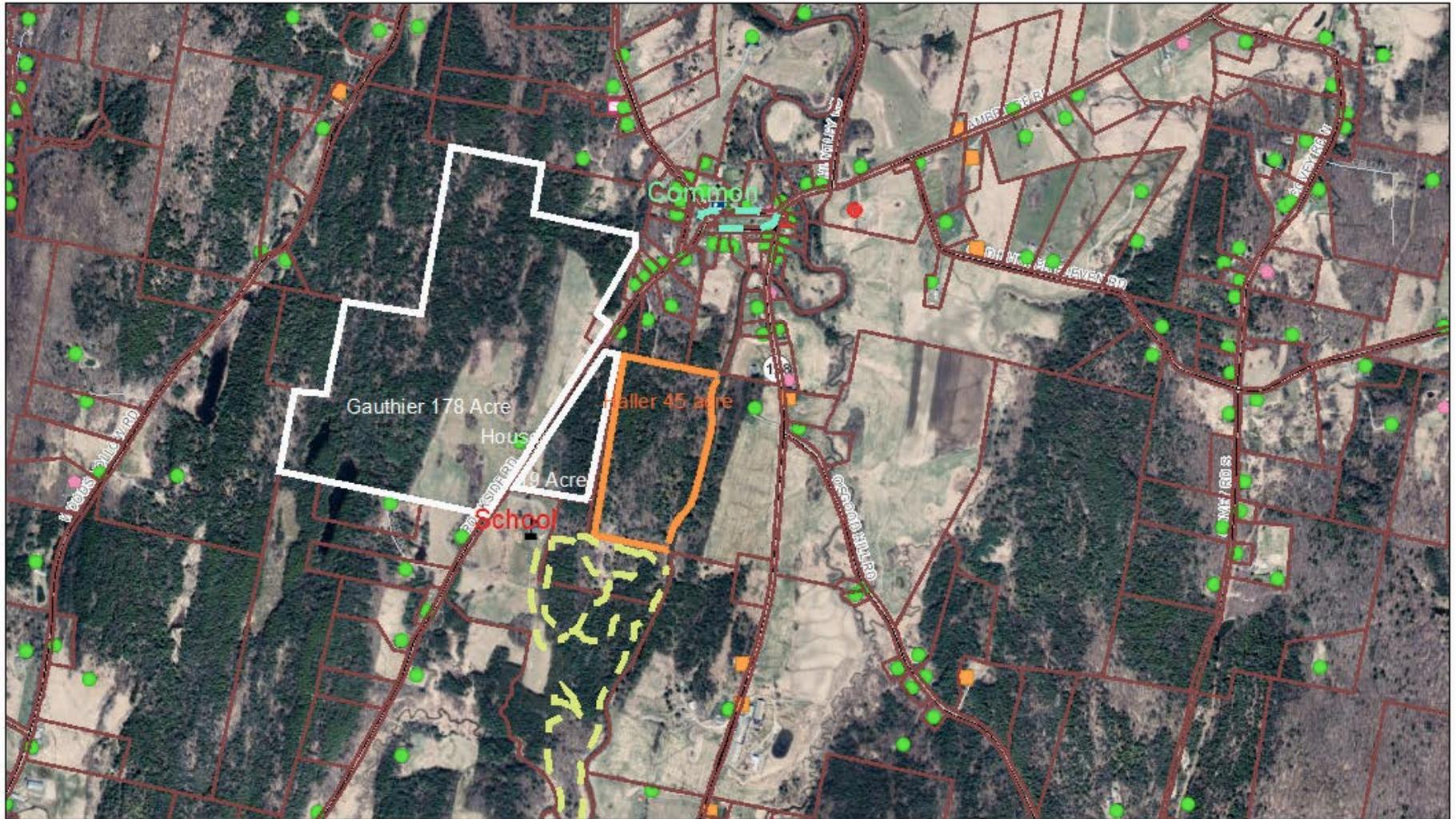
Jackson Farm & Forest

Conceptual Plan

(Public Presentation, April 22, 2015

Last Updated, Dec. 2015)

Base Map



April 16, 2015

 2008 Tax Parcel Boundary

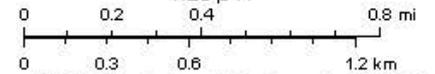
 Commercial Building

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.
- Coordinated offers of public and private ownership have been made to support the plan
- Owners are considering offers



What is the Jackson Farm and Forest 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) –
 - Gauthiers intend to retain
 - Developable
- 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

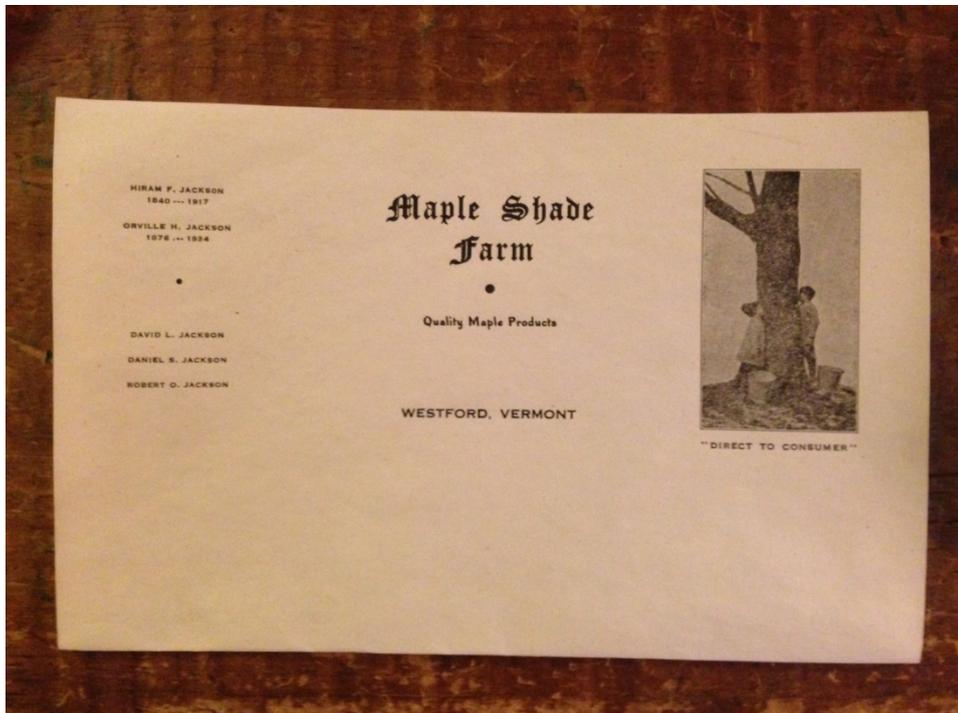


Stipulation- 2

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



Robert Jackson,
2011



Stipulation-3

- Gauthiers retain approximately 1 acre of land on West side*
- Gauthiers retain their developable property on the East side* (19 acres)

*Neither parcel to be part of funding support. Remains privately held.



Conceptual

Conservation

AND

Growth

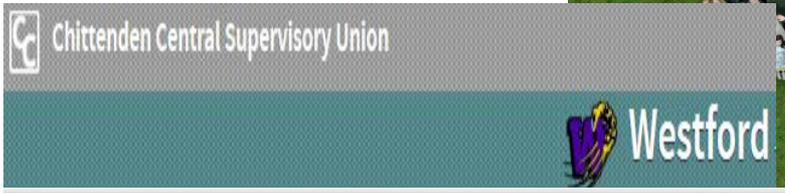
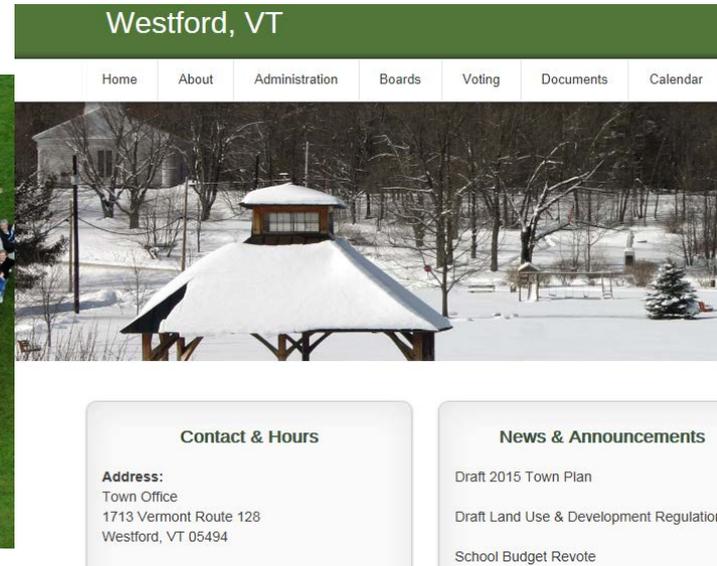


 Residential  Residential / Retail  Office / Retail



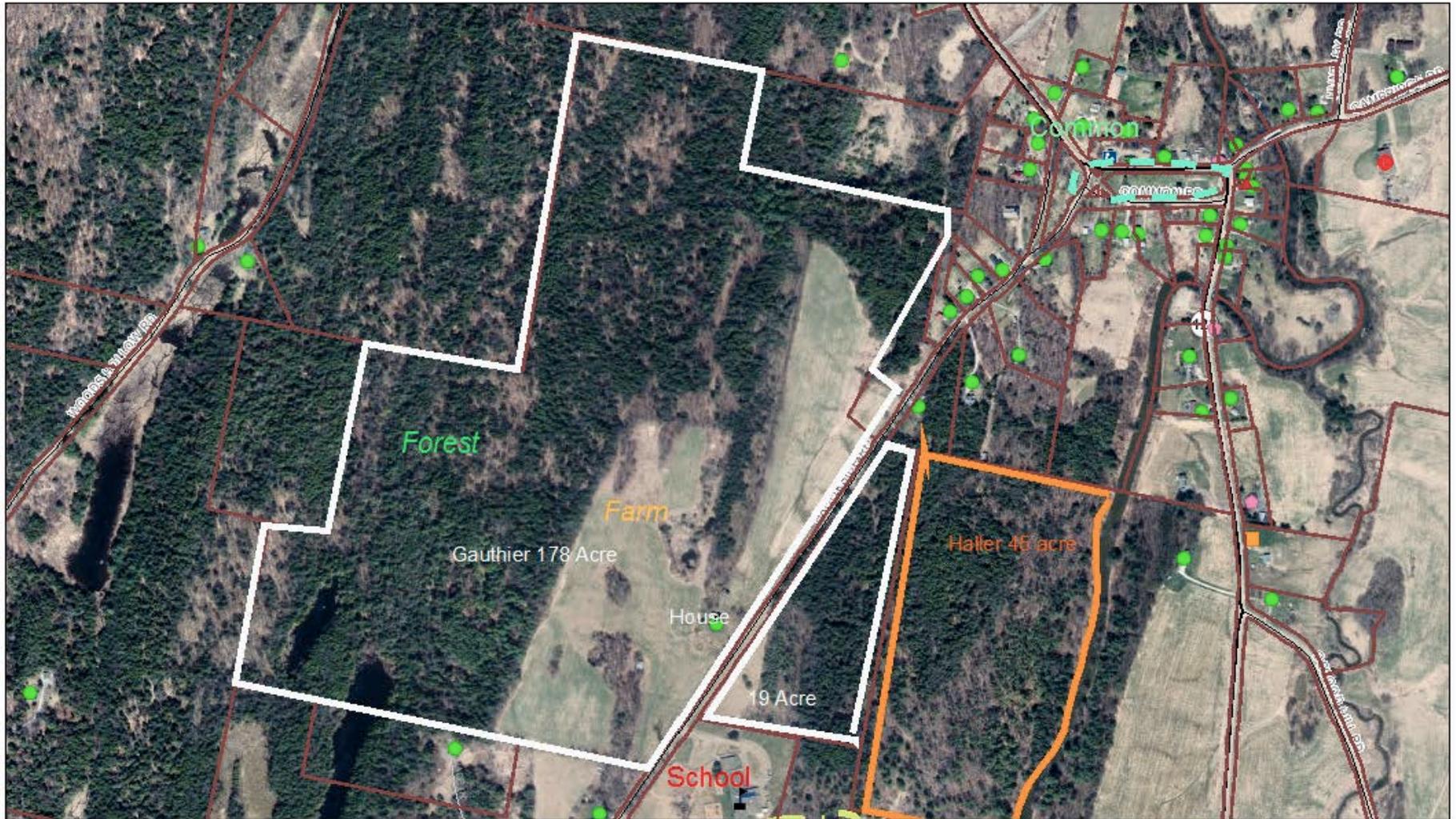
Proposal :

Pool public and private resources together to make purchase





West Side



April 16, 2015

 2008 Tax Parcel Boundary

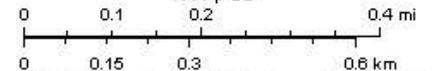
 Commercial Building

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: 42 Acres open and in productive agricultural use.
- Forest 133 Acres maybe sugaring, forestry, recreation
- Local Farmers, the Pouliots, are allies in this effort.



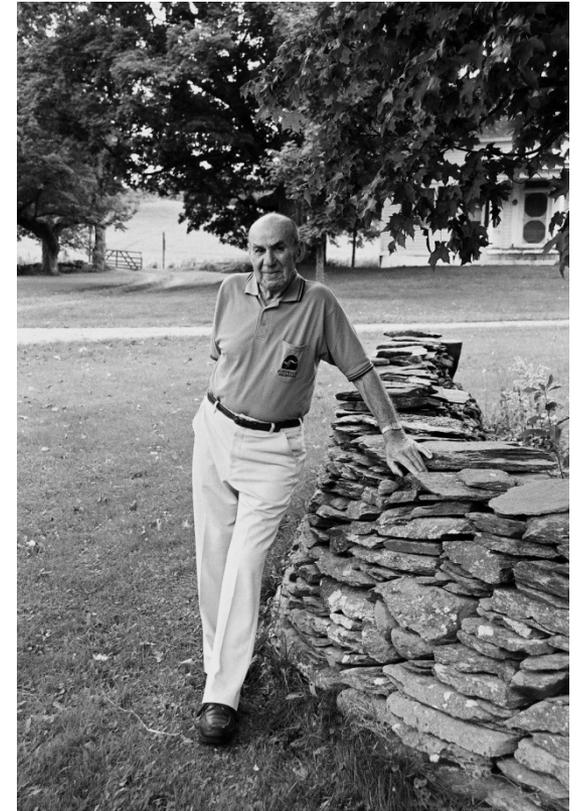
Vermont Land Trust

Bob Heiser

Champlain Valley Region Director



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 (7), Penny (4)
- Convince Amber's parents to come settle in with us too

***No support with Public funds**



| | |
|--|---|
| 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**

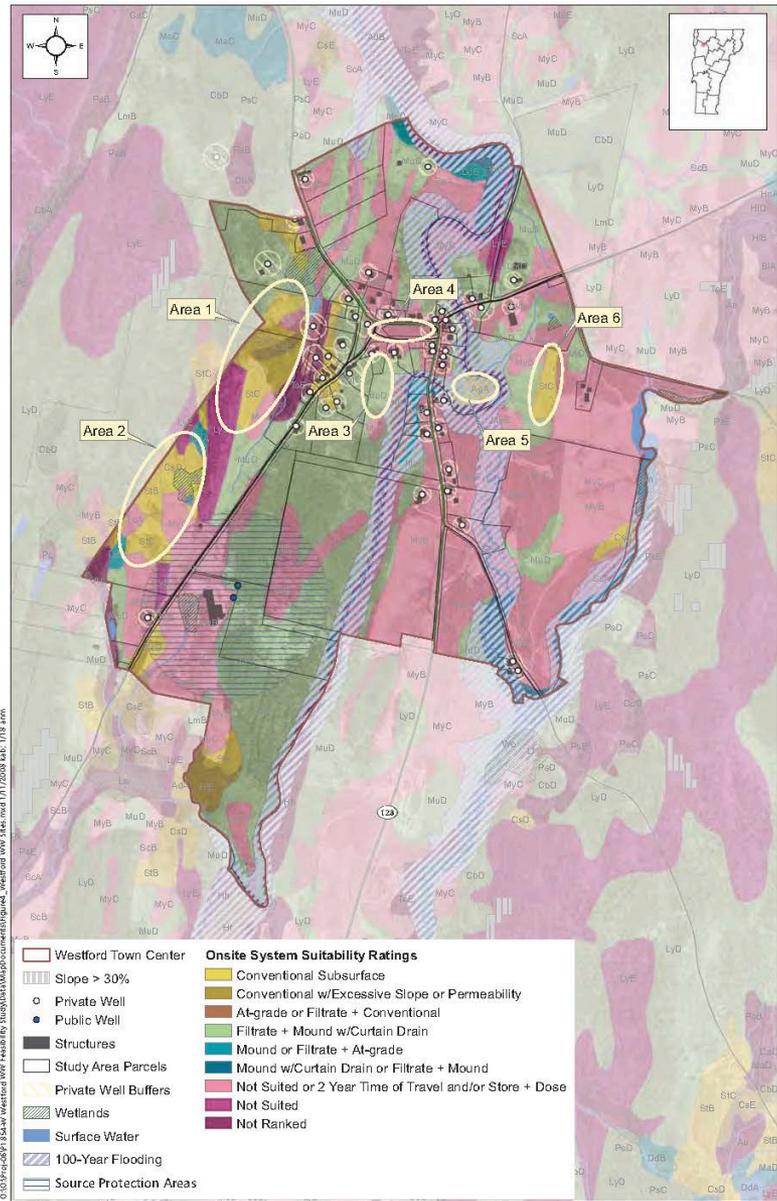


Town Center Growth-

Pasture contains soils suitable for
community wastewater disposal

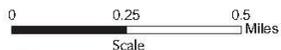
- Wastewater issue
- Soil study and maps





C:\D:\Projects\954-WV\Westford\Map\Documents\Figured_Westford\WV_Site.mxd 1/17/2008 10:18 am

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

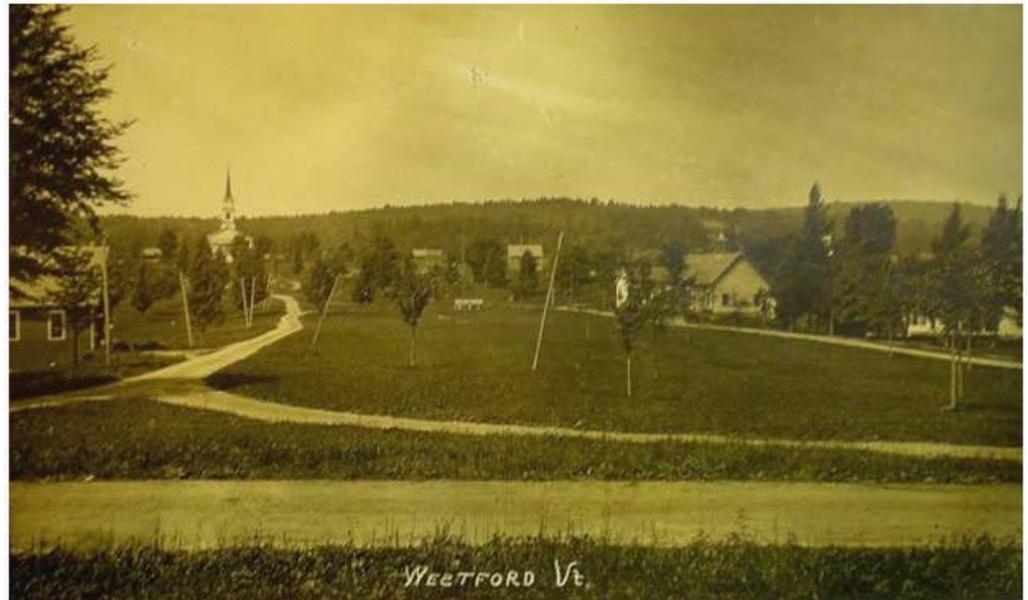


Sources: Hydrography, VCGI, 2003; Roads, VCGI, 2003; Digital Elevation Model, VCGI, 2001; Parcel Boundaries, IVS, 2002; Onsite System Suitability, SEI, 2007; Map Unit Symbols, NRCS, 2004.

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

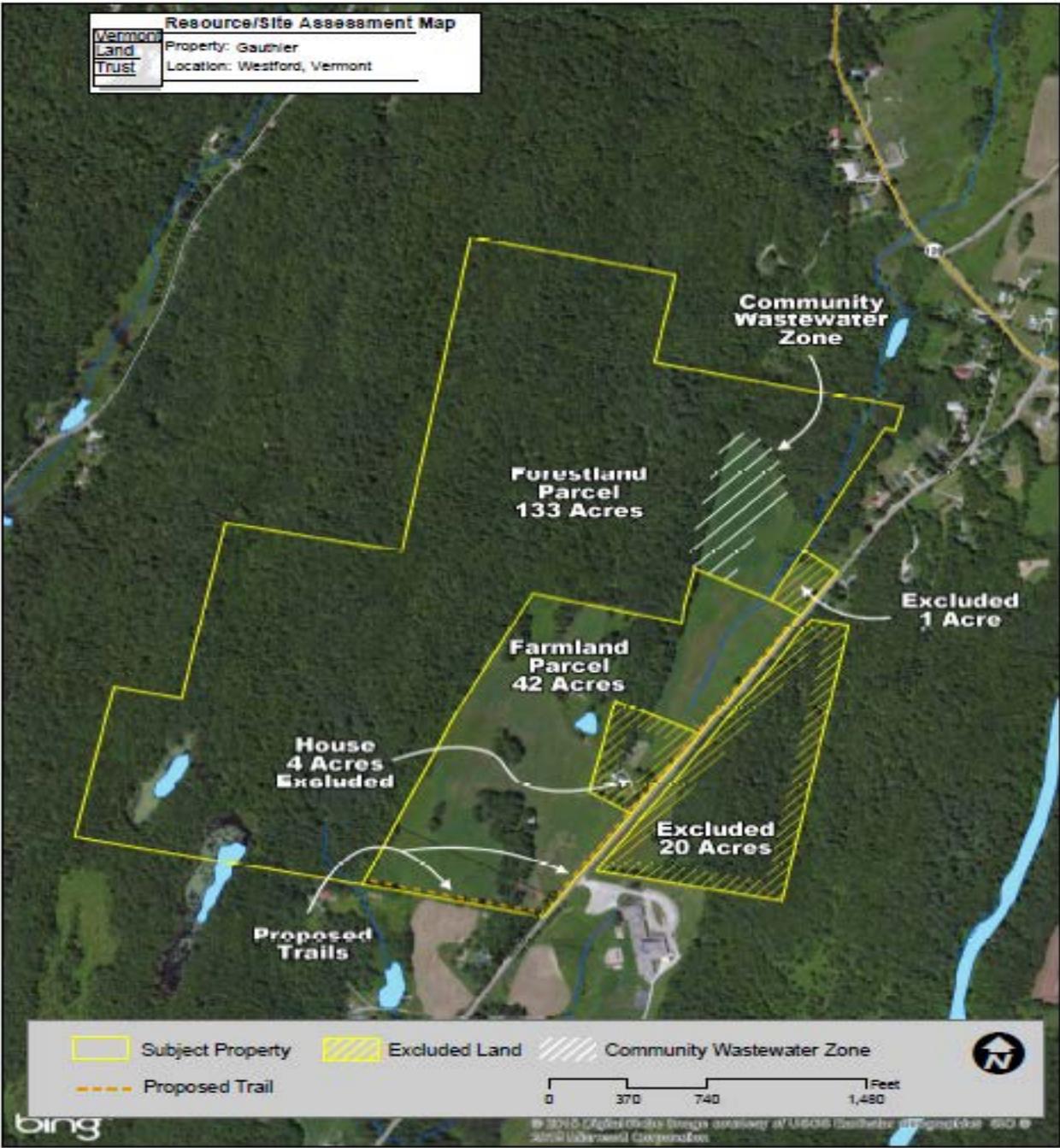
A Solution to limited Soils in Town Center Area

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

Resource/Site Assessment Map
Vermont Land Trust
Property: Gauthier
Location: Westford, Vermont





Planned Unit Development



April 21, 2015

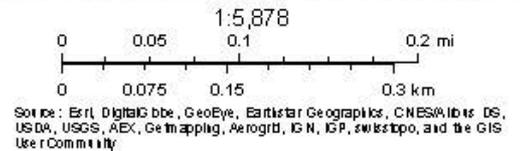
2008 Tax Parcel Boundary

Commercial Building

Housing Points

Multi-Family

...



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