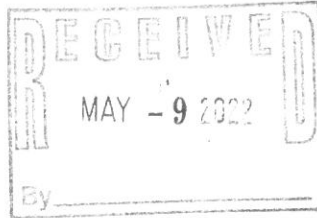


LCHIP

Land & Community Heritage
Investment Program



May 5, 2022

The Educational Community Farm, Inc.
195 Isaac Frye Hwy.
Wilton, NH 03086
Attn: Walt Zuber, Chairman of the Board

RE: Conservation and Preservation Easement (CPE) on property of the Educational Community Farm, Inc. as successor-in-interest to Senator Development LLC held by the Town of Wilton

Dear Mr. Zuber,

We received notification regarding the May 10 meeting of the Wilton Zoning Board of Adjustment to consider whether to allow two dwellings and three dwelling units at the Four Corners Farm site.

It seems from the application to the zoning board that the current intention is to create housing in the second story of the "Cheesehouse." We are writing today simply to make sure you are aware of the sections of the Conservation Restriction that will likely be relevant to this proposed construction.

Section 2. B., describing the restrictions and use limitations of the Farmstead Area, states that:

4. "Prior to any restoration, reconstruction, replacement, structural alteration, addition or substantial alteration or modification to the exterior elevations or roofs of the Outbuildings, the Grantor shall consult with the Grantee and the Executory Interest Holder. Any such work shall be consistent, to the extent possible, with the **Secretary of Interior's Standards for the Rehabilitation of Historic Properties** (or such successor standard identified by the Executory Interest Holder)."

a. "Any restoration, reconstruction, replacement, structural alteration, addition or substantial alteration" ... "shall not be more than 25% larger than the footprint area of the building" ...

b. "Any such work on the Outbuildings shall reflect small, southern New Hampshire vernacular farmstead design, and shall be compatible with the siting, size, scale, proportion, materials and massing of any other buildings within the Farmstead Area"

According to **Section 4. Requests for Approval**, the Grantor must submit to the Grantee and Executory Interest Holder "information (including, but not limited to, documents, maps, plans, specifications, and designs where appropriate) sufficient to identify the proposed activity with reasonable specificity. The Grantor shall not undertake any such activity until approved in writing by the Grantee/Executory Interest Holder". LCHIP then has the right to request additional information, and respond within 60 days.

(cont'd)

If you have any questions, please call the office at (603) 224-4113.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Engel', with a long horizontal flourish extending to the right.

Ben Engel
Land Conservation Specialist

CC: Lincoln Geiger (Four Corners Farm), Town of Wilton Heritage Commission (Deb Mortvedt via email), Town of Wilton Select Board