

How is the site appropriate for the proposed use?

The use would be for a commercial vegetable farm producing on about 2 acres using sustainable and regenerative agricultural techniques. This use is supported in our Master Plan and agriculture is an important resource for the town of Bradford. Along with a production farm, we will educate students of all. The site is appropriate for this proposed use because it has gentle slopes and is a prime location for a vegetable farm. As well, the use would include receiving students of all ages to learn about regenerative agriculture in New Hampshire.

How is the proposal not detrimental or injurious to the neighborhood?

The proposal is not detrimental or injurious to the neighborhood because this specific agricultural and educational use are low impact and focused on permaculture principles, which brings health back to the land and people. Our neighbors support this use and it is not impacting their quality of life.

How does your proposal address potential undue nuisance or hazard to pedestrians or vehicular traffic?

The traffic going in and out of the farm is minimal. This would consist of myself, and one other worker/volunteer each business day during the high season (May - October). We also have two deliveries out to town each week, also only during the high season. Our educational programs emphasize hands-on experience in small groups, or most often one on one. As such, increased traffic would be minimal.

What provisions have been made for sanitary facilities?

There is a septic and bathroom onsite in the home that people can currently use. As things change (COVID etc) we would add outdoor facilities as needed, such as a portable facility or compost bathroom.

What facilities will be provided for parking and utilities to ensure the proper use of the structure?

All the parking will be at the entrance of the property near the dwelling where there is adequate space.

How is this proposal consistent with the spirit of the Zoning Ordinance and the intent of the master plan?

This is a step towards advancing agriculture in our town and reclaiming the knowledge of growing food while empowering learners of all ages to do the same. This fits perfectly in line with the 2020 Master Plan of maintaining the agricultural heritage of New Hampshire.