

Bucklin Farm
170 Morgan Hill Rd
New London, NH 03257

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Executive summary for Site Plan for the Town of New London
11-23-2015

Revised 12-16-15, following 1st public hearing 12-15-15,

The numbers have been changed in this document to represent the correct application. The original numbers that are one this document correspond with the check list for a home business. This application is for a commercial farm and the check list numbers will be reflected in this updated document.

The tax maps for this commercial farm include 047-001-000, 060-005-000, 046-004-000 (formerly the Bucklin and Messer farm properties.)

29.Executive Summary: The Bucklin farm Property has been an Iconic piece of property in the town of New London since the 1830's. The Bucklin farm abutted the Messer Property until July 2015, when the farms where joined under the same ownership. Historically both farms have always raised fruits and vegetables alongside animals and forages to feed the animals. Today on the sides of the hay fields that are in current use; heritage apple and pear trees are still producing fruits. The Mission of the Bucklin farm is to embrace the heritage of the farms history while using the latest up to date practices to raise Pure Bred Angus cattle. A stand of fruit trees, and blueberries will be grown with seasonal PYO operations. Cut Flowers will be grown with the option for PYO operations.

29a.hours and days of operations The hours of operation will be seasonal by nature. The Angus cattle herd will be closed to public exposure; and all sales of the cattle will be managed off site with the help of dealers and larger regional cattle sales. During the growing season the cattle will be managed with the NH best management practices and rotationally grazed on designated ~~pastures~~- outdoor enclosures. During the growing season the Farm will be open for picking with the fruits and flowers that are available to picking, the hours will be posted weekly, with weather related considerations of 9am -3pm. The farm will be open up to 4days; Thurs-Sunday. Due to the nature of growing fruits, and the dependency on weather, on weeks where production is low the hours will be changed to maintain a healthy crop, not adding undue stress to the plans.

29b. Estimate of normal business traffic: Without changing the country road status the PYO parking will be located in the paved area of the barn yard located at 170 Morgan Hill rd. (tax map 046-004-000). Overflow parking will be located just off the pavement to the

side yard by the brick farm house and along the side of that driveway. Farm production traffic will be seasonal in regards to moving all farm implements to the required sites.

29c. Description of proposed use: The farm will raise Angus cattle, the current herd is at 9 animals with the estimated expansion to up to 18-22 animals, The animals will be raised under the NH agriculture best management practices, Livestock will have minimum of 10 acres of a suitable enclosed area with access to shelter, food, and water. Since livestock has access to these means, the ordinance of 150 square feet per animal is well exceeded. ii.

“Livestock may be kept without any pasture areas, if a suitable enclosure area is available and sufficient feed is provided,” (Town of New London Zoning Ordinance, 2015, p. 3). In this ordinance it is stated that for the outside areas to be considered pasture the animals need 1.5 acres per animal and at any given time there should be the availability for the animals to graze the “pasture” they are on. The farm will be growing the hay and feed stuffs to adequately feed the animals. The fruit production (apples, Pears, Plums, blueberries) will be harvested with the PYO operation with marked areas of picking, surplus fruits will be harvested by farm staff. Flowers will be available for PYO during the hours of the PYO fruit, The farm currently has an apiary of 10 hives, the bees are instrumental to the production of produce, The apiary is behind a permanent fence set with cedar fence posts, and 4 strands of electric wire. Signs will be hung noted that the bees are in the area and that they could be a potential allergen, the fenced area will have yellow electric fence signs to notify the public that the fenced area has electricity running through the wires.

29d. Number of Employees: The farm employs a farm manager who lives onsite. Additional projected employment will include seasonal part time employment, during the peak seasons alongside the management the head of crop production (part time title) may lead up to 2 or 3 additional seasonal employees to complete tasks needed to get the jobs done.

29e. Any unusual demand for utility services: We have put in a high capacity well and 400 amp electrical service, also the residence located on the property is on town water service and fire hydrant located at the entrance of the 170 Morgan hill rd driveway. Nothing further additional service will be needed for the business.

29f. Additional information that will help clarify proposal: The Bucklin Farm is working with government programs through the National Resource Conservation Service (NRCS). The fencing that the farm will be using is federally regulated. The base of the fencing will be permanent and with the intended purpose of a perimeter fence. This design will consist of 4 strands of hi-tinsel wire attached to an electric fence charger. The corner posts will be 6” by 6” pressure treated posts set in concrete to construction standards. The

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corners will be braced with wooden support posts. Every 100 feet a 6" by 6" post will be set for strength between support posts and at 15 foot increments fiber glass posts will be placed, the animals will be on a rotational grazing system and the paddocks where the animals will be have a temporary electric fence within the perimeter fence. This consists of 3 strands of poly electric wire, and fiberglass posts.

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- 046-004-000
- 047-001-000
- 060-005-000

2.E Waiver Requests in Writing

- 2.F.16 – Preliminary wastewater treatment plans
 - There is no wastewater on the Bucklin Farm, thus, eliminating the need for a treatment plan. All storm water onsite is naturally filtered through the soil with no erosion noted.
- 2.F.17 – Preliminary landscaping plan
 - As discussed during the site visit, no additional landscaping will be changed. All land use will be in regards to New Hampshire's Agricultural Best Management Practices.
- 2.F.19 – Preliminary fire protection plan
 - The Bucklin Farm meets and complies with New Hampshire regulations reference residential fire protection. It is understood that no public will be allowed into the Main House, therefore, eliminating further needs at that location.
- 2.F.21 – Preliminary outdoor lighting plan
 - All business at the Bucklin Farm will be conducted during daytime hours. The barns located onsite do have some preexisting lighting structures; however, no additional changes will be made.
- 2.F.23 – Preliminary plan for managing surface water drainage
 - There are several natural swales located on the Bucklin Farm which in turn allow for a lot of the surface water to be reabsorbed into the ground. However, there is one drainage culvert that leads from the roadside to the pond located across the street. At this time, there is no concern for dilution of the neighboring water pond located across from the Bucklin Farm. Additionally, in extreme cases of rain there is enough area for runoff as well.
- 2.F.24 – Prelim. Erosion and sediment control plan during and after construction
 - Currently, the Bucklin Farm has no intention of conducting any major construction.
- 2.F.25 – Prelim. Plan of the ROW and travelled surface of fronting streets
 - There is not going to be any request for changes to the right of way of surface on the fronting street of the Bucklin Farm.
- 2.F.26 – Preliminary snow storage plan
 - All snow will be kept on site, which in the spring will then melt and go back into the ground. There is no salt or other additives used to melt the snow onsite.
- 2.F.27 – Preliminary plan for solid waste disposal facility
 - All non-organic matter will be contained and disposed of with care at the Town of New London Transfer Facility. Other, organic matter will be composted and retained onsite.

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- 047-001-000
- 060-005-000

2.F

- 8 – Preliminary plan for existing or proposed structures
 - The Bucklin Farm uses a total of 9 structures for farming related business. Listed below are the uses of each building associated with a building number in direct reference with the maps being submitted for the Site Plan.
 - Building 1 – “Tool Shed”
 - This 2 story building has a tool shop located on the first floor with all supplies needed for tractor and large implement repair. The second floor of this building is excess hay storage.
 - Building 2 – “Dairy Barn”
 - This building is used for storage of implements and other items including but not limited to, all haying supplies, bailer, wagons, Tedder, wind rower, and personal storage items.
 - Building 3 – “Hay Barn”
 - Front corner of this building is gifted to the New London Flower Club for storage and space. The rest of this structure is used for storage of hay.
 - Building 4 – “Big Barn”
 - This structure is used for animal housing, immediate access to a short supply of hay, areas for animal handling to include sick and birthing pens.
 - Building 5 – “Milk house”
 - This structure is directly attached to building 4 and is where office space will be located for the Bucklin Farm.
 - Building 6 – “Manure Barn”
 - All organic matter including manure will be composted within this structure.
 - Building 7 – “Fertilizer Barn”
 - This two story structure has an open concept second floor; the bottom floor is where all fertilizer (i.e. bagged & liquid) is stored out of the elements.
 - Building 8 – “Old Chicken Coop”
 - This structure is used to house additional tools and machinery.
 - Building 9 – “Carriage Barn”

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- This building is where all the necessary small machinery and tractor implements are housed onsite.
- 10 – Proposed structures – architectural style concept & exterior for all proposed building & additions building materials
 - All buildings are constructed with James Way architectural style. The majority of the building’s exterior is composed of wood; the exception is the carriage barn which is made of a tin exterior.
- 15 – Preliminary plan for streets, driveways, parking and sidewalks
 - At the top of the road, there are two pre-existing driveways constructed of dirt for Building 1 & 2. There is a dirt loop driveway through Building 3. The next driveway is on the front side of the 170 Morgan Hill Road property which is pre-existing. It is made of a mix of bluestone and asphalt, in front of and to the side of Building 4 is where all “Pick-Your-Own” parking will be located. This driveway continues on past Building 4 constructed of bluestone past the remaining onsite buildings and then exits the property back onto the paved portion of Morgan Hill Road. There are no sidewalks located on or adjacent to this property. Besides the one parking area already spoken about, all other driveways are strictly reserved for farm traffic and no public access is permitted.
- 18 – Preliminary plan for domestic water
 - The 170 Morgan Hill Road property has town water supplied to the residential structure on this site. There is also a fire hydrant located on the right side of the road way just prior to this location. Located in front of Building 5 a new well has been placed which will be used for agricultural purposes to include livestock and plants.
- 20 – Existing and preliminary proposed utility plan
 - Buildings 4 and 5 both have had recent electrical work done to them and currently there is 400 Amp service running to both of these buildings.
- 22 – Preliminary sign plan
 - A sign will be constructed with the intentions of first taking into consideration local and state regulations. The sign will be located in the area of the first driveway which gives access to the 170 Morgan Hill Road property. The sign will be made of wood and secured with two wooden posts, see attached sheet for further information.

170 MORGAN HILL ROAD
JAN 05 2016

± 10

± 14.8 Acres
TOTAL FRONTAGE ± 825.3'

± 825.3'

047-001-000
170 MORGAN HILL ROAD
DORR FAMILY FARM, LLC

FOREST

046-004-000

060-005-000

FOREST

FOREST

FOREST

Hay

FIELD

Hay

FIELD

FIELD
Hay

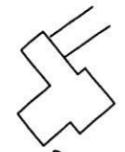
HOUSE

BARN

BARN

HOUSE

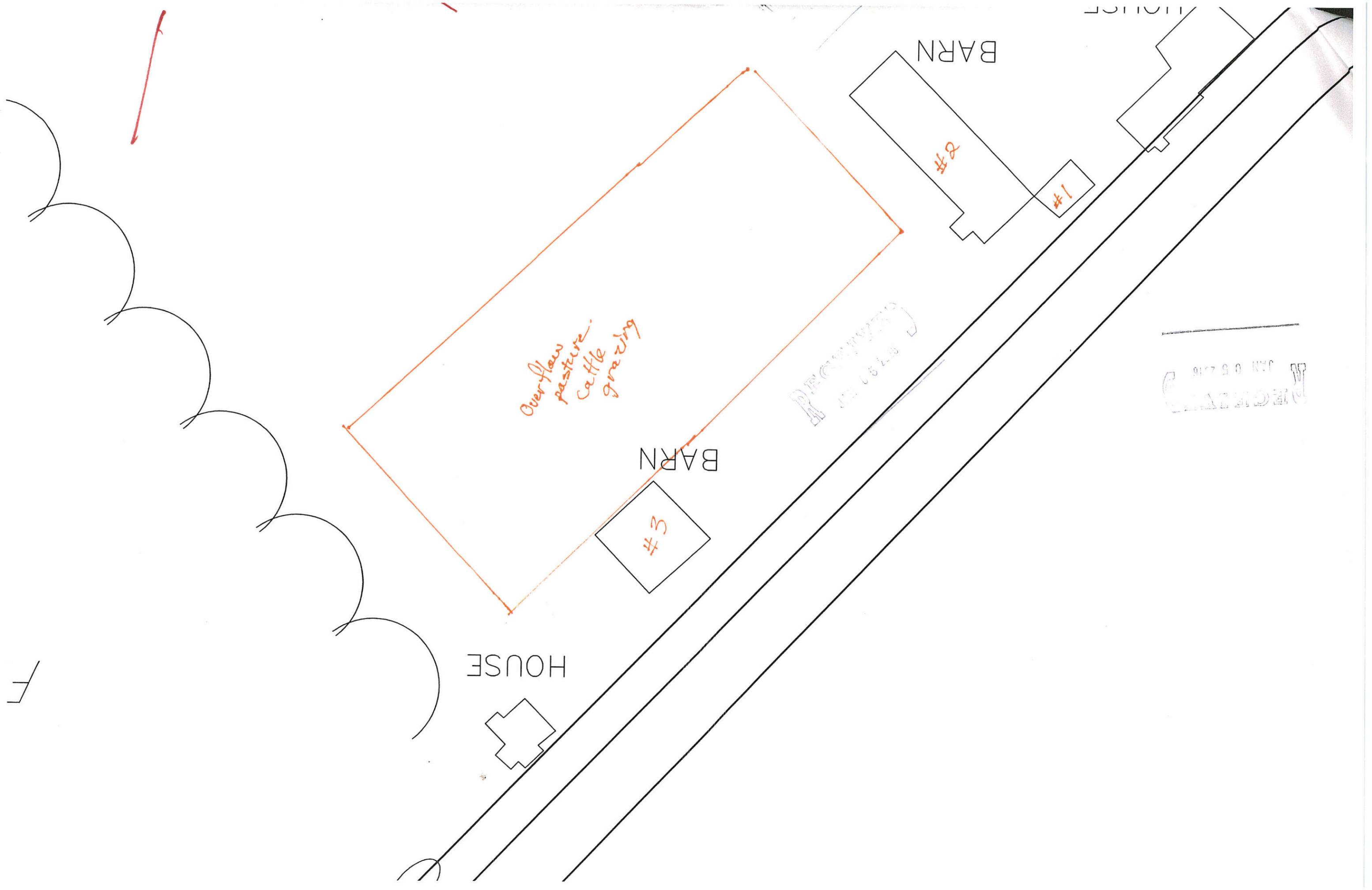
HOUSE



046-003-000

RECORDED
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HOUSE

BARN

#3

Overflow pasture.
cattle grazing

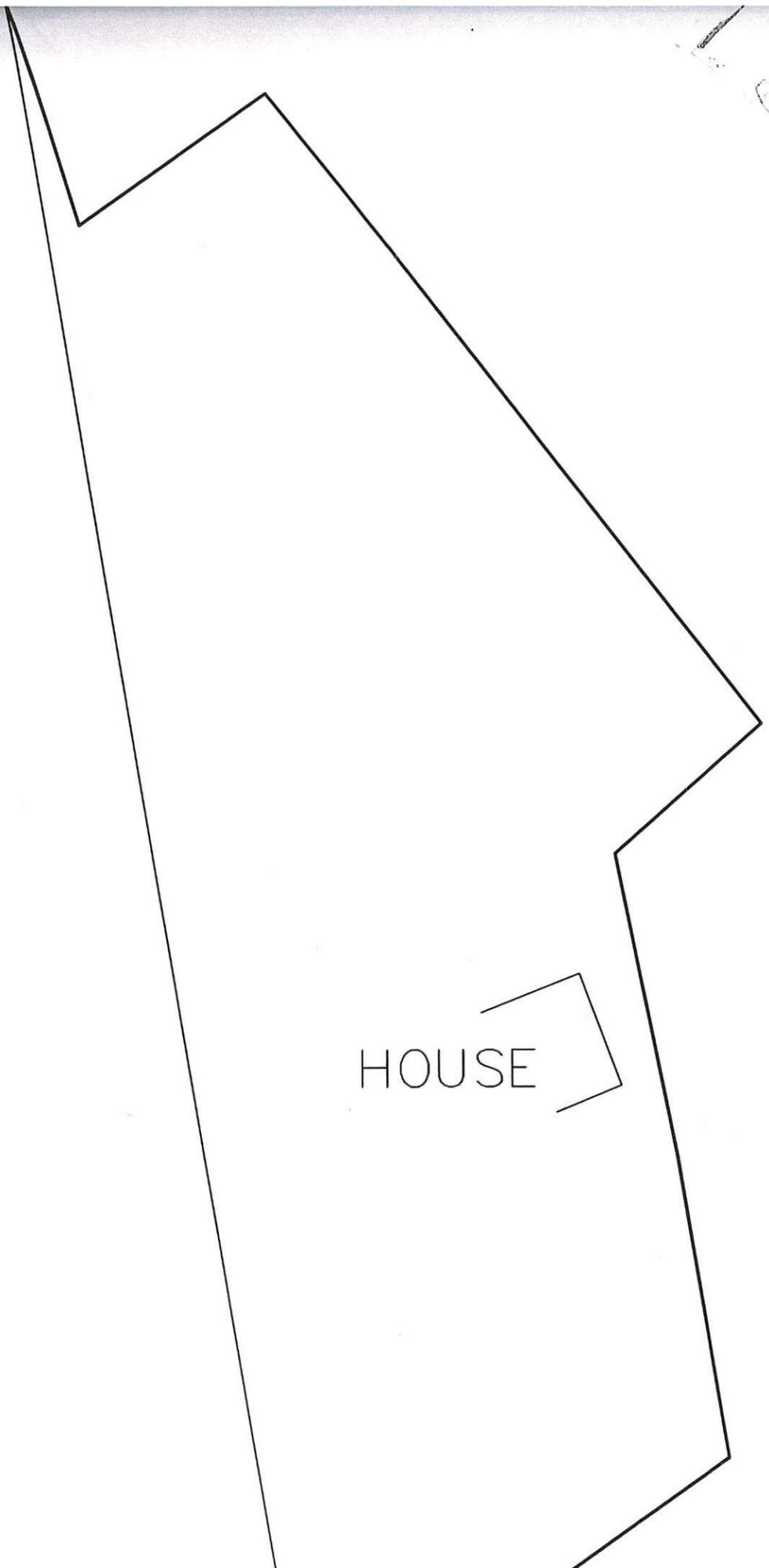
BARN

#2

#1

REGISTERED
JAN 05 2010

REGISTERED
JAN 05 2010



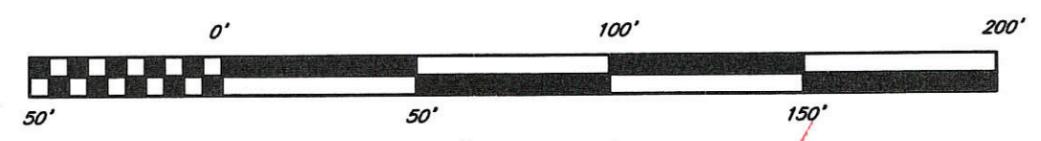
HOUSE

FIELD

Hay

Hay

Scale in Feet =



1" = 50'

