

LACHAT FARM AT THE JULIANA LACHAT PRESERVE		MASTER PLANNING I		
VERSION 2.2.13	Mission Statement: Lachat Farm at the Juliana Lachat Preserve offers farming and environ			
	and an important connection with and enjoyment of our land that fosters a happier, health			
PHASE 1 (First and Second Years)	LOCATION	FUNCTION	WORK NEEDED	WHO WILL DO IT
- fence field 2-4 acres	southwestern field	keep out deer and other varmits	RFP, 3 bids	fencing contractor
- community gardens	southwestern field	Education, community building and food production	rules and regs tbd, raised beds? Plowing?	volunteers - Weston residents, interns, scouts, kiwanis, GVI, BBB, farmer friends
- irrigation	southwestern field	water for plants	research best source, find out flow rates for existing wells	Nick, well / pump contractor
- hedging	along parking and fenceline	hiding fencing and parking areas	digging, fertilizing, planting	volunteers - garden club, etc
- parking area	bordering street near field	car park access to farming area	grading, packing, gravel or wood chip, put out to bid?	town or landscape contractor

- Berries, wild edibles	outside or inside fenced area	screening, barrier and possible small income	fertilizing, trenching, planting	volunteers, town maintenance (holes/trenching?)
- squash / pumpkin garden	northwestern slope	income, family fun, farming ed	surface tilling, fertilizing, planting	volunteers, farmer friends
Temporary housing	garage apartment	farmer or farm manager housing until homestead is restored	minor repairs and furnishing	farmer and volunteers
Chicken coop	mobile / fields	eggs, education	building coop, someone to care for chickens	Judy Morris, Phoebe Cole, Girl Scouts
Location for CSA dropoff / pickup	wagon shed	brings people to the farm, access to local food sourcing	Identify farm vendor(s), shelving, refrigeration?, management, marketing	CSA manager or farmer
Workshops on Organic Gardening and Farming, Food Preparation and Preservation, and Traditional Crafts	house / cow barn / fields / gardens	education and income	organizing, locations TBD	parks and rec organize?, local Experts will teach

Children's Garden	inside fenced SW field	play and education	planting and maintaining	kids and volunteers
Ongoing restoration of Lachat Farmhouse	homestead	apartment for farmer, museum, art center, small group workshops, office	cleanout - mold and lead paint removal, roofing, new heating system, handicapped access, bathrooms, wallboard, carpentry, paint, landscaping, etc	contractor and volunteers
Historic Herb Kitchen Garden	near house	landscaping, deer repellent and culinary	siting plot, design	garden club? Master Gardener trainee, Volunteers
Farm stand	tractor shed			Town farmer, volunteers
Composting	near fenced area or inside fenced area	to provide organic matter for the gardens, recycle organic materials from on-farm	building various models of compost bins and systems	farmer, volunteers
Art classes	house and plein air	community building	organizing	Local artists

Internships and volunteer program	all around the property	outdoor education, exercise, community service	landscape rehabilitation, barn cleanout, light construction, farming and gardening, organizing, outreach, fundraising and promotion	high school and college students
Seed bank	Town Library or Farmhouse?	preserve heirloom varieties	organizing, collecting	farmer or volunteer
Hoop houses or high tunnels	in the beds	extend the season	research grants, installation	Kiwanis?
Tree planting	orchard and other sites (see phase 2)	Permaculture model, landscaping, crops, carbon offsets	digging, fertilizing, planting	community groups, volunteers, farmer,
Flower gardens	in and outside fencing	beauty, income, community	planting, organizing	volunteers, farmer, garden club
After school farm clubs	all around the property	outdoor education	organize and lead club	farmer or educator, could be administered by Parks and Rec
Farmer		Managing Farming component	write job description and solicit applicants	Lachat committee (Ask Dina)

Initiate Barn Cleanup and planning	barn	meeting and education	grant writing, roof repair, renovation	volunteers, farmer, contractor
beehives	near orchard and gardens	Pollination, education, preservation	building and maintaining hives	Backyard beekeepers, Red Bee
Signage	entrances, buildings, exits, map, mark gardens	traffic flow and directions	sign making and posting	sign maker or scouts
Holiday Events	all around the property	celebration, community building	organizing	volunteers, FOL
PHASE 2	LOCATION	FUNCTION	WORK NEEDED	WHO WILL DO IT
Production garden & Toolshed	southwestern field inside fencing	Income, source of local food, education	Tillage, soil prep, sowing, weeding, irrigation	Town farmer, volunteers
Barn Renovation including teaching Kitchen	cow barn	Event space, Educational Workshops, Cooking and Canning, Produce Washing and Processing Facility, Potential Income	Complete renovation and kitchen addition	architect, local builders, local experts and farmer
Coolbot refrigeration	cow barn	Produce and food storage	Equipment and installation	GVI - Sal and Monique to advise
Generator	TBD	Back-up energy source to preserve investment	Trenching, Propane tank and electric hookup	Contractor, local Electrician

Solar Panels	barn	Energy Savings and Environmental Sustainability	Installation	sustainability committee will advise, electrician, contractor
Tractor / Machine Shed	Machine Shed	Farm maintenance etc	Research and purchase	Farmer
Open air concert space	northeastern field	Community building; enjoy landscape; fundraising	Clearing and Stage Access, Event insurance? Parking management; ticket sales	Arts Commission?
Orchard / vineyard / nut trees	southeastern field	constructive use of hilly terrain; sales income, education	selection of heirloom varieties; purchase & planting; deer deterrent needed, maintenance	Farmer and volunteers
Cross country ski / snowshoe trails	fields / woods	Winter use of property; a tribute to Leon the skier	Some brush clearing, Rental equipment possibly donated by outdoor sports store or manufacturer; warming hut	Volunteer group or Nature Conservancy?
Sledding and Sleigh rides	"ski hill" and meadows	holiday celebration and winter use; children	Brush Clearing, rental of horse and sleigh for events	FOL, local contractor

Rain Pond	wetlands between fields	water runoff management, irrigation, conservation, aesthetics	research (see irrigation)	volunteers, town maintenance or contractor
Maple Sugaring	Maple Stand - woodlands near trailhead to the Den	educational; sales; community effort/event	tapping of maples; collecting and boiling	farmer and volunteers- young people
PHASE 3	LOCATION	FUNCTION	WORK NEEDED	WHO WILL DO IT
Farmer's Workshop and Welding Shop	existing workshop building / or new construction	To store farmer's tools; Welding supplies	Re-purpose existing space or tear down and new construction	Farmer and Community Group or contractor if new construction
Sugarhouse	near trailhead to Devil's Den	maple sugaring	construction of shed-like structure	Kiwanis, volunteers, interns
Beautiful stone walking path	along brook to upper field	easier access to upper field	leveling for steps to make path, vegetation and stonework alongside for beautification	Kiwanis?, interns, volunteers

Wetlands Bridge	across brook / wetlands in lower field	safety from water, ability to traverse wetlands with wagons or tractor or on foot, wetlands preservation	building bridge and footings	Builders w/o borders, Kiwanis?, volunteers, farmer
Small Animal Husbandry	Workshop	education	fencing for animals, get instructor, design course	volunteer from community
Cheese Making	Barn milk parlor	education	demonstration kitchen built	expert in the field, volunteers
wetlands walkway	western border	sustainable walking so as not to disturb the ground, safety for children	building of walkway	Kiwanis, Builders w/o borders? Volunteers
warming, waxing hut	near the cross country skiing	education and exercise for the community, Leon Lachat loved to ski	Could be the same as the sugarhouse if designed properly. Warm up hut for cross country skiing wouldn't be needed at time of maple sugaring	Kiwanis, ? Builders w/o borders?, volunteers

Greenhouse	Near production garden possibly behind existing apartment	for early seedlings and extending growing season in to winter	assembling of greenhouse	volunteers from community
Ginseng, mushrooms	greenhouse, gardens	Food and nutrition	cultivation and maintenance	farmer or volunteer
Museum of Godfrey history	homestead	historical preservation	research , documentation and organization	volunteer historian
Bird Feeders Sanctuary	yards between house and barn	wildlife preservation	build feeders and hang or mount them to poles	scouts, farm club, summer program kids
Wind mill	on hillside	energy generation	research	contractor

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mental educational experiences for all ages, community-building opportunities,			
ier, more “grounded” and sustainability-centered Weston.			
MATERIALS	TIMEFRAME	RATIONALE	DETAILS
TBD - aesthetics important	upon approval	necessary to grow crops successfully; this is not a permanent structure	view must be preserved, so fence must be attractive, or better yet not noticeable
TBD	upon approval	people learn gardening techniques from one another	100 - 10x20 ft plots, administrated by town body / \$50 per plot
cisterns, rain barrels too	upon approval	water source for gardens	possibly source from Walden Woods pond or new pond where old pond was
fertilizer, plants	after fencing and parking areas established	preserve the beauty of the property	could be edible or ornamental
stone dust, gravel or wood chips	asap	discreet area for 10 - 20 cars at bottom of field	vegetation planted to minimize visual impact

tools, fertilizer, plants	after fencing	pick-your-own, income	native perennials - currents, blueberries, blackberries, raspberries, elderberries, some inside, some outside fencing
plow, organic fertilizer, seeds, mulch, possible electric fencing	asap	good use of sloping area with minimal cost or impact on land	pick your own pumpkin patch, and winter squash, seeds, electric fence, solar panel
spackle, paint, etc	upon approval	in lieu of salary for farmer and because house apartment will not be completed soon	
wood, wheels, etc	when there is a caretaker	very popular hobby that people want to learn, fun for kids	
wood for shelving,	asap	people could recycle bags, boxes, egg cartons	produce dropped off by farmer Wednesday AM. 10 - 2 Pickup, leftovers donate to Weston Food
marketing	asap	community outreach and involvement	companion planting, square foot gardening, raised beds, no till, soil health,

seeds and organic fertilizer	after fencing	community outreach and involvement, great place for young kids who want to dig, plant or pick veggies so they won't dig up community plots	separate area so doesn't intrude on community garden, raised up a bit, smaller beds, stools, peas, carrots, lettuce, beans, radish, basil
construction supplies, appliances, etc	ongoing	Every farm needs a farmhouse	see architect's renderings
seeds	asap	This could be part of a historic garden with colonial Williamsburg as a model	This could be designed around the maple stump in the side yard
wood and other materials	asap	nourish gardens, model for homes and schools, recycle waste from community	
TBD	asap	part of the educational mission	Possible Gallery / Art Class space in House

TBD	upon approval	Weston Sustainability Committee will supervise High school seniors	
envelopes	seasonal	share and exchange seeds well adapted to this region and /or rare	
metal hoops, plastic, etc	late season	extend the growing season in fall and early spring	various options to be explored
saplings, tools	asap	beautification, possible income crops, carbon sequestration, historical varieties, great fundraising vehicle	Flowering Chestnut in turnaround, Wild nut trees, witch hazel
seeds	asap	pick-your-own, income, community bulb and perennial exchange	for landscaping and also we could plant some rows of pick-your-own flowers like Warrups Farm
	asap	some kids would like a non-competitive program that provides fresh air and exercise	spring and fall
	upon approval	too much to run this project with all volunteers	In lieu of or in addition to small stipend, farmer would be offered housing and an opportunity to earn income from the farm

construction materials	asap	gathering, event space, workshops on cooking, canning, dehydrating, juicing	this is its own project and will be planned during phase one
wood, screen, etc	asap	bees are vanishing, they are essential for growing crops and other plants	hives would not be near children's areas
wood, paint, varnish	asap	safety and organization	Lachat Farm at the Juliana Lachat Preserve
TBD	holidays	family fun, awareness raising for farm	Easter egg hunt, Wreathmaking, sleigh rides
MATERIALS	TIME FRAME	RATIONALE	DETAILS
Seeds, organic soil amendments, tools, row cover	6-9 mos	intensive farming model, income generating, provide fresh produce for schools, farmstand, CSA, food bank and senior, preserve heirloom varieties	grow brooder greens, leafy greens and specialty vegetables for markets
lumber, appliances, furnishings	1 year (with funding)	Every Farm Needs a Barn. Ours is for gathering, event space with kitchen for catering, workshops on cooking, canning, dehydrating, juicing and processing local produce.	Hold "Barn Raising" community event
A/C, lumber etc	1 month	Health code necessitates refrigeration	Walk-in storage area
generator, electrical	1 month	Insures buildings, crops, irrigation is uninterrupted	Generac 20W

Solar Contractor	Upon approval, 4 months	We want Lachat to model clean energy options, reduce carbon footprint	Solar Panels can now generate a significant portion of electricity for the site
	upon funding	Needed to service farming components, fencing, compost etc.	Tractor plus accessories
Power? Generator?, Stage Rental?, Shuttle bus	Summer	"Music Meadow" again!	
fruit trees or grape vines; access to watering? Trellising for grapes	Spring or Fall planting; long term	Pick your own; jam making; cider making, soil retention, permaculture, crop diversity	Trees and vines take many years to become productive - 5 years from planting to production
possible rental equipment, signs for trails	TBD	Keep community involved in winter; health	Would town insurance cover this?
None	Winter	Bring families to the Farm in Winter	Would town insurance cover this?

liner? Piping, solar pump, Earth mover	TBD	skating, fishing, biodiversity, irrigation	fed by springs and runoff, water retention / detention
Tapping supplies; bottling supplies	Taps and buckets set up; Spring sap flow	Fun, historic, educational activity for families	60 taps = 20 gallons; 2-3 taps per tree.
MATERIALS	TIME FRAME	RATIONALE	DETAILS
Lighting	TBD	A space for the farmer's equipment will need to be identified. Barn will most likely be used for public space so it would not be a safe place for equipment (danger to children, etc.)	Could be in the barn or machine shop.
building materials, tubing, buckets, etc.	1-2 months of building in year three or four unless we find a "sugar daddy"	Education and profits from sale of maple syrup	maple sugaring was and is an historic part of the N.E. history of farming. This could be the same structure as warming
natural-from surroundings, bring in wildflowers	slowly work on over a spring and summer	easier access to upper field	landscaped with native plants and native stones

lumber, nails, bolts, etc. request lumber donations from Home Depot, building supply companies in area	1- 2 months	safety for children, crossing of brook on new bridge	
fencing if animals present	spring thru fall	family friendly, land clearing, grazing and mowing, rare breed genetic diversity	seasonal calf, goats, sheep, rabbits, pigs
kitchen equipment	all year	education	
building materials	1-month	less contact with the ground, safety, higher up for observation, tc.	
same as sugarhouse	same as sugarhouse	Community activity and Leon was a skier. Winter outdoor exercise. Cross country skiing and snow shoeing are excellent ways to get in the woods and be outdoors at the same time. The need for a place to put skis on and also get warm after skiing is important and a community builder.	Educational winter programs can be arranged with REI or EMS, etc. Good for renting out for parties, etc.

frames, plastic covering, etc.	several days	seedlings for farm and sale	educational classes on growing,
roots and spores	seasonal	Both are superfoods. Provide opportunity to learn about specific cultivation methods	These crops were suggested by community members
artifacts and display technology	TBD	Preservation and education about local history	Exhibition of historical info, oral histories and artifacts pertaining to the Lachat Farm and Godfrey legacy
wood, nails, tools, paint	seasonal	songbirds are endangered in Weston and need safe habitat	We could build houses and feeders for specific endangered species
windmill and wiring	TBD	A windmill could run a water pump for irrigation	