

(This document and the elements held within are still a work in progress)

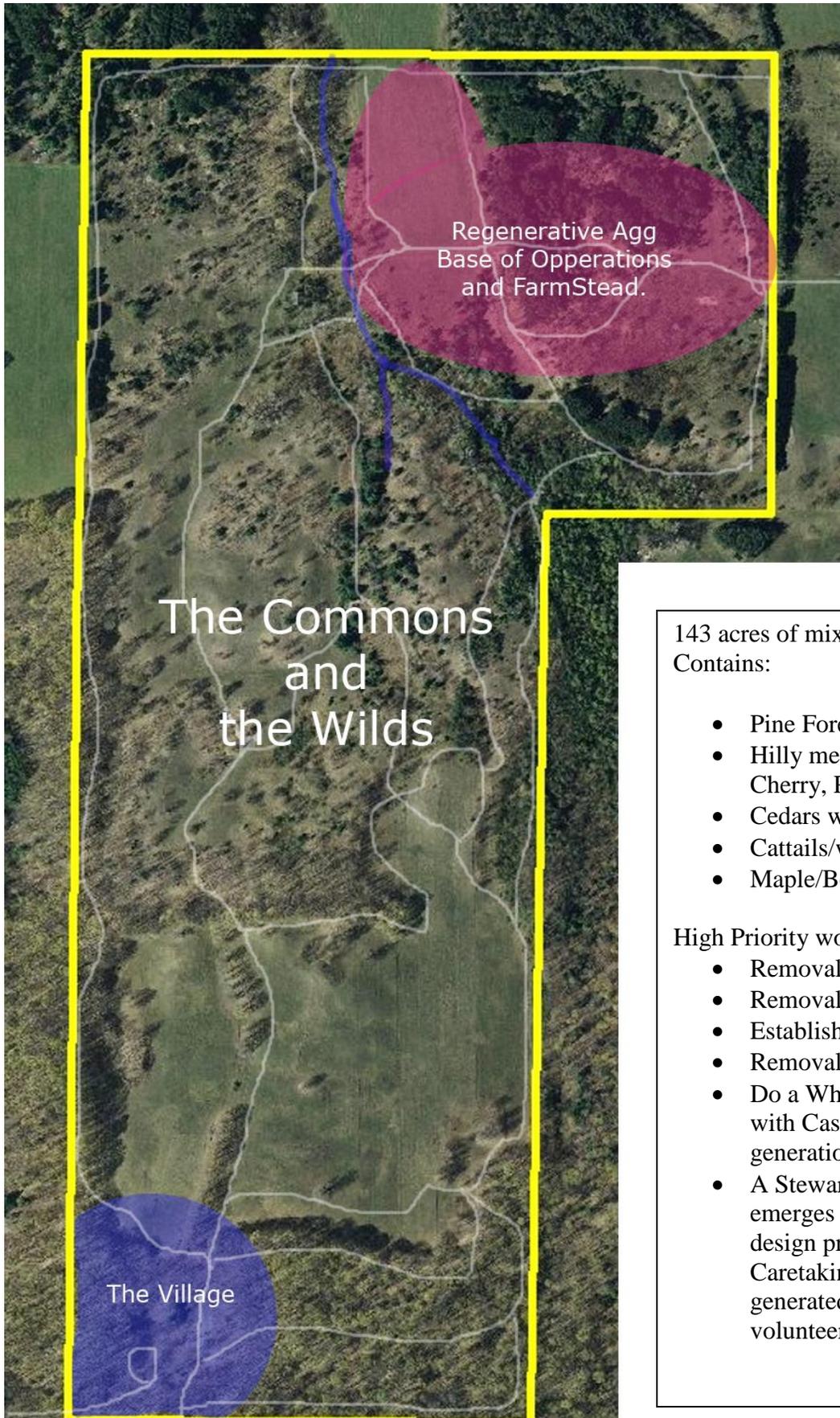
Land in Conservation/Code of Development: The Toadstone Land is placed into a legally self-determined contract of conservation, assuring that only certain areas can ever be developed; and that those areas are developed only under specific guidelines. *These guidelines include, but are **not yet limited to:**

- **85% of the land will be managed by HNS as wild commons.** The people/organization stewarding this land will guide the integrated wilderness towards its greatest expression as a healthy, abundant, thriving, and ecologically diverse system. This area will also offer camping opportunities for seasonal guests, students and staff, as well as providing space for community events, ceremonial gatherings, outdoor workshops, hunting and gathering (including maple sugaring), perennial plantings/wild-land gardens, and any other low-impact, reciprocal or regenerative needs.

- **10% of the land will be dedicated to regenerative agricultural.** This area is designated for regenerative farming purposes and will be managed by the farmer in residence. Greenhouses/Barns/Outbuildings, the farmer residence, and a caretaker residence are permitted in this zone, so long as they directly serve the purpose of regenerative agriculture. The agricultural element of life on this land is to always remain above the standards of organic farming— utilizing permaculture design principles, and biodynamic practices. This or something better, for the wellbeing of the land and all beings who call it home. Structures built in this zone will meet the same guidelines outlined for the village.

- **5% of the land will be zoned for the village.** This section will hold HNS facilities and up to but not exceeding 12 living spaces. Living spaces will concentrate themselves within a 5 acre cluster. All infrastructure and housing here will be created “off-grid,” to the highest standards possible, allowing for long-term resilience and sustainability. Efficient design paired with renewable energy resources (sun, wind, wood, etc.) will provide the main energy source. Propane tanks and gas powered generators can be relied upon for backup or temporary power systems but are not intended to be the main power source and will ideally be phased out in time. All co-habitant structures are created within a larger, village-style pattern/cluster. Each household will work to minimize their ecological and physical footprint, while maximizing efficiency, affordability, comfort, beauty and functional livability. Structures will be designed and constructed to bring forth the greatest conditions for human health, wellbeing and happiness. Structures will be built close enough together to preserve as much of the commons as possible, while promoting resource sharing; they will also be built far enough apart to provide a sense of privacy and personal space. Facilities and infrastructure will be created for shared, efficient use of space/resources (e.g. solar panels, well water, septic, sauna, communal kitchen, laundry, workshop, etc.). To share resources and promote authentic village culture and connection (versus another suburb/neighborhood, school campus, etc.). An agreed upon continuity of form and aesthetic will be held to strongly~ ideally determined by Natural Building techniques and locally available materials. The majority of building materials should come from local businesses who sustainably harvested their materials, from materials we harvest sustainably ourselves, and/or are from salvaged reused materials. All structures are created to be beautiful, sturdy, efficient, and functional. The Village zone also includes the HNS Lodge (classroom/gathering space, restroom, kitchen, & apartment), HNS equipment barn, HNS outdoor classroom, a cistern, and outdoor bathrooms and showers.

Property Overview



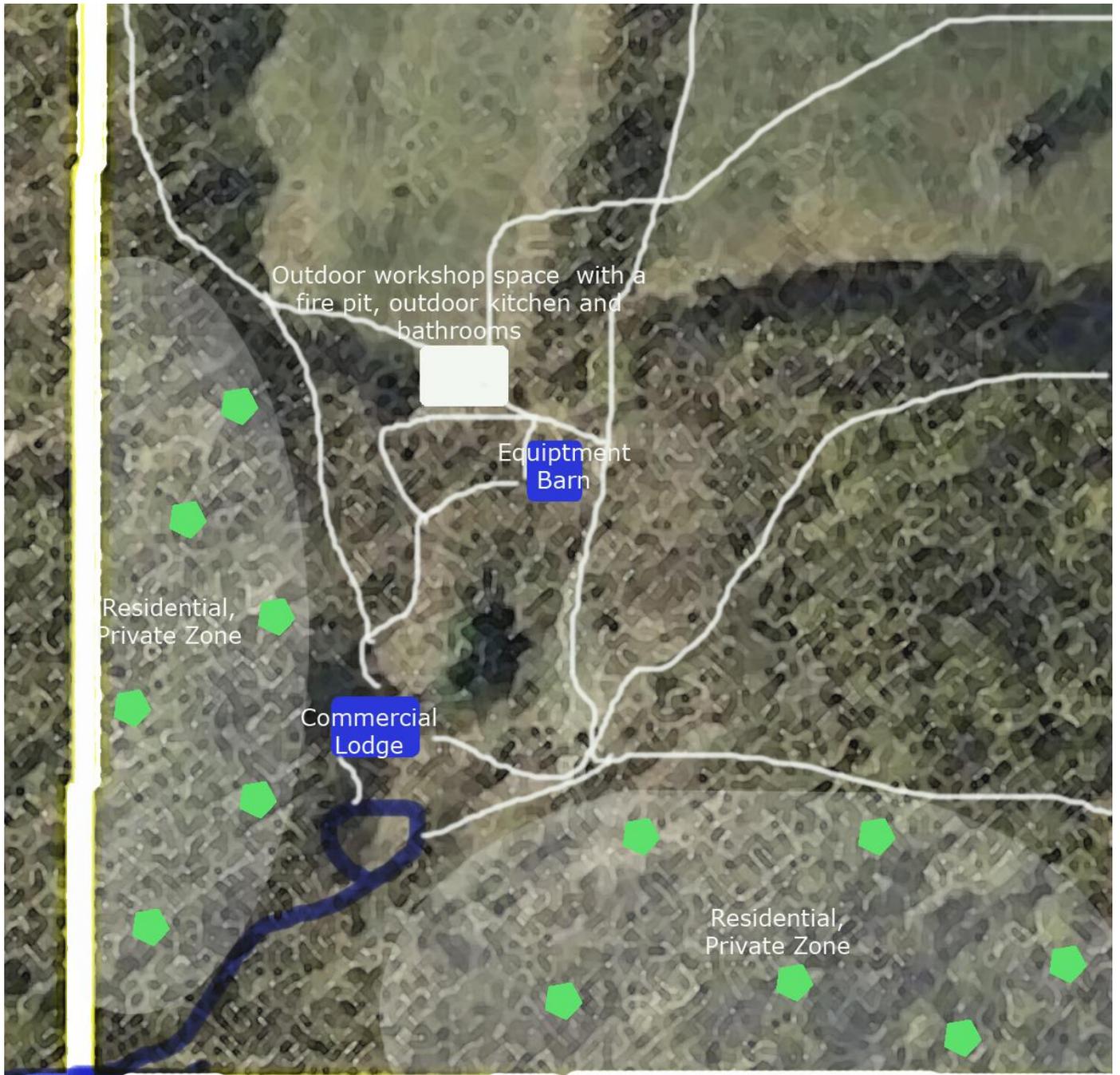
143 acres of mixed ecosystems.
Contains:

- Pine Forests
- Hilly meadows with maple, Cherry, Pine Succession
- Cedars w/creek
- Cattails/wetland
- Maple/Beech Forests

High Priority work:

- Removal of Deadfalls
- Removal of Bush Honeysuckle
- Establish trails and play areas
- Removal of remnant trash
- Do a Whole Site design Plan with Casey and Wes of 7th generation design :)
- A Stewardship Council emerges out of our whole site design process and a Caretaking plan/calendar is generated to guide staff and volunteers to projects.

The Village Zone



Commercial Road

