



2005

Commonly Asked Questions:

What is the ultimate number of households anticipated?

We currently have 5 and are planning to include 2 additional household.

Are there restrictions on the use of rented land ?

Contingent on resident and board approval. Any use must sustainable.

How much land is available for lease?

There are 275 acres total. 50 acres are currently leased. Of the total acreage, there are 220 acres of forest land, 25 currently under conservation. Approximately 200 forested acres is currently not leased.

Who owns the land?

Cold Pond Community Land Trust

What does it cost to lease land?

The resident site lease fee for 75 feet from the outside walls of your dwelling is currently \$ 141.25 per month.

Please refer to Financial Info sheet for breakdown and fee for acreage lease

What does the lease fee go towards?

CPCLT land taxes, insurance, administration overhead & debt

What financial commitments are required?

Paying monthly lease fee. No financial investment is required, however investment is encouraged.

What is expected of me as a resident?

Attendance at weekly meetings and adherence to Guiding Principals.

What is the role of the Board of Directors ?

Oversee management of land, organization and financial responsibility and establishing policy.

How are community decisions made?

Consensus.

What is the purpose of the one year trial ?

To see if the land trust, life style, location and personal relationships work well with the prospective residents and residents of CPCLT.

Where do I live during my one year trial period?

There is currently no housing available. Each household or individual must provide for their own housing (tipi, yurt, tent, local rental, etc.).

Where are the closest towns for business/ shopping, etc?

South Acworth (4 ml.), Charlestown (8 ml.), Walpole (12 ml.), Bellows Falls (15 ml.), Claremont (15 ml.), Newport (17 ml.), Keene (30 ml.).

What are the opportunities for employment off the land?

Various options in trades, schools, municipalities & local small businesses. Employment opportunities are varied and plentiful if you are willing to travel to the towns listed above.

What are the education options for children?

Public elementary school in Acworth center; regional high schools near by; private schools include the Orchard School and a Waldorf School in Keene; home schooling is always an option.

Does the community subscribe to specific spiritual beliefs?

No, but all beliefs are embraced and encouraged.

If I decide to leave, what is the process?

Once notification is given to the land trust residents and board, the land trust has first option to purchase your buildings and improvements. If that is not plausible, the house can be put up for sale but the buyers must wish to be part of the land trust and go through a trail period.

If the land trust disbands, what happens to my leasehold?

Residents get right of first refusal to purchase land around their buildings. Whatever isn't sold will be put up for public sale.