

Town of Hollis, NH Selectmen,

As a preface to our proposal, my wife Kelly and I would like to let you know a little about ourselves. My name is Adam, and I grew up in a rural area of central Maine then spent nine years as a United States Marine. After leaving military service in 2011, I worked as a military contractor overseas, then pursued higher education and graduated from Wentworth Institute of Technology with a Mechanical Engineering degree in 2017. I now work as a Research Engineer at Northeastern University. My wife, Kelly, was born and raised outside Chicago. She received her degree from Boston University and quickly began her dream career as a News Producer with NBC News. She has since left the chaotic world of news as we welcomed our son Lincoln in April 2018, and we have since had a beautiful daughter named Olivia in May 2020.

As I was finishing school in Boston, we knew a more rural community would be where we would settle. We fell in love with Hollis immediately and have loved being residents since 2016. The sincere sense of community and balance of accessibility, conservation, and agriculture makes us greatly appreciate everything the town and community have to offer.

Ever since Kelly and I talked about our future home to raise our family, we have always envisioned it being a home set on a picturesque lot, where farming and forest meet. The beautiful home we were fortunate enough to find checked all of those boxes. We are excited to start our own family farming legacy as a young family in a time where there are less and less farmers. We make our request with a great understanding of the duty leasing this land requires to the town's people who purchased it. We are extremely excited by the opportunity to contribute to the revival of a property we have a great deal of appreciation, admiration, respect, and love for.

Respectfully,

Adam Colby
146 Nartoff Rd.
Hollis, NH 03049

Stefanowicz Property Request for Proposal

Adam and Kelly Colby

AKD LLC

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Hollis, NH 03049

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Background and Goals

We, Adam and Kelly Colby, have lived in Hollis since 2016, and in 2018 purchased our home abutting the Stefanowicz property. As the town's strong agricultural roots and conservation efforts were the characteristics that initially attracted us to Hollis, upon purchasing our home we were excited at the unique opportunity of contributing to those efforts.

We feel we can provide the highest level of stewardship of the property and commit to maximizing both agricultural output and public usage. We are also interested in contributing toward conservation efforts throughout the entire property including but not limited to field rehabilitation, stonewall revival, invasive controls, long-term infrastructure, forestry management, and trails.

The following is our proposal for a 25-year lease.

Areas Requested Under Proposal

Zone 1

Fields 1, 2, and 3, as well as wooded prime soils land in Zone 1, would be developed in four phases into a hop yard. In years one and two of the lease, Fields 2 and 3 will be combined through clearing large amounts of invasive growth that currently separates the two. The fields will be planted with soil-holding coverage and a trellis system installed, with hop production beginning in year two. After trellis is installed and vines are established (Fields 2 and 3) in year three, the process of clearing the existing orchard in Field 1 will begin and established with trellis, soil-holding coverage (mostly already exists), and vines beginning year five. Lastly, after Fields 1, 2, and 3 have established hops production, the expansion into the forested prime soils area will be targeted for completion between years 10 and 15, with clearing efforts being undertaken from years five to 10.

As our plan is phased, we would be interested in the current farming operation of the orchard in Zone 1 be afforded an opportunity to continue until an agreed upon date between years three and five.

Zone 2

This area of land is a high priority to us, as it encompasses our personal property and affects us greatly.

The northern half of Zone 2 (see Figure 1), which is forested, will be managed in accordance with best forestry management practices at our expense. This area is also plagued with invasive overgrowth, and over the course of the lease, time and resources will be invested to eradicate all areas of overgrowth bordering Fields 4 and 17 where it is most significant. Zone 2 is also where many beautiful stonewalls could be viewed from trails. This area will require efforts that include revival of portions of stonewall and road runoff management. We have had discussions with the Hollis Trails Committee Chair and

agreed our lease would include contributions to trail management to maintain already established trails and ensure maximum recreational usage for townspeople.

Fields 4 and 17 will go into hay production. There are also additional wooded areas in Zone 2 North directly surrounding our property line that can be brought into agricultural production; however, this would have to be in conjunction with clearing areas of our personal property, which we are willing to do.

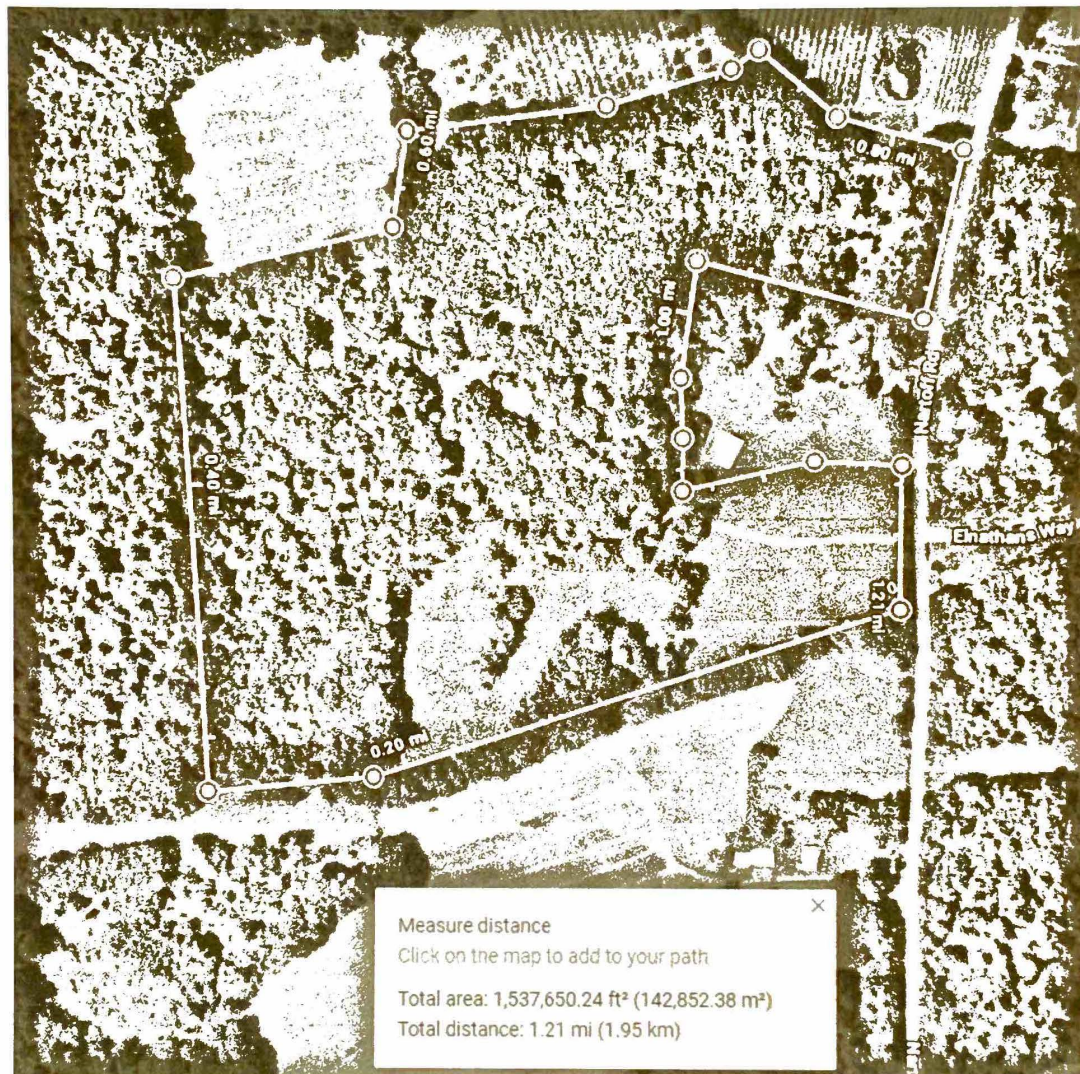
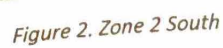


Figure 1. Zone 2 North

We are willing to work with partners or co-lessors as needed to ensure maximum output for Zone 2 under NRCS guidelines for Fields 8, 21, 6, 15, 12.



Capital Investment and Personal Conservation Contribution

Aside from operational investments that have already begun with equipment purchases, capital investments will be on the following projected timelines:

Target Year 3 Completion: We have discussed with NH DES plans for an agricultural pond install on our personal property. In conjunction with ours, we would be interested in adding a pond(s) where appropriate. This will allow us to have irrigation throughout the property and will be an asset of the town and this land forever. – \$5,000

Target Year 5 Completion: Solar and Wind Powered Well – \$5,000-10,000

Target Year 10 Completion: Structure in Zone 2 Razed and Replaced – \$25,000

Personal contributions over the life of the lease will include invasive overgrowth eradication, neglected field recovery, forestry management, erosion controls and runoff management, agriculture pond(s), and beehive keeping. This added value will be significant over the 25-year lease period.

Lastly, contributions as needed for road management for other potential lessees' access such as Larry Poulin, as well as support for Hollis Trails Committee efforts.

Annual Payment – Negotiable

Zone 1

Annual lease payment will be \$2,000.

Zone 2

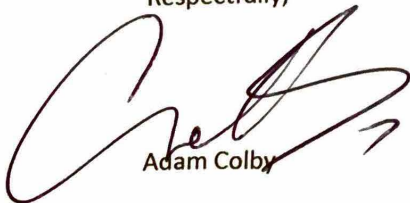
Annual lease payment will be \$1,500.

Inflation rate will be paid based off the previous year's inflation (i.e., Year 2 (2022) will be inflation rate from 2021).

Conclusion

As reliable, resourceful stewards of this land, our focus over this 25-year commitment is maximizing the agricultural output, all while accommodating community access and preserving and contributing to the overall character of the land.

Respectfully,



Adam Colby



Kelly Colby