

Jacobson Farm

FKA: TransFormation 33 Single Family Lots and 4 Unit Barn (CUP III)

*A neighborhood that meets local needs
while integrating sustainability and preservation*

Property Location:
Christian Hill Road
Tax Map 5 Lot(s) 100 & 148
Amherst, NH 03031



Town of Amherst Planning Board
Final Subdivision Application
November 4, 2024

Architectural Plans



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Workforce Housing

- The Amherst Barn was designed for the Jacobson Farm project to meet the Workforce Housing guidelines. It has approximately 486 square feet of net leasable area in each of the one-bedroom units and approximately 788 square feet of net leasable area in the two-bedroom units in this design. All four of these residential units are on the second and third floors and are designed to be Workforce Housing. The first floor is designed for mixed use including Community Supported Agriculture (CSA) farm products distribution and collections, as well as a community gathering space
- The “L” in the existing farmhouse fits the description of what the town wants for its Workforce Housing in the Envisioning Amherst 2035 Master Plan---Accessory Dwelling Units (ADUs). This two bedroom, 800 +/- square feet was renovated by the Jacobson family approximately 20 years ago
- The last unit of Workforce Housing also fits its Master Plan description for Workforce Housing. There are three potential home styles that fit this ADU---The Northampton, The Peterborough, and The Brookline.

Market Rate Housing:

- The 3 Bedroom Cape is designed for a pocket neighborhood of three homes off of the private road to the left of the existing farmhouse. The homes hug the edge of the fields and have optional carports adjacent to the roadway.
- The 3 Bedroom Cottage has been enlarged to from the twenty-two feet wide to twenty-six feet wide. The site now allows for a walkout, so there is additional finished basement space. The size is now similar to the 3 Bedroom Cape. This home has an optional attached greenhouse.
- The Lenox, approximately 1,610 square feet on the first and second floors. Additional finished basement space will be made available depending on the walk-out and look-out grading options of the individual lot. This home is designed for the empty nester market with a primary bedroom on the first floor. This is a one page presentation with color elevations.
- The Greek Revival comes in varied sizes. The smallest is 1,716 square feet (this home has a 1 or 2-car garage facing the street). This is a one page presentation with color elevations. There is a four bedroom version that has finished space above the garage. Additional finished basement space will be made available depending on the walk-out and look-out grading options of the individual lot.
- The 3 Bedroom Saltbox has the main roofline of the house line up with the roof line of the garage and the roofline of the primary bedroom on the first floor. This is another empty nester design. Additional finished basement space will be made available depending on the walk-out and look-out grading options of the individual lot.
- The Garage Under is specifically designed for the Jacobson Farm project and has a nice front porch that nicely transitions the first floor level to the level of the driveway.
- The Garage Under Ranch is designed specifically for Lots 18, 19, and 20 of the Jacobson Farm project. It is designed for both solar access and to work with the grades. A gable roof faces towards the south. The home is designed to be lower to the ground than a two story home since the homes are elevated from the roadway. This is an empty nester design.
- The Hollis is a spacious three bedroom ranch that was designed for the Jacobson Farm project. It enjoys one floor living designed for the empty nester market in Amherst. Solar is set up to be on the south portion of the gable roofline that starts over the garage.
- The Amherst is a mid-sized four bedroom colonial with a modest thirty-eight by twenty-eight foot main box size. It is designed the primary bedroom over the 2-car garage.
- The Elder Friends Housing model is a unique single family home that is designed to be shared. There are four private bedroom suites with a common kitchen, dining room, living room and TV room in the central part of the home. This is a wide home and currently shown on Lot 27, one of the few lots that can fit it in the community.
- The Northampton has a two bedroom unit on its “Greek Revival” side and a three bedroom entering off the main entrance of its “colonial” side. This home is one of the three ways to use the last available ADU. The Greek Revival unit meets the zoning restrictions for a Town of Amherst ADU.
- The Brookline has been specifically designed for the Jacobson Farm project. It has four different options in its floor plan layouts. It has a first floor primary option, a first floor ADU option, a one bedroom ADU option above the garage and a two bedroom ADU option that utilizes space above the garage and a portion of the main part of the second floor.
- The Peterborough is the most recently designed home for this project. It has been created for the hillside part of the project. It is a garage under home with either an additional primary bedroom on the first floor or a two bedroom ADU. It accesses solar from Greek Revival gable roof on the main part of the house.
- The Bedford is a large 4-5 bedroom colonial that fits the needs of the discriminating buyer with abundant resources. It has a both a 3-car and a 2-car variation as well as garage under versions. One version has a main box that is narrower and deeper to fit in lots with width constraints. There are four bedrooms on the second floor with optional third floor and basement finished space.

The Amherst Barn

The Jacobson Farm House

The 3 Bedroom Cape

The 3 Bedroom Cottage

The Lenox

The Greek Revival

The 3 Bedroom Saltbox

The Garage Under

The Garage Under Ranch

The Hollis

The Amherst

Elder Friends Housing

The Northampton

The Brookline

The Peterborough

The Bedford

