

December 10, 2025

Dear Members of the Amherst NH Planning Board,

I am writing to express my strong support for Carter Scott and the Jacobson Farm development project. I do so as the largest investor in this development and as someone who has known Carter and his family for more than sixteen years. Our children have grown up together since the age of three, and through this long relationship I have come to know Carter as a man of honesty, integrity, and genuine care for the communities he serves.

Although I live in Groton, Massachusetts, I understand very well what Amherst values, because Groton shares those same values. Groton has approved several projects that brought meaningful benefits to the town, including increased housing opportunities and responsible use of agricultural and open space land. These approvals were successful because they were led by thoughtful, community minded developers, the same kind of developer that Carter is.

My Professional Background and Why This Project Matters

I would also like to share my own experience. I have worked in the construction and building industry for more than 23 years, including managing and contributing to over a quarter billion dollars' worth of construction projects in the state of New Hampshire alone. Throughout my career, I have worked with developers across the entire spectrum. I have worked with profit driven developers who focus on speed and return, and I have also worked with highly responsible developers who prioritize sustainability, fairness, long term value, and the wellbeing of the communities they build in.

Because I have seen both kinds of developers firsthand, I can say with complete confidence that Carter belongs firmly among the responsible and trustworthy group. He is the kind of developer that towns hope to attract. I chose to invest significantly in this project because I believe in its success, and because my professional background allows me to recognize when a project is being built with integrity, foresight, and respect for the town.

Respect for the Seller and the Heritage of the Land

From the beginning, Carter has honored the wishes of the seller and the wishes of her late father, who cared deeply about maintaining the agricultural identity of this land. Many developers would have tried to maximize density or change the character of the land

entirely, but Carter did the opposite. He worked diligently to preserve the agricultural heritage and to build a community that reflects the values of the family that stewarded this property for generations. That level of respect is uncommon in today's development world.

What Kind of Developer Builds Net Zero Homes

I also believe it is important to consider the kind of developer who chooses to build net zero homes. After more than two decades in this industry, I can say clearly that net zero homes are built by developers who care deeply about the long-term health of the community and the environment. These homes require more planning, more attention to detail, more sophisticated systems, and a true commitment to sustainability.

Profit driven developers who focus only on short term return do not build in this way. They do not invest in systems designed to eliminate or significantly reduce a home's carbon footprint. They do not design neighborhoods around open space, agriculture, and community wellbeing. They do not build with the next fifty years in mind.

Carter does these things because he believes in responsible development. He believes in stewardship. He believes in leaving the land better than he found it. This is what separates real community builders from those who simply want to extract value and move on.

The Integrity of the Review Process

I appreciate the effort that goes into the review process, and I respect the voices of those who participate in it. At the same time, it is important that decisions be guided by the requirements and standards set forth in the town's ordinances. If an objection is related to a clear technical, environmental, or regulatory concern, then it should certainly be addressed. If the project meets the established standards, then the process should reflect that compliance.

After seven years of review and refinement, it is reasonable to ask what specific requirement or ordinance Carter has not met. If such a requirement exists, clarity would allow it to be addressed appropriately. If not, then continued delays create uncertainty and discourage responsible developers who are working in good faith to collaborate with the town.

A Project That Supports Amherst's Present and Future

Amherst faces real challenges related to housing availability for young people, families, and seniors. Many surrounding towns have taken steps to meet these needs, and Amherst now has the opportunity to do the same. This project preserves agricultural land, supports local food and energy resilience, expands environmentally responsible housing options, and aligns with the long-term goals of the community.

A Respectful Request for Forward Movement

Carter has demonstrated unwavering dedication, patience, and respect throughout this process. He has honored the past, listened carefully as the project has evolved, and planned thoughtfully for the future. Very few developers are willing to invest this level of time, energy, and integrity into a project. Amherst has an opportunity to work with a developer who genuinely cares about the land, the town, and the people who live here.

I respectfully ask the Planning Board to recognize the extensive work that has been done, the compliance with town standards, and the sincere intentions behind this development. I hope you will allow this project to move forward in a way that honors the land and serves the people of Amherst for generations.

Thank you for your time and consideration.

A handwritten signature in black ink, appearing to read 'Todd Niemaszyk', with a stylized, flowing script.

Todd Niemaszyk