

## **Shaker Woods Farm Strategic Sustainability Plan and Policies**

**Environmental Statement of Commitment (SOC):** The SWF owners' are committed to maintaining this strategic plan for environmental and sustainable energy practices for Shaker Woods Farm (SWF), as a business, and for the owners' personal endeavors. This SOC, and variants thereof, will be shared with guests and the general public on shakerwoodsfarm.com, on-site publications and signage, and various external communications. The SWF owners' are the "Green Team". Related sustainable and conservation practices to this strategic plan have been annotated in italics.

**Guest Introduction:** Guests are instructed on sustainability procedures upon check-in. Further discussions with guests and visitors on SWF sustainability practices are encouraged.

### **Alternative Energy Projects: Solar Panels:**

On average we generate 99% of our electricity from solar panels. We installed a 20 panel (3,600 watts) photovoltaic (PV) solar panel array on the tractor barn and a 24 panel (4,680 watts) PV panel array on the main roof. We received a NH Public Utilities Commission renewable energy system grant. Our monthly PV production charts are available at <http://www.shakerwoodsfarm.com/solar.htm>

We also have a three panel thermal hot water system that pre-heats domestic hot water.

### **Lighting, Appliances and Building Construction:**

Use motion-detector controlled lighting in all common areas for safety purposes. Place other lights are on timers to save energy. Where possible, CFLs, LEDs or low-wattage lighting devices will be used.

Replace, as needed, existing appliances (TVs, DVD players, copiers, computers, kitchen appliances, washers/dryers, etc) with Energy Star models.

Heat guest rooms with high efficiency gas heaters and cool with Energy Star rated A/C units. Equip guest rooms with ceiling and window fans.

Use building materials that offer the longest life and least maintenance possible, e.g.; standing seam metal roofing, premium vinyl siding, Andersen windows, Weil-McLain furnace, Rinnai and Monitor heaters, Mitsubishi A/C units, radiant floor heat.

### **Energy Management & Tracking:**

Maintain a spreadsheet that tracks all energy usage since 1997. See attachment.

Ask guests to turn off lights when their room is not occupied and to setback the HVAC controls during off-premise hours.

Monitor lights and setback HVAC controls when common areas are not occupied.

Modulate domestic hot water to 120 degrees to prevent scalding.

Participate in the NH Carbon Challenge.

### **Other Energy & Conservation Projects:**

Participate in the NH Sustainable Energy Association's annual Green Buildings Open House.

Seek certification with the NH Sustainable Lodging & Restaurant Program. Participate in the:

NH Carbon Challenge,  
ENERGY STAR pledge,  
MyEmissionsExchange.com,  
and other such programs.

Encourage other innkeepers to do likewise.

**Dixie Pig Fund:** *Established as a component fund of the New Hampshire Charitable Foundation for broad charitable support with a preference for programs that research, develop and/or implement renewable and sustainable energy sources/methods (such as, solar, wind, water, waste product sources) that endorse and support energy independence from fossil fuels.*

**Conservation Easement:** *Granted in perpetuity to the **TOWN OF SANBORNTON**, a conservation easement on 3.8 acres on Lower Smith Road and Lower Bay Road in Sanbornton of tract 17-42.*

**NH Farm of Distinction:** *Shaker Woods Farm was selected as a 2005 "New Hampshire Farm of Distinction" by the NH Department of Agriculture, Markets and Food.*

**Glen Varney:** *Maintain 17 acres of forest land in Gilmanton, known as Glen Varney, in current use as the owners' commitment to reducing their carbon footprint.*

**Vehicles:** *Diesel is used as the fuel of choice for the owners' personal vehicle and in the SWF tractor. The owners' truck is used only when necessary for its load carrying capacity.*

**UNH Master Gardener Program:** *The owners have completed and participated in this program.*

**Investments:** *Where practical, make investments in environmental and sustainable energy programs.*

**Water Conservation:**

Conserve water with low-flow water devices.

Regularly inspect and maintain the facilities to detect and repair defective devices.

Change bed linens after the guest's third night's stay and towels after two days, unless requested earlier.

**Landscaping:**

Use organic composting, gardening, native plant landscaping and early am watering practices.

Use A/C condensation water, where possible, for watering plants.

Compost lawn clippings, shredded leaves and plant/garden waste.

*Work with the Town of Sanbornton and the State of NH to control and mitigate water runoff.*

*Maintain a Soil Conservation Plan and Forest Management Plan with the USDA Natural Resources Conservation Service.*

**Waste Reduction:**

As previously stated, guests are instructed on sustainability procedures upon check-in. Guest trash bins are sorted for recyclables.

Recycle paper, plastic and glass and other recyclable materials where possible.

Purchase supplies in bulk, refill usable containers. Purchase post consumer recycled content paper products where possible.

Implement sustainable office practices, such as: double-sided and single-sided-waste paper printing.

Send reservation confirmations electronically.

**Food Service Waste Reduction:**

Compost kitchen waste.

Can and preserve garden produce. All jams & preserves served to guests are produced on site. The guest fruit compote will use fresh fruit from the garden.

Manufacture soap for guest use. Soaps will be available for retail sale to guests.

Purchase supplies in bulk quantities.

Offer single servings of juice, etc.

**Hazardous Waste Reduction:**

Properly recycle all universal waste.

Use more environmentally-friendly cleaning products, to include natural products as vinegar and rubbing alcohol.

Reduce or eliminate air emissions from inside operations on property.

Use organic fertilizers and pesticides. Follow UNH & USDA Best Management Practices and Integrated Pest Management Practices.

**Education:**

Owners will maintain the Shaker Woods Farm environmental programs and policies. Owners will seek ongoing environmental education.

Share successes/failures with other business, government and community service organizations.

Participate in the NH Sustainable Energy Association's annual [Green Buildings Open House](#).

Dated: 16 November 2010

*Rueva A. Dunn*

Eva Dunn

*Jackie C. Potter*

Jack Potter

**Photos:**



