

# Craig Oshkello

*Progressing the design & construction of ecologically oriented homes, landscapes & communities.*

## EDUCATION

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Permaculture Design Certification, Orchard Hill Farm, 2013  
Holistic Management, University of New Hampshire Extension Agency, 2008  
M.L.A., Landscape Architecture, University of Washington, 2000  
Post Baccalaureate, Biology, Columbia University, 1994  
Tropical Ecology and Permaculture, School for Field Studies, N. Queensland, Australia, 1993  
B.S., Biology, Syracuse University, 1993

## PROFESSIONAL EXPERIENCE

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**Independent Contractor**, Moretown, VT 2017 - Present  
Serving clients in a range of project management, development consulting, landscape and architectural design and construction projects.

**Whole Systems Design**, Moretown, VT 2015 - 2016  
Served as project manager for small internationally renowned landscape design firm. Worked on client recruitment, concept development, design development, project management and business planning.

**Cold Pond Builders, LLC**, Keene, NH 2000 - 2015  
Owner and Principal of residential design-build firm. Services include landscape and architectural design & drafting, cost estimating, permitting, general contracting and construction management.

**Land For Good, Inc.**, Keene, NH 2003 – 2014  
Co-founder of nonprofit organization which provides technical assistance, consultation and education focused on farm succession and farmland tenure, sound and innovative use of working lands, land-based economic opportunities, and affordable access to farmland in New England. Specializing in farm design services, farm centered community design and planning.

**Town of Acworth**, Acworth, NH 2008 - 2015  
Served as a Selectman 2013-2015. Served as elected Budget Committee member 2010-2013. Served as an elected member of the Planning Board 2008-2012. Volunteered as an alternate member of the Antrim Planning Board 2004-2008.

**Matarazzo Land Planning**, New London, NH 2001  
Designed and rendered neo-traditional, short and long term master plans for housing and office park developments. Design work included transportation networks, ecological planning,

residential site planning, golf course layout, grading/drainage and planting plans. Presented for design review, town meetings, conservation corps, and community meetings.

## **SELECTED PROJECTS**

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### ***Community Planning***

- Living Tree Alliance**, Moretown, VT 2010 - Present  
Co-Founder, director and resident of farm-centered cohousing community. Developed initial business plans in 2010, developed board of directors, led land search, managed the acquisition and permitting of a 7unit planned unit development, manages the site development process, general contracted construction of passive solar off grid residence, leads conservation based fundraising efforts and farm design process.
- Perennial Field Project**, Calais, VT 2016 - 2020  
Project Manager for a six unit conservation based subdivision. Assist client with legal entity organization, permitting and entitlement process, site plan design, operating and development proformas, governance structure and oversight of engineering. Project has received all state and municipal permits and is scheduled to start construction in spring 2019.
- Affordable Homeless Housing Alternatives**, Arcata, CA 2017 - 2019  
Assist client with development of creative site plans for tiny house and camping villages on City owned vacant lots. Work with non-profit board, architect and development director to create drawings to be used for community acceptance interactive workshops and for project permitting.
- Cold Pond Community Land Trust**, Acworth, NH 2000-2015  
Co-authored a successful bid package for the acquisition of 222 acres of farm and forestland. Secured financing from local bank and community members. Managed transition of debt to cooperative lending institution. Orchestrated fundraising efforts to secure conservation easement, repay local lenders and achieve financial sustainability. Led a design charette for the development of a community center with board and residents. Directed the organization through marketing and business planning assistance. Represented organization in ongoing land use planning efforts to consolidate development footprint and maximize open space protection. Resided, farmed and volunteered here from 2013-2015
- Mindful Living Initiative**, East Alstead, NH 2008-2012  
Assisted group in finding and vetting suitable land for their stated purposes. Facilitated purchase and sales agreements between buyer and seller. Developed conceptual plans for 28 unit clustered housing units, spiritual retreat center, adult and youth camp, and ecological restoration of abandoned mica mine. Consulted on state and local approval processes. Represented client in planning and zoning board meetings. Construction management for initial road, retreat center and housing construction.
- Herkimer Hill Cohousing**, Cabot, VT 2007-2009  
Assisted an extended family with their plans to develop farm centered cohousing neighborhood on their 176 acre hilltop farm. Developed base maps to help define areas for housing and conservation. Outlined planning and zoning considerations and developed plans for presentation. Authored operating

and development proformas to guide the financial aspects of the project. Consulted with group on the drafting of required administrative documentation for legal incorporation. Served as liaison with Vermont Land Trust so family can retire development rights on a majority of their land holdings. Illustrated bird's eye renderings of land use plans for the group to use in describing their vision to town government and prospective members.

**Elephant Rock, Fitzwilliam NH**

2005-2006

Assisted a community based development group with the purchase and farm centered, limited development of 356 acres of farm and forest land. Developed base maps and conceptual land use plans. Consulted on entitlements and approvals process. Assisted with farmer recruitment.

***Farm Design***

**Foundwell Farm, Pembroke, NH**

Land For Good worked as a subcontractor to multiple farms in the New Hampshire Agricultural Innovation Program. In this job, I worked as part of a business advisory team to provide sustainable land use planning services for the development of a commercial native plant nursery. Land For Good surveyed the existing landscape and made recommendations for the siting of a greenhouse, circulation paths for customers and deliveries, as well as the establishment of multiple ecological niches best suited for the growing of various native plant material. Sustainable land use planning services were provided in concert with the development of Foundwell Farm's business plan.

**Stonewall Farm, Keene, NH**

In September of this 2004 Stonewall Farm was awarded a grant of \$72,000 for the construction of a state-of-the-art, eco-friendly, educational greenhouse. They hired Land For Good to develop plans, secure permits and assist in soliciting construction bids for this facility. The greenhouse was to be 1,000 to 1,500 square feet in area, and enable Stonewall Farm to offer more varied educational and recreational programs to the Keene community. In this process we pioneered the design and construction drawings of a radial greenhouse.

**Ames Realty Trust, Easton, MA**

Farm design and farmer recruitment on historic F. L. Olmstead property. Developed multiple farm design scenarios to present to Trust directors to help them envision the effect that diversified agricultural production will have on the landscape aesthetic. Developed design for farm stand. Worked with two adjacent properties, Natural Resources Trust of Easton and Stonehill College, totaling near 600 acres, to develop plans of how these previously and currently farmed lands may be diversified and serve as a resource for the community, the college and other institutions in the area.

**Town of Middleborough, Middleborough MA**

Agricultural planning project in an area where a casino is proposed to be built. GIS assessment of soils, current farm uses, current farm tenure, present agricultural restrictions and presence of transfer plans. Worked with Agricultural Commission to create a zoning district overlay. Worked with individual land owners to encourage transfer planning and develop diversified farm designs.

**Cheshire County Farm and Infrastructure Feasibility Study, Cheshire County, NH**

Proposed the reprogramming and retrofit of vacant, county owned, jail building and infrastructure to meet the needs for local food processing, storage and distribution in the county. The jail sits on near

100 acres of fertile river bottom farm soil, adjacent to a county run assisted living facility and a county run working dairy. I assisted with developing the project design, securing funding for the study and served as the project manager through completion. I led a team of independent engineers, UNH soil scientists, State District Representatives, The Monadnock Conservancy, The Cheshire County Conservation District and interested community members. I orchestrated and drafted adaptive reuse plans and budgets for the facility. Assisted in organizing interactive community meetings in towns near the facility. With input from these community members, we prepared a final report for county commissioner, district representatives and legislature to assist in the continued discussion for the future of this building and landscape.

### ***Pond Design, Construction and Ecological Restoration***

#### **Beaver Brook Restoration, Keene, NH**

Worked for the City of Keene, Division of Wastewater Services to assess the present condition of Beaver Brook, a main tributary to the Ashuelot River, prone to flooding portions of downtown Keene in significant rain events. Worked with ecologist to design proposal and project. Provided landscape restoration assessment plans for five locations along the brook. Provided rainwater gardening recommendation guidelines for residences and businesses in the watershed. Followed up with a design/build of restoration plans at one of the critical locations.

#### **Kroka Expeditions, Marlow, NH**

Assisted the organization with property search, purchase and sales negotiations, zoning and planning consultation and pond design, permitting and installation. Worked closely with client, UNH Cooperative Extension and NH Department of Environmental Services to design and permit a pond for agricultural, ecological and recreational purposes. Served as construction manager. Developed post construction, ecological restoration plans and orchestrated community work day to execute plans.

#### **Cold Pond Community Land Trust, Acworth, NH**

Assisted the organization with zoning and planning consultation and pond design, permitting and installation. Worked closely with client, UNH Cooperative Extension and NH Department of Environmental Services to design and permit a pond for agricultural, ecological and recreational purposes. Served as construction manager. Developed post construction, ecological restoration plans and orchestrated community work day to execute plans.

#### **Weatherbee Residence, Acworth NH**

Assisted the private land owner with zoning and planning consultation and pond design, permitting and installation. Worked closely with client, UNH Cooperative Extension and NH Department of Environmental Services to design and permit a pond for agricultural, ecological and recreational purposes. Served as construction manager for the execution of ecological restoration plans.

### ***Design Build***

#### **Cole Residence, Stowe VT**

Landscape design build, 5000 sf regrading, install of stonework and edible landscape

**Reiter Residence, Stowe VT**

Raised garden bed construction with native hemlock

**Hanson / Alvord Residence, Fayston VT**

Deck railing design build, house sill repair, built in bedroom cabinets.

**Oshkello House, Moretown, VT**

Designed and drafted plans, subcontracted and built our sf family residence.

**Cold Pond Cabins**

Passive solar, reclaimed 680 sf timber frame cabin

**Habiby Residence**

Landscape design build, 800 sf stone patio, sill repair, stone wall, entry gates and lighting

**Newport Residence**

Rehabilitated site with condemned mobile home. Design built affordable 1800 sf single family residence.

**Carrol-Weldon Residence, Acworth, NH**

Worked on a team of four to rehabilitate a late 19th century farmhouse.

**University of Washington, Seattle, WA**

Authored grant to lead a graduate level design/build studio in downtown Seattle. Worked closely with neighborhood council, parks department, and county officials. Managed project according to Sustainable Seattle guidelines. Presented work at national conference.

**Solar Survival Architecture, Taos, NM**

Construction work on Earthships - 'off the grid', solar, adobe houses, which use recycled tires as earthen mass wall matrix.

*Architectural Drafting*

**Jacoby Creek School House, Arcata, CA**

Drafted plans for the renovation of Arts and Craft School house into yoga studio, private residence and Streamguys music streaming headquarters.

**Delany Residence, Montvale, NJ**

Drafted plans for addition to private residence.

**North Avenue Community Development Corporation, Baltimore, MD**

Drafted plans for the renovation of nine units of brownstone apartments.

**Meyer Residence, Brooklyn, NY**

Drafted plans for the private residential loft in historic button factory building.

**Rose Residence, Prescott, AZ**

Drafted plans for addition to off the grid adobe home.

***Other Notable Projects and Experience***

**Diversified Farmer, Acworth, NH – Moretown, VT** 2003-Present

Have been running small scale hill farm primarily for family sustenance, farm gate sales and local market. We currently raise about 120 broilers, 40 layers, run a flock of about 20 Jacob sheep for meat and wool, participate in a community run maple sugar operation, co-manage approximately 200 acres of woodland and raise a variety of vegetables. We employ organic and biodynamic methods of production and have utilized horse power for some of the work through the years.

**Granite State College, Claremont, NH** 2005

Instructed adult education class on sustainable gardening and farming.

**French Farm Greenhouses, Henniker, NH** 2001

General laborer to increase knowledge of local plant material. Responsible for plant care, greenhouse presentation and customer service.

**Lake Ridge Elementary School, Mercer Island, WA** 2000

Playground design, Worked w/parents, teachers & students to develop design, hand rendered drawings used for \$110K of fund raising.

**Brainerd Foundation, Redmond, WA** 2000

Design team leader in documented participatory planning project of 100 acre environmental education center. Team members (clients) were elementary students of Seattle Public Schools. Project site and documentary completed 2004.

**National Park Service, Seattle, WA** 1999

Completed graphic and photo documentation components for four cultural landscape inventories (CLI's) in North Cascades NP. Product used for NPS educational website. Worked on archeological inventory of British Camp, San Juan Islands NP.

**Lopez Community Land Trust, Lopez, WA** 1998

SARE intern and CLT resident farmhand. Consulted on siting and design of USDA certified local food processing center and mobile slaughter unit. Product was used as part of a document that won \$300,000 additional USDA grant.

**Greenpeace, Seattle, WA** 1996

Campaign research, door to door education and fundraising, non-violent direct action training, media training and direct action.