



ISLAND GROWN FARM PROJECT NARRATIVE

August 17, 2021

This is a preliminary project narrative for the Island Grown Initiative's (IGI) proposed Island Grown Farm project at 80 Stony Hill Road in Tisbury. Since 2006, IGI has led an innovative, collaborative effort to increase local food production, reduce food waste, promote climate-friendly farming techniques, and expand access to healthy, affordable food throughout the Martha's Vineyard community. This purpose of this project is to consolidate IGI's operations, expand educational programming, and provide housing for the IGI workforce.

A more complete narrative with additional supporting information will be submitted with the formal application prior to our first meeting with the Land Use Planning Committee.

The Island Grown Farm is the property formerly known as Thimble Farm and is located at 80 Stony Hill Road. The farm has 40.4 acres and is comprised of four (4) lots in three towns:

- West Tisbury 9-3.2 .3 acres
- Oak Bluffs 39-3 9.99 acres
- Tisbury 45 A1 3.1 acres
- Tisbury 45 A1.1 27.01 acres

Currently there are 14 existing buildings, including a large greenhouse. The aggregate square footage of all existing buildings is 40,475.

The new project proposes to add three buildings:

- The Education and Innovation Center (EIC), which consists of a one story 3200 SF building housing offices and educational space
- Housing #1, a one story 1288 SF building consisting of two (2) one BR housing units for farmworkers.
- Housing #2, a one story 1792 SF building consisting of two (2) two BR housing units for farmworkers.

The Master Plan also shows four (4) proposed future agricultural buildings with an aggregate square footage of 3985.

Square footages are detailed on an attached document.

The three new buildings are designed to exceptionally high performance standards in terms of energy use, indoor air quality, comfort, health, and durability. Sufficient roof-mounted solar collection will be provided to make this complex of buildings a net energy producer.

Currently the property is used for farming, educational programs, community supported agriculture, and employee housing. The use will be similar after completion. Fifty seven (57) parking spaces are provided in the master plan. Because the future uses will be so similar to current uses, it is not anticipated that significant additional traffic will be generated.

Two neighborhood meetings have been held to explain the proposal to those who live nearby.

The entire property is subject to:

- An Agricultural Preservation Restriction (APR) held by the Martha's Vineyard Land Bank (MVLB)
 - The APR sets the limits of a building envelope within the (2) Tisbury lots which together total six (6) acres.
 - On July 12, 2021 the MVLB Commission approved the site plan that has been submitted to the Tisbury building Department and the MVC.
- A Development of Regional Impact (DRI) decision issued by the MV Commission on October 16, 1986.

MGL c. 40A, Section 3 provides for an exemption from local zoning on lots for which the primary use is agriculture. At the Grey Barn Farm in Chilmark, it was determined that a structure housing farm workers which is located on the farm of their employment fell under the protection of this section. Tisbury building commissioner Ross Seavey agrees that the proposed buildings are an appropriate use of 40A.

Water and Wastewater will be served by:

- A community water system being designed by Schofield Barbini & Hoehn (SB&H).
- A Nitro de-nitrifying wastewater system being designed by SB&H.

Other regulatory approvals:

- Conservation Commission not applicable (building envelope is outside jurisdiction)
- MA Natural Heritage and Endangered Species Program not applicable (building envelope is outside jurisdiction)
- Archaeology: Although not explicitly required, Public Archaeology Lab (PAL) has completed a Cultural Resources Due Diligence Assessment
- Tisbury ZBA for special permit for exemption from local zoning bylaws with MGL c. 40A, Section 3
- Water supply and wastewater approvals from Tisbury Board of Health
- Building permits.

Attachments:

- Building square footages
- Parking spaces