Cultural Resources:
1. The Massachusetts Historical Commission’s final written approval of the Archaeological Site Avoidance and Protection Plan (SAPP), and if applicable an archaeological data recovery plan, shall be submitted to the MVC prior to the issuance of a Building Permit.
2. Any changes to the project resulting from the Archaeological Site Avoidance and Protection Plan as approved by the MHC, shall return to the MVC for review and approval as a modification to this DRI.

Water Quality:
3. To mitigate the excess nitrogen generated by the project (estimated at 7.52 kg/year over the limit for the property), the Applicant shall install two NitROE Innovative/Advanced septic systems in the Lagoon Pond watershed, with a preference for properties draining into areas with high nutrient levels, and/or lower-income properties or those with failed systems. A proposal for the two systems, including their locations, estimated nitrogen load reductions, and operations and maintenance contracts, shall be submitted to the LUPC for review and approval prior to the issuance of a Building Permit.
4. Testing results for both systems as outlined above shall be provided to the MVC annually for three years. If the documented nitrogen reduction does not amount to at least 7.52 kg/year in total, then further mitigation may be required, subject to LUPC review and approval.
5. Data from the existing monitoring wells on the property, as it pertains to the potential leaching of nutrients, shall be provided to the MVC annually for three years.
6. A final compost and nutrient management plan shall be provided to LUPC for review and approval prior to the issuance of a Building Permit.
7. All compost piles/windrows on the property shall be lined with a 12” bed of woodchips beneath, and covered with tarps to eliminate nitrogen leaching. The tarps shall be deployed prior to any rain or snow to eliminate leaching.

Workforce Housing:
8. The four proposed housing units shall be deed-restricted as workforce housing in perpetuity, for use by IGI employees, or others who are income-qualified households earning no more than 150% of the Median Family Income for Dukes County, selected by IGI. Each new occupant shall be income-certified once, before initial occupancy, by the Dukes County Regional Housing Authority or other state-certified housing entity at the Applicant’s expense, or IGI shall document that at least one member of the family is an IGI employee. If permissible AMI permanent restrictions in Dukes County rise in the future, the 150% AMI restriction will rise accordingly.

Landscape and As-Built Plans:
9. A final landscape plan shall be submitted to LUPC for review and approval prior to the issuance of a Building Permit.
10. As-built plans for the property, including the location of all fuel storage units, the relocated propagation house, and yurts, shall be provided to LUPC prior to the issuance of Certificate of Occupancy.

Modifications:
11. Any proposed modifications to DRI 212-M, as approved herein, including any modification resulting in any change of use or change in intensity of use, shall be referred to the MVC for prior review and approval.
Workforce Housing:

The four proposed housing units shall be deed-restricted as workforce housing in perpetuity. The units shall be for IGI employees, or others who are income-qualified households earning no more than 150% of the Median Family Income for Dukes County, as selected by IGI. Each new occupant shall be income-certified once, before initial occupancy, by the Dukes County Regional Housing Authority or other state-certified housing entity at the Applicant’s expense, or IGI shall document that at least one member of the household is an IGI employee. If permissible AMI permanent restrictions in Dukes County rise in the future, the 150% AMI restriction will rise accordingly.