



ISLAND GROWN FARM - TRANSMITTAL

To: Alex Elvin, Martha’s Vineyard Commission
From: Angie Francis, South Mountain Company
When: Friday, September 23, 2022
Cc: Rebecca Haag, John Abrams

QTY.	DATE	DESCRIPTION
1	22-05-10	Septic Plan: 184 Winyah Lane
1	22-06-10	O&M Contract: 184 Winyah Lane
1	22-02-15	Septic Plan: 36 Skiff Avenue
1	22-04-08	O&M Contract: 36 Skiff Avenue
1	22-08-05	Island Grown Farm Nitrogen Analysis

Alex,
Here is the information required to satisfy our nitrogen mitigation condition. IGI collaborated with TRI to locate and fund advanced-treatment septic systems for two properties within the Lagoon Pond Watershed at an estimated cost of \$107,000 (including design/engineering, septic system components and installation, 5 years of O&M, and a TRI administrative fee). Both upgrades are currently being installed. As required by Condition 2.1, IGI will cover O&M costs for the first five years. Please let me know if you have any questions or require additional information. I can be reached anytime at 508.264.9934 or via email at afrancis@southmountain.com.

Thanks,
Angie

Property #1

Owner: Douglas Berke
Location: 184 Winyah Lane
Parcel: 14-B-11

Project Narrative: This home is tenant occupied in the Lagoon Pond Watershed District. The septic system was replaced less than 10 years ago and was in failure again. The Tisbury Board of Health referred this recipient to TRI. There are six people living in this home, two of which are children. The adults are year-round residents employed in various fields across the Island. The homeowner was in the process of giving “Notice to Quit” to the tenants and selling the property due to the high cost of the septic system replacement. However, with the availability of this funding, the homeowner has decided to proceed with the upgrade and keep the property. The tenants will now be able to remain to live and work on the island. The mitigation funds are not only reducing nitrogen they have mitigated a loss to our community and workforce as well.

Property #2

Owner: Patrick Healy
Location: 36 Skiff Avenue
Parcel: 12-A-4

Project Narrative: This home was tenant occupied in the Lagoon Pond Watershed District. The owner passed away recently and the tenant was afforded the ability to purchase the property. Unfortunately, the septic system failed inspection and he would be burdened, as the buyer, with the significant cost of the upgrade. The mitigation funds provided by IGI will allow him to live in his home with a working system affordably.

Nitrogen Mitigation Analysis Summary for Island Grown Farm

Total Allowable Nitrogen Load: 12.08 kg/yr (per MVC Water Quality Management Policy v13, 18-01-12)
Total Estimated Nitrogen Load: 18.47 kg/yr (see attached Nitrogen Analysis, 22-08-05)
6.39 kg/yr OVER ALLOWABLE

Mitigation:

(2) Dwelling Units @ 67,700 GPY = 135,400 GPY
135,400 GPY x 90% wastewater factor = 121,860 GPY

Untreated: (121,860 GPY)(3.785 l/gal)(26.25 mg/l) / (1M kg/mg) = 12.11 kg/yr
NitROE Treated: (121,860 GPY)(3.785 l/gal)(8 mg/l) / (1M kg/mg) = 3.69 kg/yr
8.42 kg/yr MITIGATED