TABLE OF CONTENTS
FEBRUARY 10, 2022

<table>
<thead>
<tr>
<th>PAGE</th>
<th>CONTENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>2</td>
<td>TABLE OF CONTENTS</td>
</tr>
<tr>
<td>3-4</td>
<td>MVC - DRI APPLICATION FORM</td>
</tr>
<tr>
<td>5-8</td>
<td>MVC - APPLICATION NARRATIVE</td>
</tr>
<tr>
<td>9</td>
<td>APPENDIX 1 - PLANNING BOARD REFERRAL LETTER</td>
</tr>
<tr>
<td>10-12</td>
<td>APPENDIX 2 - ABUTTERS LIST</td>
</tr>
<tr>
<td>13-19</td>
<td>APPENDIX 3 - AGRICULTURAL PRESERVATION RESTRICTION</td>
</tr>
<tr>
<td>20-23</td>
<td>APPENDIX 4 - QUITCLAIM DEED</td>
</tr>
<tr>
<td>24-28</td>
<td>APPENDIX 5 - TRAIL EASEMENT AGREEMENT</td>
</tr>
<tr>
<td>29-32</td>
<td>APPENDIX 6 - AFFORDABLE HOUSING RESTRICTION</td>
</tr>
<tr>
<td>33-35</td>
<td>APPENDIX 7 - MVLB APPROVAL LETTER FOR BARN SITING</td>
</tr>
<tr>
<td>36-38</td>
<td>APPENDIX 8 - EXTERIOR LIGHTING CUTSHEETS</td>
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DRI APPLICATION FORM

Please consult the MVC website or contact the Martha’s Vineyard Commission’s Development of Regional Impact (DRI) Coordinator for documents that explain the DRI process and how to fill out this application form.

1. PROJECT NAME
Island Autism Center at Child Farm

2. PROJECT LOCATION
West Tisbury • M-11/L-2 • 515 Lambert’s Cove Road

3. PROJECT SUMMARY
Master plan for a day program facility and residential facilities for year-round housing for adults with autism and related disabilities.

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<td>Estimated cost of construction:</td>
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4. APPLICANT

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<tr>
<th>Applicant</th>
<th>Name: Kate DeVane</th>
<th>E-mail: <a href="mailto:kate@islandautism.org">kate@islandautism.org</a></th>
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<tr>
<td></td>
<td>Address: Island Autism Group/Box 2786/Edgartown 02539</td>
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</tr>
<tr>
<td></td>
<td>Telephone: 508.939.0668</td>
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<th>Preparer</th>
<th>Name: Dorrell Bazy</th>
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<td>Address: Island Housing Trust/Box 779/W.T. 02575</td>
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DRI Application Form - DRAFT - 1/21/2004
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7. APPLICATION FEE

Application Fee is enclosed

8. ATTACHMENTS

- ✓ List of Abutters
- ✓ Deed(s) for all involved parcels
- ✓ Written Authorization(s) from owners of all involved parcels, if other than the Applicant
- ✓ Locus Map
- ✓ Plan(s) of Existing Conditions
- ✓ Plan(s) of Proposed Development
- ✓ Description of Proposed Development and Summary of Impacts
  - Traffic and Access Impact Report or LUPC waiver dated:
  - ✓ Other technical report or document (specify) - APR Conservation Restriction
  - ✓ Other technical report or document (specify) - Trail Easement Agreement
  - ✓ Other technical report or document (specify) - Affordable Housing Restriction

9. APPLICANT'S CERTIFICATION OF ACCURACY

I hereby certify that all the information in this application form and attachments is true and accurate to the best of my knowledge. I agree to notify the Martha's Vineyard Commission of any substantial changes in the information provided in this application, in writing, as soon as it is practicable. I understand that the failure to provide the required information and fee may result in a procedural denial of my project.

Signature of Applicant or Legal Representative: [Signature]

Date: 2/8/22

Signature of Co-Applicant or Legal Representative: [Signature]

Date: [Provide Date]

Signature of Owner (if different from Applicant):

Date: [Provide Date]

10. MVC CERTIFICATION OF APPLICATION COMPLETENESS

I hereby certify that this application is complete according to the requirements of the Martha's Vineyard Commission and that a Public Hearing may be scheduled.

Signature of DRI Coordinator: [Signature]

Date: [Provide Date]

Signature of Executive Director: [Signature]

Date: [Provide Date]
PROJECT DESCRIPTION:

Context: The Island Autism Group (IAG) is a 501c3 based on Martha's Vineyard whose mission is: to strive for the lifelong independence, confidence, and happiness of autistic individuals and their families on Martha’s Vineyard, through housing, life skills, enrichment, job training, and therapies. The Island Autism Center at Child Farm will be a working farm as well as an affordable housing neighborhood for people with autism. The proposed farmhouse building (“Hub House”) and barn will provide after-school and summer daytime programming for school-age children and job training for young adults designed to ripple-out into the wider farming and agricultural community. The Hub House will also provide affordable housing for a full-time farm manager. The adjacent residential neighborhood will provide affordable housing for 14 adults with autism.

Site: The Island Autism Group purchased the former Child Family Farm on Lambert's Cove Road in 2020. The 17.5 acre property was subdivided so that a 7.5 acre lot (including an existing conservation restriction allowing for a three acre building envelope) could be purchased by the Island Autism Group, and a 10 acre lot could be purchased by the Martha’s Vineyard Land Bank. Both lots maintain the pre-existing agricultural restriction. The front Meadow is forever restricted for agricultural use, and will remain as open space. The back three acre building envelope, where the Hub House and residential units will be built, is mostly wooded sloping upwards away from the meadow.

Access: Access to the property is required to be via the existing driveway as proscribed in the original conservation restriction paperwork, allowing the agricultural lands to remain intact. The driveway extension within the building envelope will serve both the residential area and the farm program area. We do not anticipate large amounts of traffic as most adults with autism do not drive and the children will be delivered to the programs by our van service. It is expected that most residents of the property will either walk the short distance to State Road to the nearest bus stop, or be delivered to and from work by our van.

Buildings and Structures: The buildings for the farm program portion of the Island Autism Center are as follows: a Farm House (“Hub House”) which will include two floors; two offices, a working kitchen space, ADA compliant bathrooms, and programming space for trainings, activities, and occasional group dinners on the first floor; and living space for the farm manager and two bedrooms for visiting lecturers or interns on the second floor. IAG also envisions barn space above the meadow, and a farm stand close to Lambert’s Cove Road. There are two existing sheds within the meadow, and both will be removed.

The proposed residential village will be made up of five buildings:
- Two four-bedroom units which will house residents with more intense needs who require 24-hour care
- Three two-bedroom cottages proposed that will house people with less severe needs who can comfortably live together in close proximity to the 24-hour care units.
Outdoor spaces between buildings have been planned to create common activity space, thereby containing activity and noise impact as far from abutters as possible. In all cases, the buildings will be situated as far northward towards the Land Bank property as possible within the building lot to create as much distance as possible between buildings and activities from neighbors along our Southern lot line. As it relates to the farm program, all outdoor activity spaces are oriented towards the barn, the meadow, and the Land Bank buffer. Interior spaces have also been oriented so all activity areas and program space are focused towards the interior of the property so as to buffer the noise to the southern neighbors. We have also increased the setback distance on our southern property line.

**Landscaping:** The landscaping is designed in keeping with the agricultural history of the property and will include native screening elements to increase privacy for both our neighbors and our residents. We recognize neighbor concerns regarding the potential for residents wandering off the property. The outdoor space for our housing is designed with a series of subtle enclosure levels. First, the two four-bedroom houses are L-shaped to form a central courtyard which is completely enclosed by the buildings as well as densely planted mature clethra hedging, ensuring that the residents are able to access the outside courtyard area during warmer months without constantly having to have their caregivers right next to them. Second, outside the courtyard there will be another layer of split rail fencing which will indicate where the housing and programming portions of the property are so that people who walk the Land Bank Trails or people who visit the farm will not accidentally wander into areas that should be private, and will also serve as a suggestive layer for our residents. (i.e. “you shouldn’t go beyond the fence without an adult” etc.). Third, a perimeter of black vinyl-coated pool fencing will be woven through the screening areas in buffer areas between the IAG property and our southern neighbors. The point of this fencing is to create an invisible, but dependable, boundary.

Plants and pathways will be very much in keeping with a farm environment. We are fortunate to have Kris Horiuchi providing her services for landscape design, highlighting our intention to preserve the open pasture areas below and augment the treed and wooded areas up above. One of the highlights of the wooded area within the property’s building envelope are the two Beech groves on the south and west portions, which we will maintain via clustering of the buildings, keeping the residential area tucked into the woods and minimally visible from the property boundaries.

**Infrastructure including water and septage:** The IAG / Child Farm property is not located within an impaired watershed. There is already a working well on the property, recently installed by the prior owners along Lamberts Cove Road. Because there is a recently upgraded 5br Title V septic system for the existing farmhouse, phase one construction will refurbish that system for Hub House use only. When the phase two residential units are completed, we will install an 18 bedroom (i.e. 2,000 gpd) Klean Tu “NitROE” septic system sized to serve the full campus, and once installed, will abandon the Title V system at the Hub House. We intend to farm the meadow area using all available methods to conserve water including rain barrels.

**Lighting and signage:** Because there will be no regular evening activities except whatever the residents are doing, we will not require any kind of overhead or large lighting. We intend to use low level path lighting for internal pathways along with downward lighting at all doorways. The solar path lighting we propose will be motion sensitive so that the lights will intensify slightly as
people walk towards them and then go back to a lower setting when people have walked by (see attached cut sheet).

**PROJECT IMPACTS:**

**Impact on the Environment:** We do not expect to have any more impact than a family farm would. As mentioned previously, we have placed all the buildings as far to the North side of the building envelope as possible, leaving the heavily wooded mixed Beech and Oak woods along the South and West peripheries. The Lower Meadow will remain as open space with agricultural gardens and animals, etc. Night lighting will be minimal because we will not be having regular activities at night and therefore the noise will also be minimal. During the day there will be some sound impact associated with the day program, but as we have learned from our prior years of experience, it will be mostly that of children laughing!

**Impact on persons and property:** As mentioned above, most people with Autism do not drive so we anticipate the number of vehicles going in and out will be limited to our caregivers as well as our van, which will do most of the transportation of participants. We intend to have a dirt and sand hardened road surface to minimize sound impact (i.e. no crunch of pea-stone or gravel), and we have kept parking towards the center of the property to minimize sound impacts, and will keep trees where possible and add plantings around the parking to minimize visual impact, with spaces tucked within and between the trees and shrubs where possible.

**Impact on supply of affordable housing:** Our impact on the affordable housing situation on Martha's Vineyard is all positive. We will be the first group housing situation for people with Autism on Martha's Vineyard; a much-needed situation everywhere in the United States these days. We have placed an affordable housing restriction on the property so 70% of the units will be affordable housing at 80% or below of median income. However, the average person with Autism is at 30% of medium income with their benefits, and since all 14 rooms/units will house people with Autism it is possible that we will come in even lower than the required target for income eligibility, and at more than 70% of the housing being affordable. We will also be providing free housing for one Island farmer and a possible family as part of their jobs benefits.

**Impact on municipal services and taxpayers:** We expect to have minimal burdens on the municipal services, and in fact, will be providing important services to the Town and the Island as a whole. A particular benefit is, of course, providing services for a pressing community need, but also includes the provision of walking paths within the property (in cooperation with the MVLB), and providing ancillary day programming coordinated with the Island school system. Additionally, we have worked closely with the police department to help educate and train police officers and EMTs on how to best approach and assist individuals with autism. This is an important community service and will help the police department better serve the community as a whole. As a tax-exempt entity, we would qualify for tax-exempt status, but it is important to note that the property was already an agricultural restricted property and therefore only the 3 acre building envelope was fully taxed. Furthermore, we are happy to work out an arrangement with the town of West Tisbury to enter into a PILOT (Payment In Lieu Of Taxes) arrangement to make some payment annually as appropriate.

**Impact on (non-municipal) public facilities:** The biggest impact on public facilities will be our ongoing relationship with and support of the school district; we work closely with the school
district to align and provide programming to students on the autism spectrum during the school year and the summer. We do not anticipate much of an impact on other public facilities as the Center and the program will be largely self-contained, with the exception of working with local businesses to partner in various endeavors, provide jobs and job-training opportunities for participants, and co-host events. The benefit to the public at large will also be positive as community members will be encouraged to come to the property to walk the trails, participate in events, and visit the farm.

**Consistency with Town and regional plans & objectives:** The West Tisbury Town Master Plan emphasizes agricultural preservation, affordable housing creation, open space preservation, public access to trails, and social services and community supports; we are excited and proud that this project works toward and contributes to all of those goals for the community. This project has come to fruition with input, feedback, and support of a number of community members and institutions; it truly is a collective vision and effort. Additionally, all buildings that are part of this project will be environmentally conscious and will have a positive impact on creating a greener community in town and for the Island as a whole.

**Conformity to zoning:** Permitting via Affordable Housing special permit. Not a 40B development. One variance will be requested from ZBA for siting of Barn within setback adjacent to MVLB land. MVLB has fully supported that request. (see enclosed letter).

**Conformity to DCPC regulations:** (Not Applicable)

**TRAFFIC IMPACT ANALYSIS:**

**Determination of scope of traffic impact:** We are proposing that a formal traffic study is not needed in this location due to limited traffic to-and-from site, good site lines from driveway along Lamberts Cove Road, and proximity to public transport. We are requesting technical support from MVC to corroborate this aspect of our proposal.

**WATER RESOURCE IMPACT INFORMATION:**

**Total lot area:** 7.50 acres / 326,700 s.f.

**Building footprint:** Total Footprint non-Agricultural: 12,201 s.f. heated & 2,114 s.f covered porch.
- Hub House: 2,781 s.f. heated & 1,261 s.f covered porch.
- 2 units @ 4 br group residential: 3,477 s.f. heated & 251 s.f. covered porch (each).
- 3 units @ 2br residential cottage: 822 s.f. heated & 117 s.f. covered porch (each).
- Total footprint Agricultural: approximately 2,400 s.f.

**Area of impervious surfaces:** All roadway and parking areas will be of pervious materials.

**Stormwater management:** All building roofs will be guttered to multiple drywells per VLS recommendations. Site slopes will facilitate good surface drainage in all pervious areas of the site, particularly as all slopes lead towards the meadow areas.
December 1, 2021

Alex Elvin
MVC
P.O. Box 1447
Oak Bluffs, MA 02557

Subject: Island Autism Group, 515 Lambert’s Cove Road, West Tisbury, MA 02575, Map 11, Lot 2.1, RU District.

Dear Alex:

At our meeting of November 29, 2021, the Planning Board held a public hearing to review a plan of land in West Tisbury presented by Island Autism Group.

We respectfully refer this application to you for a review vote as a Development of Regional Impact under Sections 3.1, Parking, Section 4.1, 5 or more dwelling units, and Section 6.1, Private Place over 3500+ ft of development, of the DRI Checklist.

The plan includes a Hub House containing 3 guest rooms, a Farm Managers apartment, a small bedrooms, a kitchen, dining room, activity and conference room, office and bathrooms. There are two dwelling units each containing 4 bedrooms, a kitchen, a gathering room, living and dining room, an employee lounge and bathrooms. There are three cottages on the plan each with two bedrooms, a kitchen a living room and bathrooms, and a barn which will be used for farming purposes on the premises containing two bedrooms for the farming employees. Items grown and processed on the farm will be sold from the road side farm stand.

The Planning Board voted to refer this application to the Martha's Vineyard commission, with a recommendation for approval, under the following sections: 3.1 parking over ten spaces (mandatory with concurrence), 4.1 having five or more dwelling unit (mandatory with concurrence) and 6.1, educational use with over 3500 square-foot floor area (mandatory referral)

Thank you for your consideration to this well planned and considerate project.

Respectfully submitted,

Virginia C. Jones, Chairman
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.
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<td>P.O. BOX 2057</td>
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<td>MERRY MATTHEW D &amp; MERRY KARA M</td>
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<td>PO BOX 1025</td>
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<td>WEST TISBURY, MA 02575</td>
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<td>2711 CENTREVILLE RD SUITE 400</td>
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<td>VINEYARD HAVEN, MA 02568</td>
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AGRICULTURAL PRESERVATION RESTRICTION, VIEW EASEMENT, AND ARCHITECTURAL RESTRICTION

I. Grantor Clause:

HENRY T. CHILD, Trustee of THE BARBARA C. CHILD REVOCABLE TRUST, u/d/t dated December 3, 2016, a Certificate of Trust for which Trust is recorded in Dukes County Registry of Deeds in Book 1424, Page 229 and herewith, GEOGHAN E. COOGAN, ESQ., Trustee of THE EDWARD S. CHILD 2000 TRUST, u/d/t dated December 26, 2000, a Certificate of Trust for which Trust is recorded in Dukes County Registry of Deeds in Book 1446, Page 485 and herewith (hereinafter, together with their successors and assigns, collectively the “Grantor”) for good and valuable consideration, grant to the MARTHA’S VINEYARD LAND BANK COMMISSION, a corporate body politic (hereinafter “Grantee”) an Agricultural Preservation Restriction, View Easement and Architectural Restriction (hereinafter referred to as the “Restriction”) on a certain parcel of land with the improvements thereon, situated at 515 Lambert’s Cove Road in West Tisbury, Dukes County, Massachusetts, being a portion of the property described in deed to Grantor dated December 3, 2016 and recorded in Dukes County Registry of Deeds in Book 1424, Page 231 (the “Premises”).

The property encumbered by this Restriction is shown and identified as “Lot 1 Area = 7.5 Acres” on a certain plan of land entitled “Plan of Land in West Tisbury, Mass. Prepared for Martha’s Vineyard Land Bank Commission Scale: 1" = 60’ August 13, 2020”, which plan is filed in Dukes County Registry of Deeds in Plan Book 1/9, Page 30 (the “Plan”)(the “Premises”). The Premises are divided into two (2) areas, a 3.0 acre “Building Envelope” and a 4.5 acre “Conservation Area”.

The Restriction is hereby granted in accordance with the following terms and conditions:

II. Purposes:

The purpose of the Restriction is to assure [a] that the Conservation Area will be retained predominately in its scenic and open condition for agricultural and conservation purposes; [b] that the scenic beauty or special environmental value within or adjacent to roads and ways will be preserved or enhanced, in particular to preserve the scenic views from Lambert’s Cove Road across the Conservation Area; and [c] that no use shall be made of the Conservation Area, and no activity shall be permitted, which is or may be inconsistent with the protection, preservation, use, and economic viability of agricultural lands, in all cases subject to the terms and provisions hereof.
III. **Prohibited Acts and Uses:**

A. **Enumeration.**

Except as permitted in Section III-B below or as otherwise provided herein, neither the Grantor nor the Grantor’s successors or assigns will perform or permit the following acts or uses on, over or under the Premises:

1. Construction or placing of any residential dwelling, structure, building, guest house, tennis court, landing strip, mobile home, swimming pool, asphalt or concrete pavement, sign, billboard or other advertising display, antenna, utility pole, tower, conduit, line or other temporary or permanent structure or facility.

2. Mining, excavating, dredging or removal of soil, loam, peat, gravel, sand, rock or other mineral resource or natural deposit.

3. Placing, filing, storing or dumping of soil, refuse, trash, vehicle bodies or parts, rubbish, debris, junk, waste or other substance or material whatsoever, or the installation of underground storage tanks.

4. Conveyance except as a single lot.

5. Blocking or impairment of the view of the Conservation Area from the Lambert’s Cove Road, such that Grantor shall be obligated to maintain the view and to mow any and all grassy and/or field areas no less than once every year, failing which the Grantee shall have the right, after thirty (30) days’ notice to Grantor and at Grantee’s own cost, expense and liability, to enter onto the Conservation Area for the purpose of maintaining and/or expanding the views by removing any and all non-agricultural vegetation, including trees along Lambert’s Cove Road, via mowing or otherwise.

6. Use of the Conservation Area as a wedding venue for which any compensation, in cash or in kind, is rendered.

7. Any use or activity that is or may be inconsistent with the intent of this grant, which purposes are set forth in Section II above, including, but not limited to, drainage or flood control activities detrimental to the actual or potential agricultural use of the Conservation Area or detrimental to water conservation, soil conservation or to good agricultural and/or forestry management practices.

8. Any other use of the Conservation Area or activity thereon which would destroy significant scenic interests, unless necessary for the protection of the purposes of this Restriction.
B. Exceptions to Otherwise Prohibited Acts and Uses:

The following acts and uses otherwise prohibited in Section III-A shall be permitted to the Grantor and to the Grantor’s successors and assigns:

1. Any and all agricultural, horticultural and floricultural uses, including but not limited to the growing of any and all crops, together with trellising, irrigation, and any and all other agricultural activities deemed necessary by Grantor to grow, protect and harvest said crops, including the use and storage of pesticides, herbicides, insecticides and all fertilizers, chemical and/or otherwise, all subject to applicable federal and commonwealth regulations, except that use of the Conservation Area as a nursery or Christmas tree farm shall require the approval of the Grantee as its impact on scenic vistas.

2. Keeping of domestic and farm animals, at stocking rates consistent with best farm practices and any applicable federal and commonwealth regulations.

3. Storage and use of farm equipment, including but not limited to, tractors, trucks, vans, golf cars, and various and sundry equipment for such purposes as planting, spraying, weeding, harvesting, packaging, sorting, freezing, canning, cooking, cooling and any and all other uses in connection with the operation and purposes of a farm as determined in the sole discretion of the Grantor such as ploughing, harvesting and composting, except that any stockpiling of compost shall occur at least 300 feet from the traveled surface of the Lambert’s Cove Road.

4. Storage of any and all fuels, heating and otherwise, required for any agricultural operations, provided that such storage occurs solely within the Building Envelope.

5. Installing, repairing, maintaining, and replacing a well or wells, septic system or systems, and irrigation lines to serve any of the buildings, structures or fields located on the Premises, provided that any areas affected by such activities are renaturalized and regraded thereafter.

6. Maintaining, repairing and replacing signs consistent with applicable town by-laws as deemed necessary and proper by Grantor relative to activities on the farm.

7. Maintenance of the “Existing Driveway” shown on the Plan, at a customary width for the Town of West Tisbury, for ingress and egress to and from the Lambert’s Cove Road and the Building Envelope.

8. Installation of concrete, bituminous or otherwise, anywhere in the Building Envelope, or with advance Grantee permission, in the Conservation Area.
9. Granting, installing, and maintenance of trail easements for the benefit of the Grantee.

10. Any conversion of shrubland or woodland to field or pasture.

11. Any passive recreational activity.

12. Subdivision or division of the Premises, provided that the Grantee, in accordance with the procedures set forth under Section IV herein and in its sole discretion, deems such subdivision or division necessary to further the purposes of this Restriction.

13. Installation in the Conservation Area of agricultural structures (including a farm stand and associated, limited parking) and/or fencing provided that the Grantee has first approved them in accordance with the procedure set forth in Section IV and upon a finding by the Grantee that such structures and/or fencing [a] do not materially diminish the scenic view from the Lambert's Cove Road and [b] are traditional in style and [c] are, in the case of structures, non-habitable.

14. Installation of all other structures, including any greenhouses, and any other activities permissible under all applicable local, regional and Commonwealth of Massachusetts government land use regulations, provided that [a] such activities occur solely within the Building Envelope and [b] that every reasonable effort is made to minimize the visual impact from the Lambert's Cove Road.

IV. Approval Procedure:

Except as otherwise provided herein, the parties hereby covenant and agree that for all approvals required from the Grantee relative to this Restriction, the following procedure shall be followed:

1. The Grantor shall notify the Grantee in writing of any intended use or intent to engage in any activity when such use or activity (including construction) requires approval hereunder, and shall submit to the Grantee plans and such other information as the Grantee may reasonably require to determine that the use, activity, structure or building is consistent with the purposes of this Restriction. The Grantor shall not secure applicable permits required by local law prior to obtaining such approval from Grantee.

2. The Grantee shall approve, with or without conditions, such intended use, activity or structure within thirty (30) days of receipt of an application for approval, provided that Grantee finds that the proposed use, activity, structure or building is authorized by this Restriction and
that said use, activity, structure or building shall not defeat or derogate from the purposes of this Restriction. If based on said findings, the Grantee shall approve, or approve with conditions, said request, it shall issue a Certificate of Approval suitable for recording within said thirty (30) day period. If the Grantee is unable to make the findings necessary for approval within said thirty (30) day period, it shall state in writing its reason therefore to the Grantor, or approval shall otherwise be deemed to have been given. Grantee agrees that such approval shall not be unreasonably withheld. Any duly recorded affidavit of the Grantor that notice was properly given to the Grantee, and that Grantee failed to respond within the time specified herein may be conclusively relied upon by any third parties.

3. The Grantee reserves the right to inspect any approved use, activity, structure or building for conformity with its Certificate of Approval. In the case of a building or structure, upon its satisfactory completion in accordance with said approval and within thirty (30) days of Grantee’s receipt of a request therefor, the Grantee shall issue to the Grantor a Certification of Completion in recordable form, which when duly recorded shall be binding on the Grantee. Any duly recorded affidavit of the Grantor that notice was properly given to Grantee, and Grantee failed to respond within the time specified herein may be conclusively relied upon by any third parties.

V. Access:

The Restriction hereby conveyed does not grant to the Grantee, to the general public, or to any other person any right to enter upon the Premises [a] except as associated with the use and maintenance of trail easements; and [b] except that the Grantee and its representatives are granted the right, upon reasonable notice to the Grantor, to enter the Premises at reasonable times and in a reasonable manner for the purpose of inspecting the same to determine compliance herewith; to take any and all action which it deems appropriate to preserve and/or expand the scenic views of the Conservation Area from Lambert’s Cove Road, and to take any and all actions with respect to the Premises as are set forth herein and as may be necessary or appropriate with or without order of court, to remedy or abate any violation hereof.

VI. Grantee’s Actions:

Except as expressly set forth herein, nothing herein shall impose upon the Grantee any duty to maintain or require that the Premises be maintained in any particular state or condition, notwithstanding the Grantee’s acceptance hereof.

VII. Legal Remedies:
The rights hereby granted shall include the right to enforce this Restriction by appropriate legal proceedings and to obtain injunctive and other equitable relief against any violations, it being agreed that the Grantee will have no adequate remedy at law, and shall be in addition to, and not in limitation of, any rights and remedies available to the Grantee. The Grantor, and the successors and assigns of the Grantor covenant and agree to reimburse the Grantee, and the successors and assigns of the Grantee covenant and agree to reimburse the Grantor; for all reasonable costs and expenses (including without limitation reasonable counsel fees) incurred in enforcing this Restriction or in remedying or abating any violation thereof. If any provision of this Restriction shall to any extent be held invalid, the remainder shall not be affected.

VIII. Assignability:

The burdens of this Restriction shall be enforceable against the Grantor and any other person holding any interest in the Premises. The Grantee is authorized to record or file any instruments appropriate to assuring the continued enforceability of this Restriction. Without limiting the foregoing, the Grantor and its successors and assigns agree to execute any such reasonable instruments upon request. The benefits of this Restriction shall be in gross and shall not be assignable by the Grantee, except in the following instances from time to time: (i) as a condition of any assignment, the Grantee requires that the purpose of the Restriction continue to be carried out, and (ii) the assignee, at the time of assignment, qualifies under Section 170(h) of the Internal Revenue Code of 1954, as amended, and applicable regulations thereunder, and under Section 32 of Chapter 184 of the General Laws as an eligible donee to receive this Restriction directly. Grantor and Grantee intend that the restrictions arising hereunder take effect upon the date hereof, and to the extent enforceability by any person ever depends upon the approval of governmental officials, such approval when given shall relate back to the date hereof regardless of the date of actual approval or the date of filing or recording of any instrument evidencing such approval.

IX. Duration:

To the extent that any provisions of this Agricultural Preservation Restriction, View Easement, and Architectural Restriction are deemed to constitute restrictions subject to the limiting provisions of M.G.L. Chapter 184, Sections 26 through 30, then all such restrictions shall be binding upon the Grantor and Grantee for a term of one hundred fifty (150) years from the date of recording hereof and shall remain in full force and effect in accordance with the provisions of M.G.L. Chapter 184, Section 27, as it may be amended from time to time, or as provided in similar successor provisions, which provision of M.G.L. Chapter 184, Section 27 permit the extension of the period of enforceability of said restrictions by the recording of an extension in accordance with the provisions of said law before the expiration of the first thirty (30) years from the date of recording hereof, and before the expiration of each succeeding twenty (20) year period thereafter, or for such other maximum further periods of time as may be allowed by any amendments of said law or by any successor provisions.
X. **Supersession:**

The previously granted Agricultural Preservation Restriction, View Easement and Architectural Restriction granted to this Grantee by a grantor of whom the Grantor is the successor and assignee and dated October 28, 1998 and recorded in Dukes County Registry of Deeds in Book 744, Page 810 shall be deemed to be superseded by this instrument. Accordingly, upon the recording of this instrument, it shall terminate and be of no further force and effect.

[Remainder of page intentionally left blank. Signature page follows.]
QUITCLAIM DEED

GEOGHAN E. COOGAN, ESQ., Trustee of The Edward S. Child 2000 Trust u/d/t dated December 26, 2000, for which trust a Certificate of Trustee pursuant to M.G.L. c. 184 §35 is recorded with the Dukes County Registry of Deeds in Book 1446, Page 485 and herewith, and HENRY T. CHILD, Trustee of The Barbara C. Child Revocable Trust u/d/t dated November 23, 2016, for which trust a Certificate of Trust pursuant to M.G.L. c. 184 §35 is recorded with the Dukes County Registry of Deeds in Book 1424, Page 229 and herewith, of West Tisbury, MA (collectively, the “Grantor”) for consideration paid of EIGHT HUNDRED THOUSAND AND XX/100, ($800,000.00) DOLLARS grant to THE ISLAND AUTISM GROUP, INC., a Massachusetts Non-Profit Corporation, with a mailing address of 153 Otis Bassett Road, West Tisbury, MA 02575.

WITH QUITCLAIM COVENANTS

The land with the buildings thereon situated in the town of West Tisbury, County of Dukes County, Commonwealth of Massachusetts, more particularly bounded and described as follows:

Lot 1 shown on the plan of land entitled “Plan of Land in West Tisbury, Mass. Surveyed for Martha’s Vineyard Land Bank Commission Scale 1” = 60’ August 13, 2020 Vineyard Land Surveying & Engineering” recorded with the Dukes County Registry of Deeds in Plan Book 1446, Page 485 (the “Plan”), together with all rights and easements appurtenant thereto (the “Premises”), consisting of ±7.5 acres according to the Plan.

Subject to and together with the benefit of any easements and/or restrictions of record insofar as the same are in force and applicable, and subject to the following restrictions:

1. Except as otherwise conditionally allowed by the terms of the Agricultural Preservation Restriction, View Easement, and Architectural Restriction recorded herewith (the “APR”), all buildings will be confined to the “Building Envelope” shown on the Plan; and

2. the remainder of the Premises shall be used solely for farming and other conservation purposes, in conformance with the terms of the APR.
Grantor hereby certifies under the pains and penalties of perjury that the Premises herein conveyed is not their principal residence, nor the principal residence of any spouse, former spouses, partners or former partners in a civil union, nor of any other Persons, and is therefore not homestead property pursuant to M.G.L. ch. 188.

For title see deed dated December 3, 2016 and recorded with the Dukes County Registry of Deeds in Book 1424, Page 231 and deed dated June 24, 1993 and recorded in Dukes County Registry of Deeds in Book 608, Page 460, and deed.

Remainder of page intentionally left blank. Signature page follows.]
WITNESS my hand and seal this 10 day of NW, 2020.

HENRY T. CHILD, Trustee

STATE OF

COUNTY: Dukes

On this 10 day of NW 2020, before me, the undersigned notary public, personally appeared HENRY T. CHILD, Trustee of the aforementioned Trust who proved to me through satisfactory evidence of identification which was ____________________________________________, (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful to the best of his/her/their knowledge and belief.

[Signature]
Notary Public
My commission expires: 8/18/25
WITNESS my hand and seal this 10 day of 2020.

HENRY T. CHILD, Trustee

GEOGHAN E. COOGAN, ESQ.,
Trustee

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF DUKES COUNTY:

On this day of 2020, before me, the undersigned notary public, personally appeared HENRY T. CHILD, Trustee of The Barbara C. Child Revocable Trust, who proved to me through satisfactory evidence of identification which was , (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful to the best of his/her/their knowledge and belief.

Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF DUKES COUNTY:

On this 10 day of 2020, before me, the undersigned notary public, personally appeared GEOGHAN E. COOGAN, ESQ., Trustee of The Edward S. Child 2000 Trust, who proved to me through satisfactory evidence of identification which was , (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, and who swore or affirmed to me that the contents of the document are truthful to the best of his/her/their knowledge and belief.

Notary Public
My commission expires:

ATTEST: Paulo C. DeOliveira, Register
TRAIL EASEMENT AGREEMENT

AGREEMENT made this 13th day of November, 2020, by and among HENRY T. Child, Trustee of THE BARBARA C. CHILD REVOCABLE TRUST, u/d/t dated December 3, 2016, a Certificate of Trust for which Trust is recorded in Dukes County Registry of Deeds in Book 1424, Page 229 and herewith, and GEOGHAN E. COOGAN, ESQ., Trustee of The EDWARD S. CHILD 2000 TRUST, u/d/t dated December 26, 2000, a Certificate of Trust for which Trust is recorded in Dukes County Registry of Deeds in Book 1446, Page 485 and herewith (hereinafter, together with its successors and assigns, collectively the “Grantor”) and the MARTHA’S VINEYARD LAND BANK COMMISSION, a public body corporate having a principal place of business at 167 Main Street, Edgartown, Massachusetts 02539 (the “Grantee”).

WHEREAS, the Grantor wishes to allow a trail on a certain parcel of land owned by the Grantor located at 515 Lambert’s Cove Road in West Tisbury, Massachusetts, such parcel being more particularly described in a deed to Grantor dated December 3, 2016 and recorded in the Dukes County Registry of Deeds in Book 1424, Page 231 (“Premises”), and the Grantee agrees to manage said trail; and

WHEREAS, the parties have agreed to the benefit of such a trail, on its approximate length and approximate location (see Exhibit A, attached hereto), and on the manner in which the trail shall be administered;

NOW, THEREFORE, for consideration of the mutual promises and covenants contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

(1.) The Grantor hereby grants to the Grantee, with quitclaim covenants, a perpetual, non-exclusive right and easement over and across a ten (10) foot wide strip of land on Grantor’s property, the location of which easement area is approximated on Exhibit “A” by dotted lines and identified as ”Trail Easement”, for the benefit of the Grantee.

Such right and easement shall be utilized by the Grantee for the sole and exclusive purpose of providing pedestrian, equestrian and non-motorized bicycle access to the Grantee, its agents, representatives, guests and invitees, over and across a six (6) foot wide trail (the “Trail”) to be used for the purpose of passive recreation, nature study and scenic enjoyment. The Trail shall be constructed, improved, maintained and controlled by or on behalf of the Grantee in accordance with the provisions set forth herein.

(2.) The Trail as constructed shall be no greater than six (6) feet in width (unless otherwise authorized in writing by the Grantor).

(3.) The Grantee shall have the right, following reasonable notice to the Grantor, to
remove such brush and obstructions from the Trail Easement as may be reasonably required for the construction of the Trail and the right to mark the Trail with markers in order to guide users along its course.

The Grantee shall also have the right to seek such permits, in the name of the Grantor, as may be required for the construction and maintenance of the Trail.

(4.) Once the Trail is constructed, the Grantee shall have the right, within the Trail Easement, and following reasonable notice to the Grantor, to cut, trim, clear and remove outgrowths of brush, other vegetation and any other obstructions, to the extent reasonably necessary to facilitate the uses intended hereby.

Notwithstanding the above, the Grantee may use such power equipment and/or motorized vehicles as may be necessary for the construction and maintenance of the Trail.

(5.) The Grantee shall have the right at any time and from time to time, with the prior written consent of the then owner of the Premises, to relocate the Trail within the Trail Easement.

(6.) All expenses associated with or arising out of the construction, improvement and maintenance of the Trail shall be borne solely by or on behalf of the Grantee. The Grantor shall have no responsibility or obligation to maintain or repair the Trail.

(7.) The easement hereby conveyed does not grant to the Grantee or to the public or to any private person any rights in, under or across any portion of the Premises other than the Trail Easement. The Grantee agrees to erect fences, plant vegetation or take whatever measures it deems reasonably necessary or appropriate to protect the Grantor's privacy, subject to the prior written consent of the Grantor.

(8.) The Grantee agrees to defend, indemnify and save the Grantor harmless from any and all liability, loss, injury, claim or damage to or of any persons or property in connection with use of the Trail, unless caused by the gross negligence of the Grantor.

(9.) The foregoing constitutes the complete agreement and understanding between the parties hereto with respect to the Trail and the Trail Easement.

[Remainder of page intentionally left blank. Signature page follows.]
EXECUTED as a sealed instrument in the day and date first above written.

GRANTOR:  
The Barbara C. Child Revocable Trust

By: ________________  
Henry T. Child, Trustee

GRANTEE:  
Martha's Vineyard Land Bank Commission

By: ________________  
Sarah Thulin, Chairman

GRANTOR:  
The Edward S. Child 2000 Trust

By: ________________  
Geoghan E. Coogan, Esq., Trustee

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County

On this ___ day of ___, 2020, before me, __________________, the undersigned Notary Public, personally appeared Henry T. Child, Trustee as aforesaid, proved to me through satisfactory evidence of identity, which was __________________ to be the person whose name was signed on the preceding or attached document in my presence, and who acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of The Barbara C. Child Revocable Trust.

__________________________
Signature of Notary Public
My commission expires ________________

COMMONWEALTH OF MASSACHUSETTS

County of Dukes County

On this ___ day of ___, 2020, before me, Laura E. Townes, the undersigned Notary Public, personally appeared Geoghan E. Coogan, Esq., Trustee as aforesaid, proved to me through satisfactory evidence of identity, which was ________________ to be the person whose name was signed on the preceding or attached document in my presence, and who acknowledged to me that he signed it voluntarily for its stated purpose, on behalf of The Edward S. Child 2000 Trust.

__________________________
Signature of Notary Public
My commission expires ________________
SIGNED under the pains and penalties of perjury, this 13 day of Nov. 2020

Witness

HENRY T. CHILD, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

On this 10 day of Nov., 2020 before me, the undersigned notary public, personally appeared HENRY T. CHILD, Trustee of the aforementioned Trust, proved to me through satisfactory evidence of identification, which was ______________, (source of identification) to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Notary Public

My Commission Expires:

GEOGHAN E. COOGAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires July 22, 2022
COMMONWEALTH OF MASSACHUSETTS

County of Dukes County

On this 13 day of Nov., 2020, before me, Kathryn Ham, the undersigned Notary Public, personally appeared Sarah Thulin, Chairman as aforesaid, proved to me through satisfactory evidence of identity, which was personal knowledge to be the person whose name was signed on the preceding or attached document in my presence, and who acknowledged to me that she signed it voluntarily for its stated purpose, on behalf of the Martha’s Vineyard Land Bank Commission.

Signature of Notary Public
My commission expires__________
515 Lamberts Cove Road
Affordable Housing Restriction

The undersigned The Island Autism Group, Inc., a Massachusetts not-for-profit corporation, having a principal place of business at 153 Otis Bassett Road, West Tisbury, Massachusetts, and a mailing address of P.O. Box 2786, Edgartown, Massachusetts, 02539 ("IAG"), is the owner of a certain parcel of land with improvements thereon situated in the Town of West Tisbury, County of Dukes County, Commonwealth of Massachusetts, bounded and described as follows:

Lot 1 shown on the plan of land entitled “Plan of Land in West Tisbury, Mass. Surveyed for Martha’s Vineyard Land Bank Commission Scale 1” = 60’ August 13, 2020 Vineyard Land Surveying & Engineering” recorded with the Dukes County Registry of Deeds in Plan Book 19, Page 30 (the “Plan”), together with all rights and easements appurtenant thereto (the “Premises”), consisting of ±7.5 acres according to the Plan.

WHEREAS, the Towns of West Tisbury, Aquinnah, Chilmark, Edgartown, Oak Bluffs, and Tisbury at their 2020 Annual Meetings voted to appropriate monies from their respective Community Preservation Funds to IAG for it to acquire and develop the Premises for affordable housing.

WHEREAS, pursuant to the Community Preservation Act, M.G.L. ch. 44B §12, a real property interest that is acquired with monies from the Community Preservation Fund for affordable housing purposed shall be bound by a permanent restriction preserving the affordability to low and moderate income persons.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficient of which hereby acknowledged, IAG and the Town of West Tisbury covenant and agree as follows:

1. The Premises is restricted to use for affordable housing purposes pursuant to and as required by M.G.L. c. 44B (the Massachusetts Community Preservation Act).

2. This Restriction on the use of the Premises shall be perpetual, to the maximum extent permitted by law, including but not limited to the provisions of M.G.L. ch. 184 §§ 23, 26-32, and St. 2004, c. 445 (“An Act Authorizing Martha’s Vineyard Affordable Housing Covenants”), and, at a minimum, this restriction shall be binding upon IAG for a term of one hundred fifty (150) years from the date of recording hereof and remain in full force and effect in accordance with the provisions of M.G.L. ch. 184 § 27, as it may be amended from time to time, or as provided in similar successor provisions, which provisions of M.G.L.ch.184 §27 permit the extension of the period of enforceability of said
restriction by the recording of an extension in accordance with the provisions of said law before the expiration of the first thirty (30) years from the date hereof, and before the expiration of each succeeding twenty (20) year period thereafter, or for such other maximum further periods of time as may be allowed by any amendments of said law or by any successor provisions.

3. This Restriction is intended to benefit the Town of West Tisbury, its agents, successors, designees and assigns, and shall, run with the land and be enforceable against IAG, its successors and assigns and any party holding title to the Premises. IAG hereby agrees that all requirements of the applicable law are satisfied in order for the terms of this Restriction to run with the land and that any requirements of privity of estate are also deemed to be satisfied in full.

4. The Town of West Tisbury may enforce this Restriction independently by appropriate legal proceedings and obtain injunctive and other appropriate relief on account of any violations, including without limitation relief requiring restoration of the Premises to the condition, affordability or occupancy which existed prior to the violation impacting such condition, affordability or occupancy (it being agreed there shall be no adequate remedy at law for such violation), and such injunctive relief shall be in addition to, and not in limitation of, any other rights and remedies available to the Town of West Tisbury. IAG shall pay all fees and expenses, including legal fees of the Town of West Tisbury in the event of a successful enforcement action taken against IAG or its successors or assigns.

[Remainder of page intentionally left blank. Signature page follows.]
Executed as a sealed instrument as of the 5 day of August, 2021.

Town of West Tisbury

By: ____________________________
    West Tisbury Board of Selectmen, Chair
Hereunto duly authorized

The Island Autism Group, Inc.

By: ____________________________
    Kevin McGrath, President

By: ____________________________
    Brooke Avakian, Vice President

COMMONWEALTH OF MASSACHUSETTS
County of Dukes County

On this 5th day of August, 2021, before me, Vincent Augustus Degregorio, the undersigned Notary Public, personally appeared Kevin McGrath, Brooke Avakian, and proved to me through satisfactory evidence of identification, which were personal knowledge, driver's license, passport, or other, (circle one), to be the person whose name was signed on the preceding or attached document in my presence, and who acknowledged to me that he signed it voluntarily for its stated purpose as Chair, West Tisbury Board of Selectmen.

VINCENT AUGUSTUS DEGREORIO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On December 09, 2026

Signature of Notary Public
My commission expires 10/9/26

COMMONWEALTH OF MASSACHUSETTS
County of Dukes County

On this 5th day of August, 2021, before me, Vincent Augustus Degregorio, the undersigned Notary Public, personally appeared Kevin McGrath, proved to me through satisfactory evidence of identification, which were personal knowledge, driver's license, passport, or other, (circle one), to be the person whose name was signed on the preceding or attached document in my presence, and who acknowledged to me that he signed it voluntarily for its stated purpose as President of Island Autism Group.

VINCENT AUGUSTUS DEGREORIO
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires On December 09, 2026

Signature of Notary Public
My commission expires 10/9/26
COMMONWEALTH OF MASSACHUSETTS  
County of Dukes County 

On this _____ day of ________, 2021, before me, ________________________, the undersigned Notary Public, personally appeared Brooke Avakian, proved to me through satisfactory evidence of identification, which were personal knowledge / driver’s license / passport/ other; 
____________________ (circle one), to be the person whose name was signed on the preceding or attached document in my presence, and who acknowledged to me that she signed it voluntarily for its stated purpose as Vice President of Island Autism Group.

__________________________________________  
Signature of Notary Public  
My commission expires __________

ATTEST: Paulo C. DeOliveira, Register  
Dukes County Registry of Deeds
September 28, 2021

Island Autism Group
c/o Mrs. Katherine DeVane
katehap5 @ comcast.net
kate @ islandautism.org

Dear Mrs. DeVane,

Please be advised that the land bank commission has voted, pursuant to section III-(B)(13) of the agricultural preservation restriction recorded in the county courthouse at book 1551 page 406, to approve your request to erect a barn in the conservation area, as opposed to the building envelope, subject to the following conditions:

(1.) it will be located at the northern end of the property where indicated in violet on the attached plan;

(2.) it will be constructed both in the style and at the scale shown in the attached photograph; and

(3.) it will be non-habitable and will not be used for any residential use whatsoever.

Please let me know if you have any questions. Thank you.

Very truly yours,

[Signature]
James Lengyel
Executive Director

P.O. Box 2057 • Edgartown, Massachusetts 02539 • 508 627-7141 • Fax 508 627-7415

printed on recycled paper
The PLB series solar powered LED bollard is ideal for architectural and commercial pathway applications. The stylish, contemporary design combined with high quality construction and unequalled solar powered performance make the PLB series an excellent fit where quality lighting is required.

PLB solar powered bollards are fully self-contained and offer significant advantages over typical wired bollards:
- Low installation, remediation and electrical design costs
- No electricity bills and no scheduled maintenance
- Immune from power outages
- A sustainable choice without recurring carbon emissions

All of our solar powered lights are enabled by our innovative Solar Lighting Controller (SLC). The SLC in each light is “self-learning” and allows the lights to predictively adapt to their surroundings, providing a level of lighting performance and reliability unavailable in other solar lighting products.

**TECHNICAL SPECIFICATIONS**

| Solar Module: | High impact, UV resistant encapsulation  
|              | High-efficiency mono-crystalline cells  
|              | Integrated into bollard housing  
|              | Used for day/night detection (no photocell required)  |
| Solar Lighting Controller (SLC): | High efficiency Maximum Power Point Tracking (MPPT) charge controller  
|                                | Micro-controller based technology  
|                                | High-efficiency LED driver  
|                                | Integrated into bollard housing  
|                                | Designed to automatically manage lighting performance based on environmental conditions and lighting requirements  |
| Battery: | High-performance lithium (LiFePO₄)  
|          | Exceptional 10+ year lifecycle  
|          | High-temperature tolerance  
|          | Contained within bollard post  
|          | Designed for easy battery changes when required  
|          | Plug-and-play, sealed connector  |
| LEDs and Optics: | Greater than 100,000 hour L70 lifetime LED  
|                  | Warm White (3000K), Neutral White (4000K), and Amber (595nm) LEDs available  
|                  | Type 3 and Type 5 full cut-off high efficiency optics  
|                  | IP67 protection  
|                  | Typical lumen output from 239 - 370 lumens  
|                  | Wildlife-friendly amber option available  |
| Mechanical Construction: | Cast, marine-grade, corrosion resistant aluminum housing  
|                          | Extruded, low copper aluminum post  
|                          | Stainless fasteners with security fastener option  
|                          | High-strength mounting base  
|                          | Architectural grade, super durable, TGIC powder coat  
|                          | Four standard colors with custom colors available  |
| Factory Set Lighting Profiles: | On at dusk, off at dawn  
|                                 | On at dusk, turn off after 6 hours  
|                                 | On at dusk, dim to 30% after 6 hours, off at dawn  
|                                 | On at dusk, off after 5 hours, on 1 hour before dawn, off at dawn  
|                                 | On at dusk, dim to 30% after 5 hours, on 1 hour before dawn, off at dawn (default)  |
PHOTOMETRICS (IES files available on website)

Notes:
- Photometrics based on PLB 102 mounting height
- All light levels in foot candles (fc) with 4000K color temperature and 300 lumen output
- To convert to lux multiply light level by 10.7
- Contact us for help in choosing the right lighting profile and distribution
- Specifications subject to change without notice

ORDER MATRIX

<table>
<thead>
<tr>
<th>Series</th>
<th>Height</th>
<th>Finish</th>
<th>Distribution</th>
<th>LED</th>
<th>Lighting Profile</th>
<th>Options</th>
</tr>
</thead>
<tbody>
<tr>
<td>PLB</td>
<td>101 - 14&quot;</td>
<td>BK - Black</td>
<td>ASM - Type 3</td>
<td>WW - 3000K</td>
<td>00 - On at dusk, off at dawn</td>
<td>SEC - Security Fasteners</td>
</tr>
<tr>
<td></td>
<td>102 - 36&quot;</td>
<td>BZ - Bronze</td>
<td>SYM - Type 5</td>
<td>NW - 4000K</td>
<td>01 - On at dusk, off after 6 hours</td>
<td>PA - Pre-Ship Anchor Bolts</td>
</tr>
<tr>
<td></td>
<td></td>
<td>SV - Silver</td>
<td></td>
<td>AMB - Amber</td>
<td>02 - On at dusk, dim to 30% after 6 hours</td>
<td>BLS - Backlight Shield</td>
</tr>
<tr>
<td></td>
<td></td>
<td>WH - White</td>
<td></td>
<td></td>
<td>03 - On at dusk, dim to 30% after 5 hours, on 1 hour before dawn, off at dawn</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>CC - Custom</td>
<td></td>
<td></td>
<td>04 - On at dusk, dim to 30% after 5 hours, on 1 hour before dawn, off at dawn (default)</td>
<td></td>
</tr>
</tbody>
</table>
Franklin Iron Works Arnett 10 1/2" High Black Outdoor Wall Light

$99.99

Comparable Value $149.99

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SHIPS TODAY if ordered in the next 5 Hr. 48 Min.

1  
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Product Details

Illuminate a dark outdoor space with this urban barn light from Franklin Iron Works.

Additional Info:

A careful balance of rusticity and elegance, this outdoor wall light is the perfect addition to your patio or balcony. In a classic urban barn style with a curving neck, it invokes a charmingly old-fashioned feel. A smooth black finish gives this fixture a clean, almost contemporary touch. Vertical installation only.

Shop all Franklin Iron Works

Recommended Bulbs

12W LED Dimmable Standard Base Bulb

100W Equivalent Clear

Style # 60D75

$9.99 ea.