1. DESCRIPTION

1.1 Owner: The Island Grown Initiative Ltd.

1.2 Applicant: Island Grown MV / South Mountain Co.

1.3 Project Location: 80 and 104 Stoney Hill Road (Map 45, Block A, Lot 1.1; and Map 45, Block A, Lot 1), Tisbury

1.4 Proposal: Construction of a new Education and Innovation Center and two new buildings for worker housing at Island Grown Farm.

1.5 Zoning: R3A Residential

1.6 Local Permits: Building permit, special permit for exemption from local zoning under MGL Chapter 40A, septic and well permits; the property is also subject to an Agricultural Preservation Restriction held by the MV Land Bank, which has approved of the site plan.

1.7 Surrounding Land Uses: Other open space, residential, and agricultural uses in the R3A district, including Land Bank trails; main property borders West Tisbury and Oak Bluffs.

Project History: The MVC approved DRI 212 (Thimble Farm) with conditions in 1986, allowing for the construction of a 30,000 ft² greenhouse and 4,000 gallons of fuel storage. The farm was owned by Bencion and Patricia Moskow at the time, and later by Laurence Benson and Eric Grubman, who leased the land to Andrew Woodruff, who ran a CSA program for several years. Island Grown Initiative purchased the land in 2012, restored the greenhouse and began licensing the fields to local farmers. In recent years, IGI and Woodruff have worked to establish regenerative agricultural practices that support the land, and the farm has become a hub for agricultural activity, including a CSA, field trips, gleaning, and community gardens. The farm currently has 40.4 acres across four lots in Tisbury, West Tisbury, and Oak Bluffs, with most of the land located in Tisbury:

- West Tisbury (Lot 9-3.2): 0.3 acres
- Oak Bluffs (Lot 39-3): 9.99 acres
- Tisbury (Lot 45-A1): 3.1 acres
- Tisbury (Lot 45-A1.1): 28.01 acres

Project Summary: The project is Phase 1 of the Island Grown Farm Master Plan, which aims to consolidate IGI’s operations, expand its educational programming, and provide additional housing for IGI workers. Three new buildings would be constructed in Phase 1, and an existing 1,345 ft² hoop house will be removed, and a smaller hoop house will be relocated to the western side of the greenhouse, or elsewhere on the property as needed.

Proposed structures:
• Education and Innovation Center (EIC): One story, 3,200 ft², offices and educational space.
• Housing #1: One story, 1,288 ft², two one-bedroom units for farmworkers.
• Housing #2: One story, 1,792 ft², two two-bedroom units for farmworkers.
• 3 seasonal yurts (16’ diameter): 600 ft²

_Floor plans, elevations, renderings, and proposed exterior materials for the EIC and housing units have been provided._

As proposed, the workforce housing would be year-round for IGI staff members and farmworkers, including families, and occasionally for interns or seasonal staff if a unit is available. The applicant is also willing to apply an income restriction of up to 150% median family income for the units.

• Unit A: two bedrooms, up to three tenants, 896 ft²
• Unit B: two bedrooms, up to three tenants, 896 ft²
• Unit C: one bedroom, up to two tenants, 644 ft²
• Unit D: one bedroom, up to two tenants, 644 ft²

_Total capacity: 10 tenants_

Proposed activities at the farm would be similar to existing activities, including large-scale composting of food waste, chicken farming, year-round greenhouse activity, gleaning, grazing, land licensing for agriculture, regenerative field production, Community Supported Agriculture, the IGI Mobile Market operations, a half-acre community garden, an orchard, school tours, and educational programs. The applicant has provided additional information about existing and proposed activities, including how they will benefit from the project.

Future phases of the master plan would include the following new structures:

• Agricultural building #1: 800 ft²
• Agricultural building #2: 960 ft²
• Pole barn: 1,625 ft²

2. ADMINISTRATIVE SUMMARY

2.1 DRI Referral: Tisbury Building and Zoning Department, July 23, 2021

2.2 DRI Trigger: 3.1a (Development of commercial space – 2,500-3,500 ft²), 8.6a (Development of current/former farmland), 1.3D (Previous DRI); mandatory review

2.3 LUPC: October 25, 2021

2.4 Public Hearing: January 13, 2022

3. PLANNING CONCERNS

3.1 Water and Wastewater: The project is located in the Lagoon Pond watershed, and will include a distributed denitrifying septic system, which is being designed by Schofield, Barbini and Hoehn (SBH), in collaboration with John Smith of KleanTu Wastewater Treatment Technologies. SBH is also designing a public well and distribution system for the property.
SBH has calculated that the property including wastewater, runoff, and landscape maintenance (no landscape maintenance is proposed) would generate 19.6 kilograms of nitrogen per year, which is 62% more than the allowable load for the property (12.08 kg/year). To mitigate the overage, the applicant has proposed installing a residential NitROE Innovative/Alternative (I/A) system elsewhere in the Lagoon Pond watershed, and plans to work with the Tisbury Board of Health and others to identify a location.

The farm currently has three 1,000-gallon above-ground liquid petroleum (LP) storage tanks, including two within a protected concrete enclosure. The third tank, which is unprotected, will be relocated to within the enclosure with the other two. The farm also has a 165-gallon above-ground diesel tank in a protected enclosure, and two 120-gallon above-ground LP tanks near an existing hoop house that are unprotected. The hoop house and 120-gallon tanks will be relocated to the western side of the greenhouse.

A list of fertilizers, biocides, and other substances that may be used at the site has been provided.

3.2 **Stormwater and Drainage:** The applicant has stated that new hardscape will include reclaimed stone and untreated wood that has a minimal energy footprint. A stormwater management summary prepared by Chris Alley (SBH) and Cornelius Murphy (Whole Systems Design Collaborative) indicates that runoff will be handled by two bio-retention areas capable of handling at least a 25-year storm, along with two forebays (small pools) that would help filter the runoff and handle most smaller storm events.

3.3 **Energy:** The new buildings will be all-electric, with rooftop solar panels on the IEC and one of the housing structures that will potentially allow the buildings to be net energy producers (negative energy footprint). Electric vehicle charging stations are proposed at seven locations on the property, including four adjacent to the housing units.

The applicant is working with Eversource to install a new electric connection from Edgartown-Vineyard Haven Road (at Eversource’s expense), which will likely serve other properties along Head of the Pond Road to the east that are currently served by an aging private connection. The new connection will also enable the proposed onsite solar generation.

3.4 **Traffic and Transportation:**

- Access to the farm will be primarily from Head of the Pond Road to the east (near Island Alpaca), with secondary access via Stoney Hill Road to the west.
- The applicant does not expect a significant increase in traffic, in part because the reduction in trips from the current IGI offices in West Tisbury would help offset any new trips created by the expansion. (The total number of employees onsite will increase from 15 to 25.) A conservative evaluation of the projected trip generation was conducted, and this project is expected to generate roughly 47 daily trips. This projection assumes that there will be several staff/employees already living onsite, thus reducing the total number of trips per day.
• Given the location and position of access to the site, the traffic volumes should not present an issue on the main roads of entry.

• The applicant estimates there is currently room for about 26 cars, although the spaces are unmarked. The plans call for 57 marked spaces, distributed in six different areas with trees providing shade in most cases. The applicant has stated that the 57 spaces exceed the estimated need for 49 spaces, as well as the required number of spaces under Tisbury Zoning Bylaw 07.07. A summary of parking spaces and locations has been provided.

• The EIC would be open from 8-6, Monday-Saturday, with occasional weekend and evening workshops.

• Sight distances at the study area intersection of Head of the Pond Road and Edgartown-Vineyard Haven Road are adequate. The required stopping sight distance for a roadway with a posted speed of 45mph is 360 feet. The sight distances at this intersection exceed 400 feet in both directions.

• The crash rate at this intersection is well below the District 5 average and no immediate safety measures are warranted based on the crash history at the study intersection.

• The farm is about 0.75 miles from the shared-use path and nearest VTA stop on Edgartown-Vineyard Haven Road.

The following was provided by the applicant:

### ISLAND GROWN FARM PARKING SUMMARY

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<tr>
<th>EDUCATION &amp; INNOVATION CENTER</th>
<th># PEOPLE</th>
<th>RATIO</th>
<th>TOTAL # SPOTS</th>
<th>NOTES</th>
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<tr>
<td>OFFICE STAFF (DEDICATED)</td>
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<td>Daily Full Time Office Staff</td>
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<td>OFFICE STAFF (FLOATERS)</td>
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<td>Workshop Attendees &amp; CSA Pickup</td>
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**ESTIMATED PARKING SPACES REQUIRED:** **49**

**57 SPACES ON CURRENT MASTER PLAN**

**NOTES:**

1. Plan for bus dropoff/pickup and turnaround to accommodate school field trips at the EIC (45’ outside turning radius).
2. Plan for event overflow parking: 35-50 spots (up to 8,000 square feet).
3. Tisbury Zoning Bylaw Parking Regulations state that 2 spots must be provided for each dwelling unit (4x2 = 8 total).
4. Tisbury Zoning Bylaw Parking Regulations state that offices must provide 1 spot for every 150 square feet (3200 sq.ft./150 – 21 total).
5. Tisbury Zoning Bylaw Parking Regulations state that assemblages must provide 1 spot for every 3 persons permitted occupancy. (75/3 = 25 total)
3.5 **Housing:** The project includes four units of year-round workforce housing, including living and kitchen spaces, for up to 10 people (two one-bedroom and two two-bedroom units). The applicant is willing to apply an income restriction of up to 150% median family income for the units.

3.6 **Economic and Social Development:** The project aims to expand and enhance the current IGI offerings, which include educational programs and community events, including the Mobile Market, prepared meals programs, adult education workshops, and job-readiness programs for people with disabilities. The new facilities will allow IGI to extend educational programs to other groups such as Camp Jabberwocky and the MV Community Services Family Center, which are unable to participate due to the conditions in the greenhouse. The applicant expects a total of 25 employees at the farm, including 15 existing, and 10 employees who will relocate from the IGI offices in West Tisbury.

3.7 **Cultural Resources:** The Public Archaeology Lab (PAL) issued a Cultural Resources Due Diligence Assessment for a 1.3-acre portion of the property in March 2020, which included the following conclusions and recommendations:

- A pre-contact archaeological site known as Site C, recorded in 1978 by the MV Historical Society, is within or immediately adjacent to the project area, although the actual site boundaries are unknown.
- Any archaeological deposits in the area would likely provide important new information about Native American land use and activity.
- The project should be designed to avoid ground disturbance as much as possible (efforts could include constructing buildings on slabs, raising the ground surface for access and parking, installing only above-ground utilities, etc.).

After filing a Project Notification Form with the Massachusetts Historical Commission (MHC), PAL conducted an intensive archaeological survey in December 2021, which revealed both ancient and post-contact cultural materials. As a result, PAL recommended that machine-assisted excavation should be conducted in the area of the proposed housing units, which may necessitate additional consultation and investigation, but that no other investigations are required for the remainder of the project site. MHC approved of the recommendations.

An updated summary report from PAL following the machine-assisted excavation states that five cultural features were found, and recommends that “an Archaeological Site Avoidance and Protection Plan [SAPP] be developed to formalize the short- and long-term protective measures to be implemented for cultural features that can be avoided and protected in place.” If any of the features cannot be avoided, then PAL recommends that they be completely excavated and studied. South Mountain has stated that it is “fairly certain” that four of the five features can be avoided and protected, and one will need to be excavated. The SAPP will be developed by PAL and reviewed by MHC. If MHC approves, then PAL will schedule the excavation.

A confidential memorandum from PAL regarding the machine-assisted excavation was submitted to South Mountain, and reviewed by MVC staff. Based on the memo, staff has confirmed that the five features have been mapped in relation to the project plans, and that one of the features will...
likely need to be excavated. PAL recommends that if excavation is required, a data recovery plan should be developed in consultation with MHC and the Wampanoag Tribe of Gay Head (Aquinnah), and that final design plans should be provided to PAL and MHC for review and comment.

3.8 **Lighting and Landscape:** A preliminary landscape plan features native species and aims to increase pollinator habitat, build soil, reduce erosion, and provide learning opportunities, as well as seasonal food and herbal medicine for onsite use.