

MVC DRI 620
Morning Glory Farm
Edgartown, MA
Aerial Overview

Edgartown - West Tisbury Road

Edgartown Wastewater
Treatment Facility

Meshacket Road

DRI # 620-M3 Morning Glory Farm Workforce Housing & Solar

Morning Glory Farm is asking for a three part modification:

The first part is to meet Condition 8.1 of the DRI 620 Decision with a new workforce housing bunkhouse with 10-12 beds; second is to add a covered exterior stairway to the back of the main farm stand building; and third to install a ground mounted solar array occupying an area of approximately 6,000 square feet.

MESHACKET RD

290

MORNING GLOVE
F·A·R·M

Hot Coffee

Baked Goods





MESHACKET

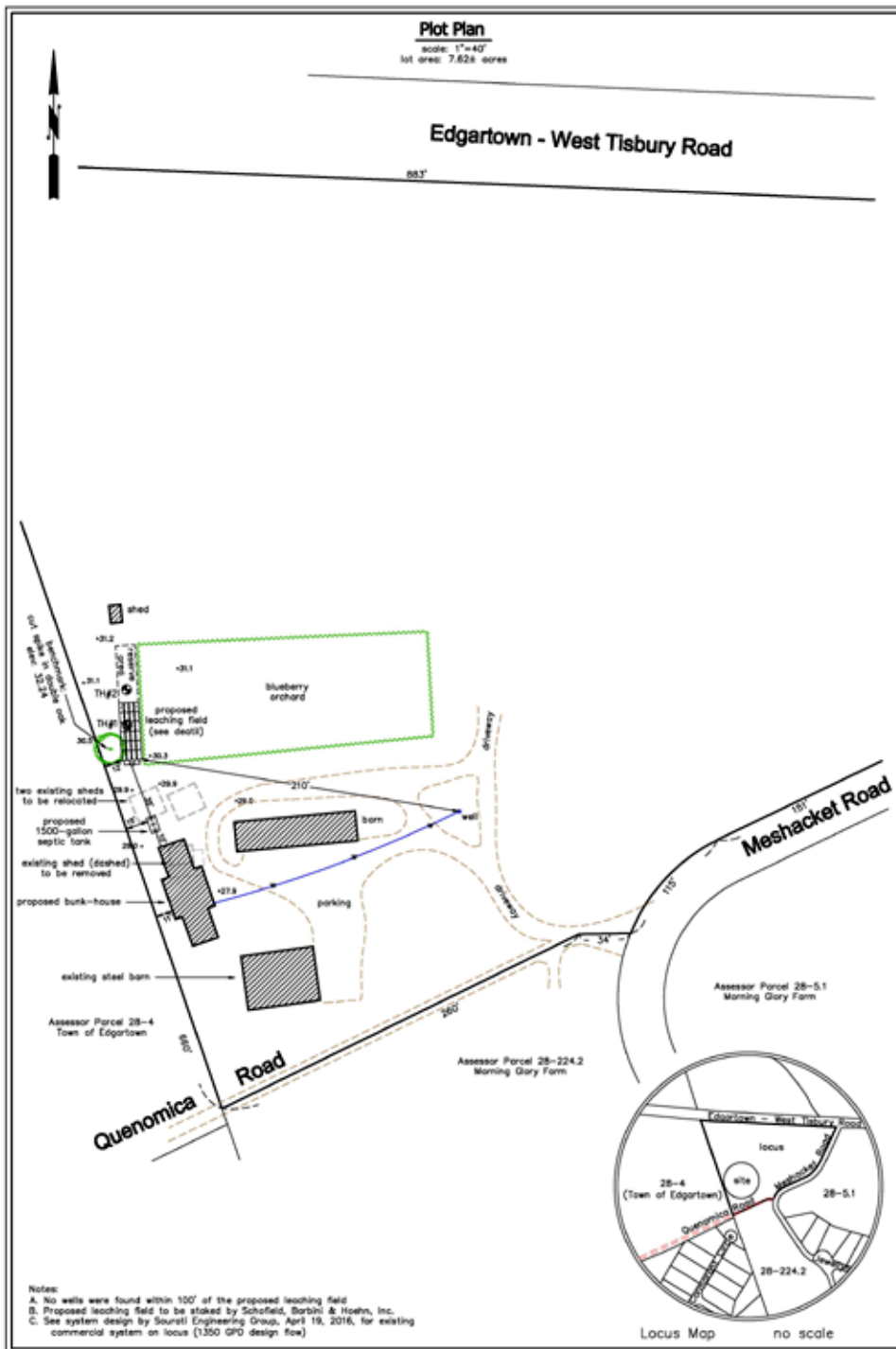
FARM

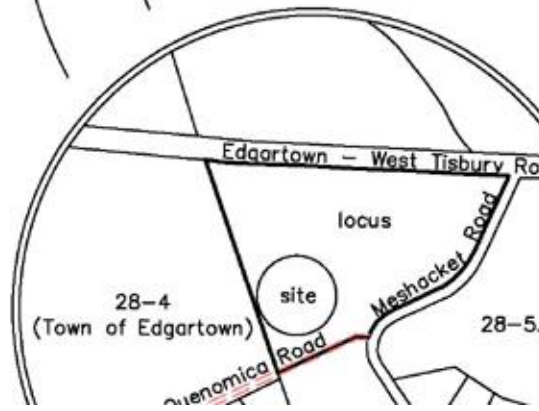
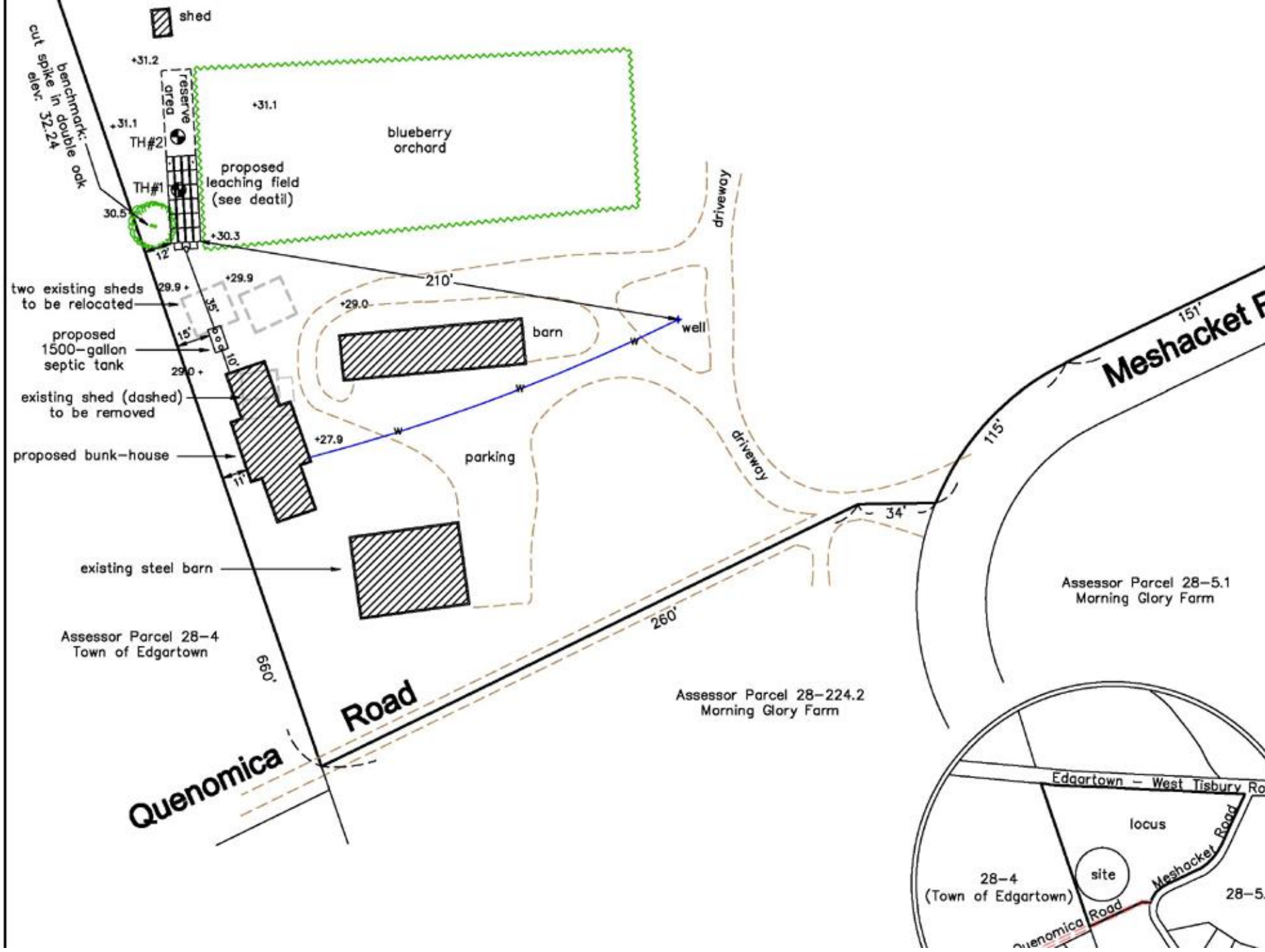


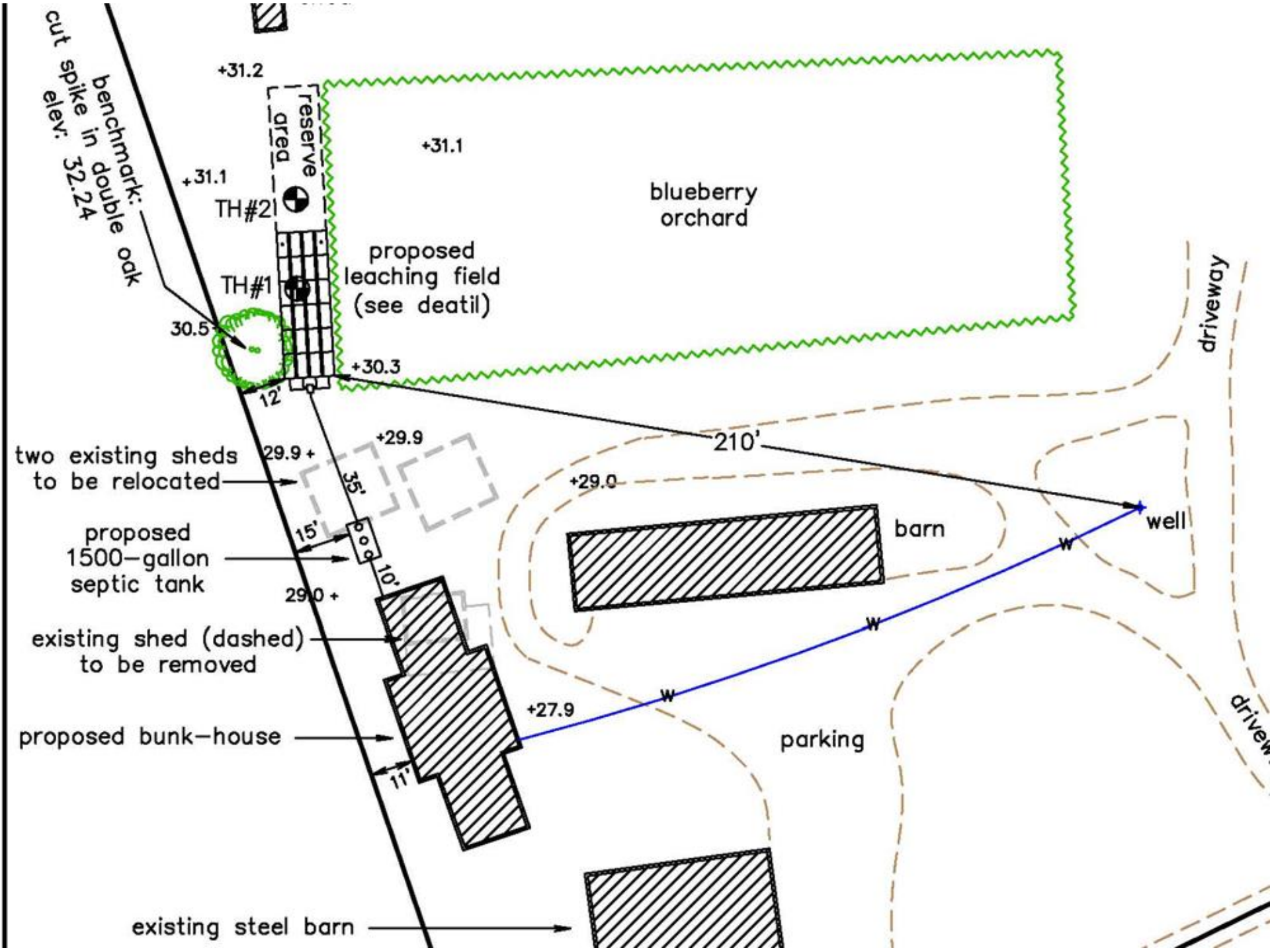


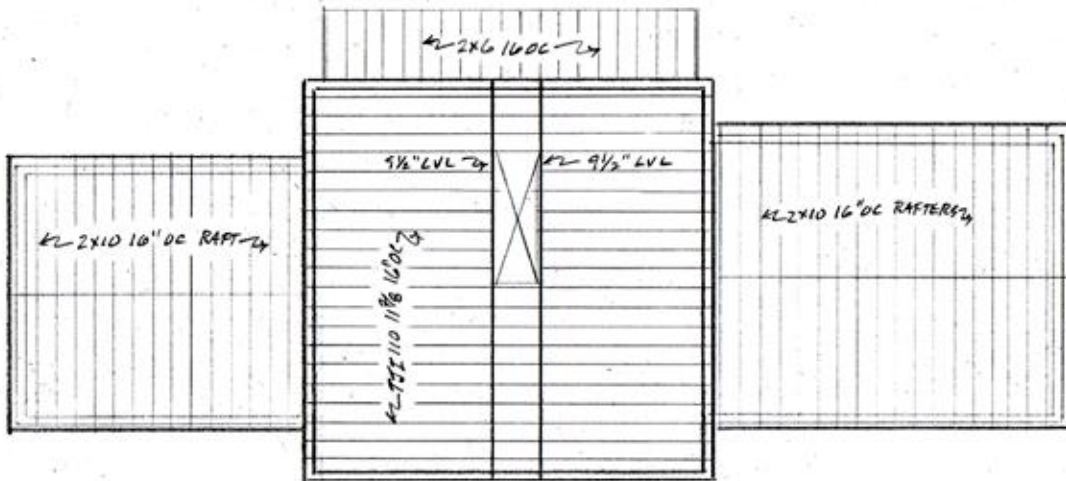


Morning Glory Farm DRI 620-M3 Part 1 Workforce Housing

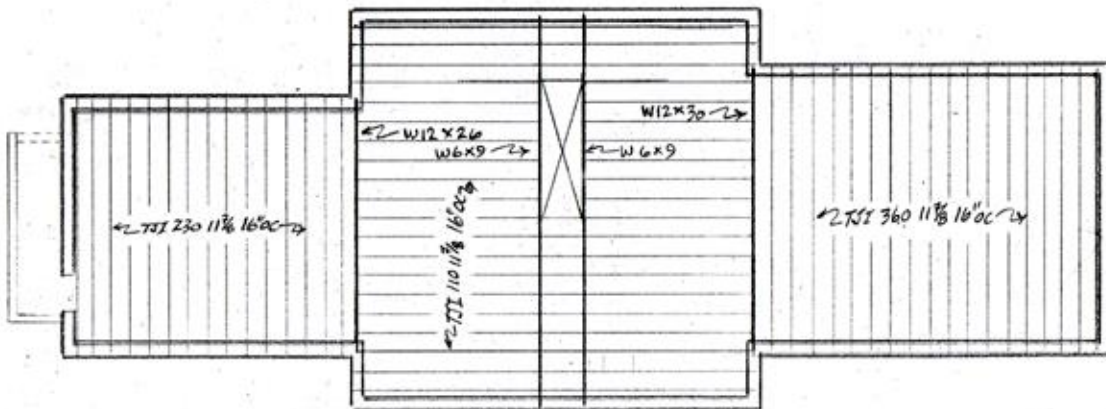




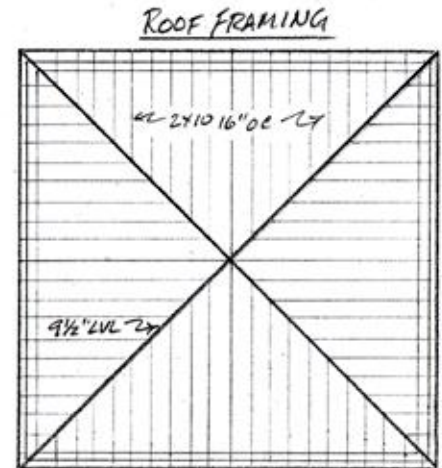




SECOND FLOOR FRAMING



FIRST FLOOR FRAMING



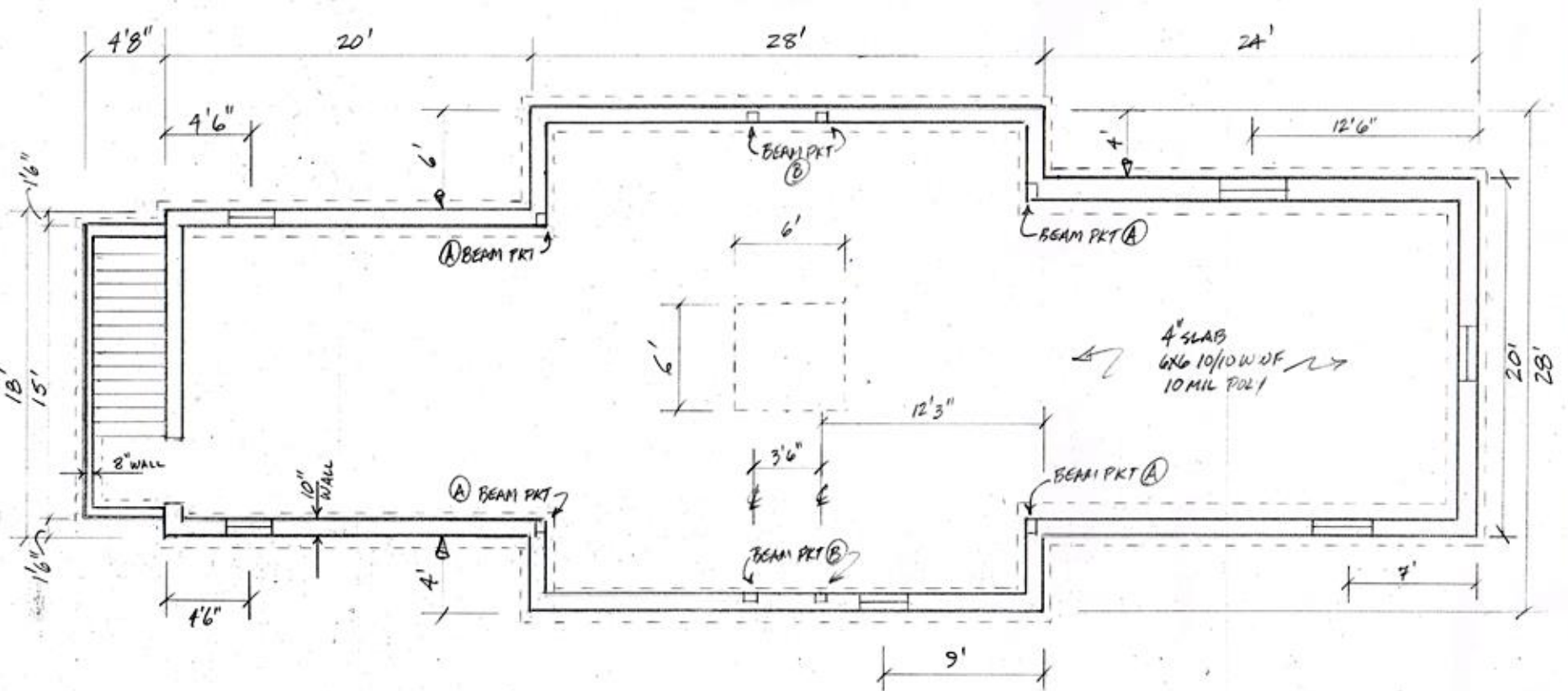
ROOF FRAMING




2ND FLOOR CEILING JOISTS

DATE REVISED	FRAMING PLANS	
	MORNING GLORY FARM	
	PUNKHOUSE	
	P.O. Box 2349 VINYARD HAVEN, MASSACHUSETTS 02564	
PROJ. #: 03713	SCALE: 1/8" = 1'	DATE: 7/21/10

S-2



FOUNDATION PLAN

DATE REVISED	FOUNDATION PLAN	
	MORNING GLORY FARM	
	BUNKHOUSE	
		S1
PROJ. #: 03713	SCALE: 3/16" = 1'	DATE: 7/21/16



NORTH ELEVATION
 $\frac{1}{8}'' = 1'$



EAST ELEVATION
 $\frac{1}{8}'' = 1'$



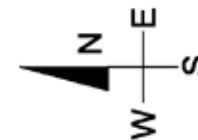
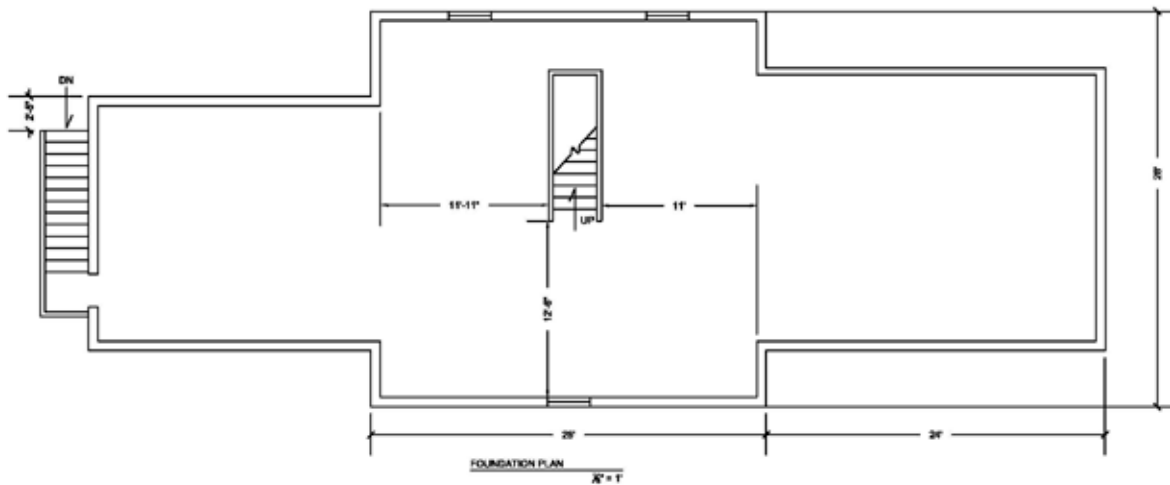
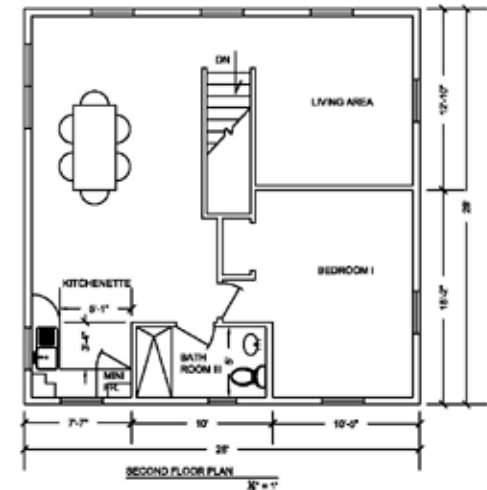
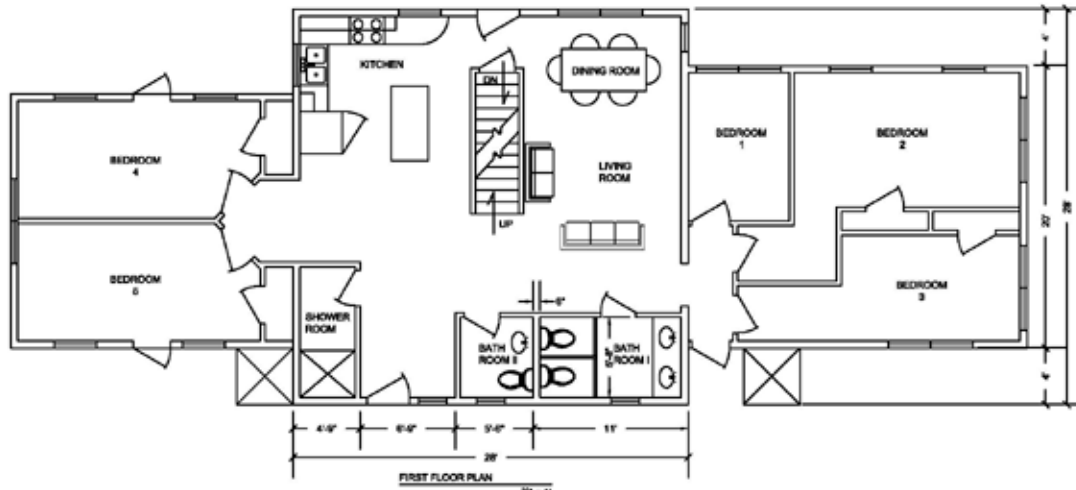
WEST ELEVATION
 $\frac{1}{8}'' = 1'$




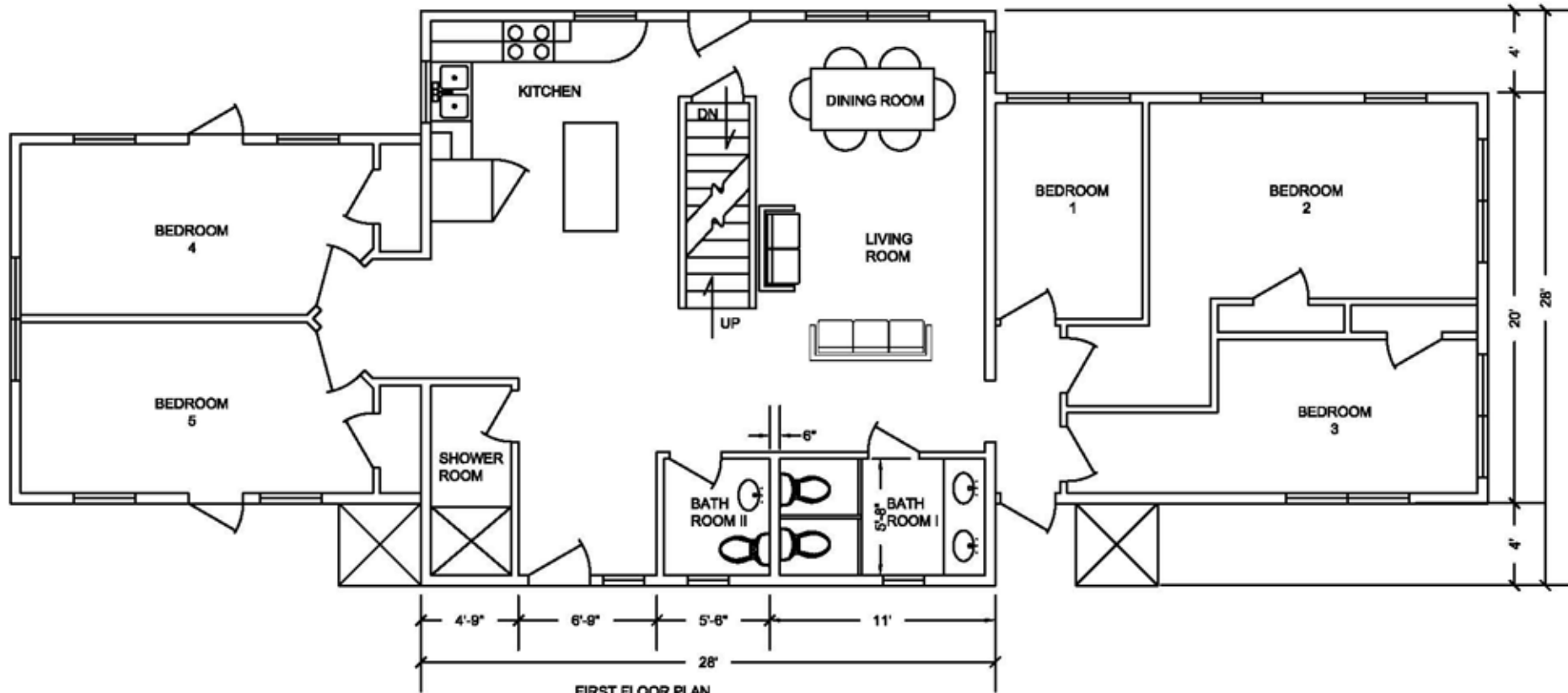
SOUTH ELEVATION
 $\frac{1}{8}'' = 1'$

DATE REVISED	ELEVATIONS	
04/14/16	MORNING GLORY FARM	
05/20/16	EDGARTOWN, MA 02539	
07/20/16		
	<small>P.O. Box 3146 Westford, Massachusetts 02145</small>	<small>508/935-3322</small>
PROJ. #: 03713	BY CG	SCALE $\frac{1}{8}'' = 1'$
		DATE 04/04/16

A-2

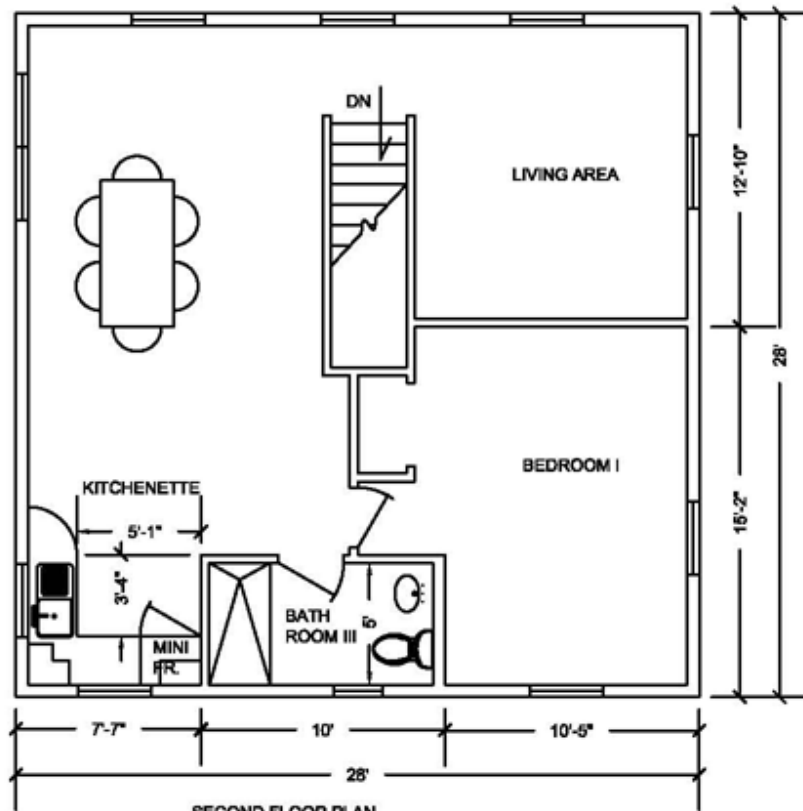


DATE REVISED	FLOOR PLANS	
	MORNING GLORY FARM	
	EDGARTOWN, MA 02539	
		A-1
07/20/16		
PROJ. #: 03713	CG	SCALE: 1/8" = 1'
		DATE: 10/22/15



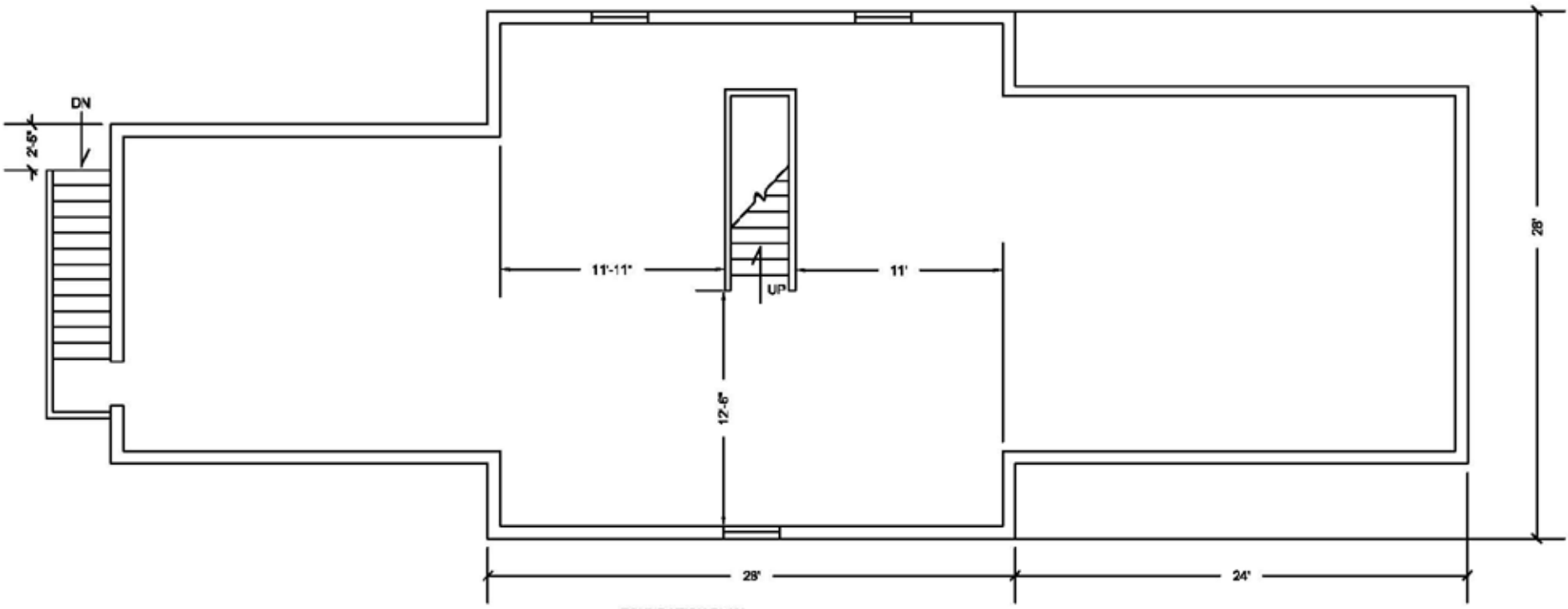
FIRST FLOOR PLAN

1/8" = 1'



SECOND FLOOR PLAN

$\frac{1}{8}'' = 1'$



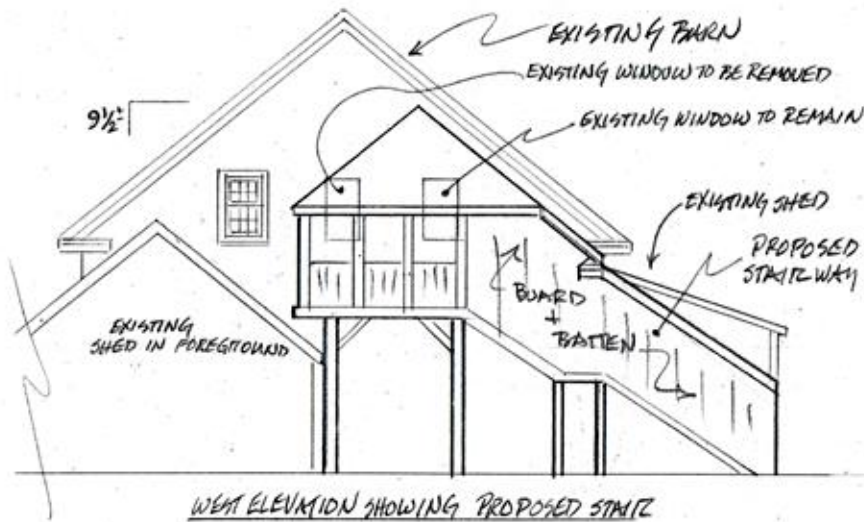
FOUNDATION PLAN
1/8" = 1'

Morning Glory Farm

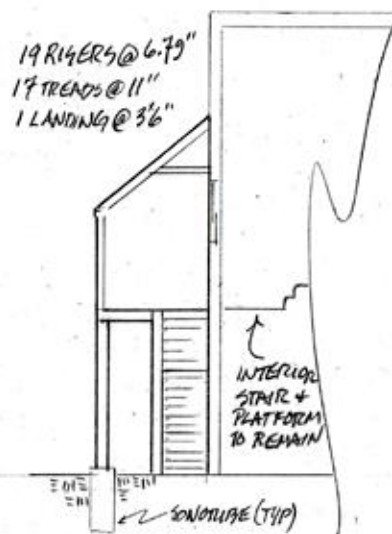
DRI 620-M3

Part 2

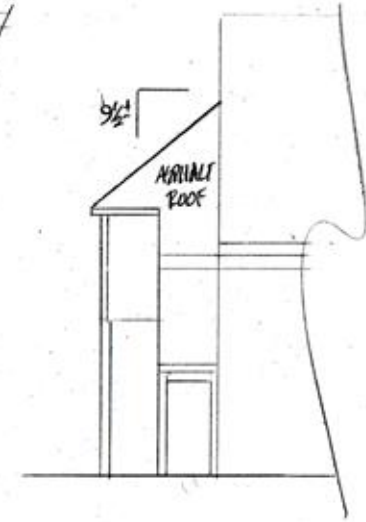
Covered Exterior Staircase
on back of Farm Stand



WEST ELEVATION SHOWING PROPOSED STAIR

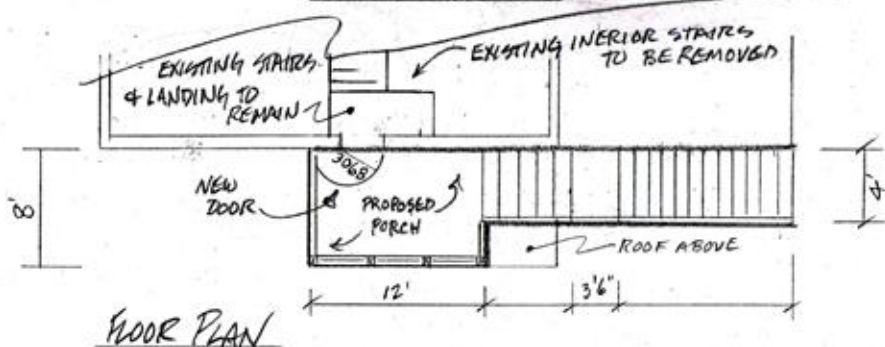
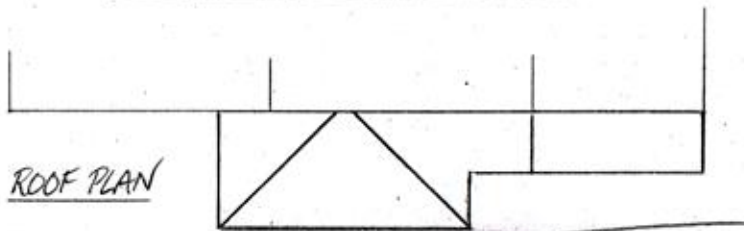


SECTION



SOUTH ELEVATION


EXISTING
PROPOSED
EXISTING
PROPOSED

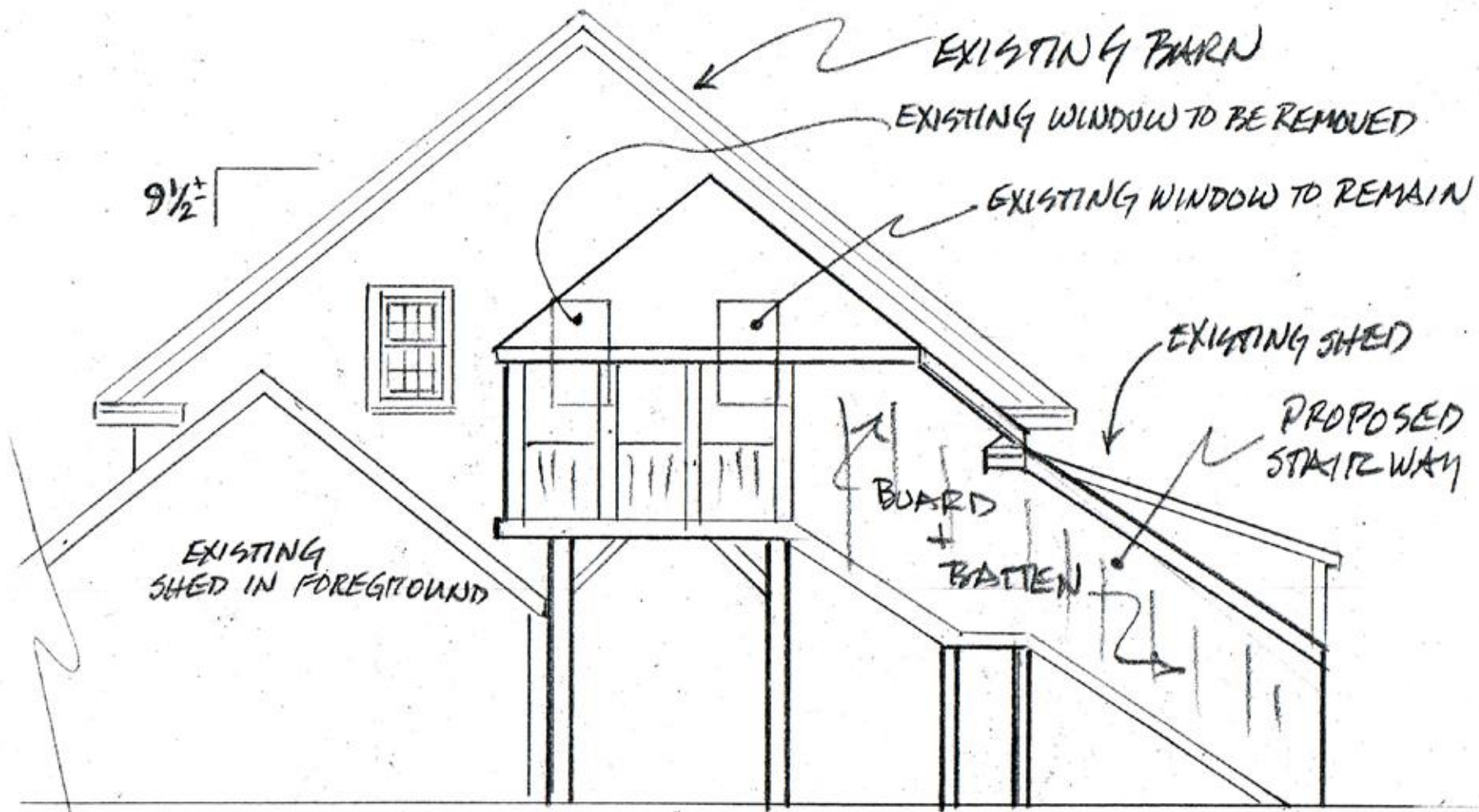


FLOOR PLAN

PROPOSED * EXISTING

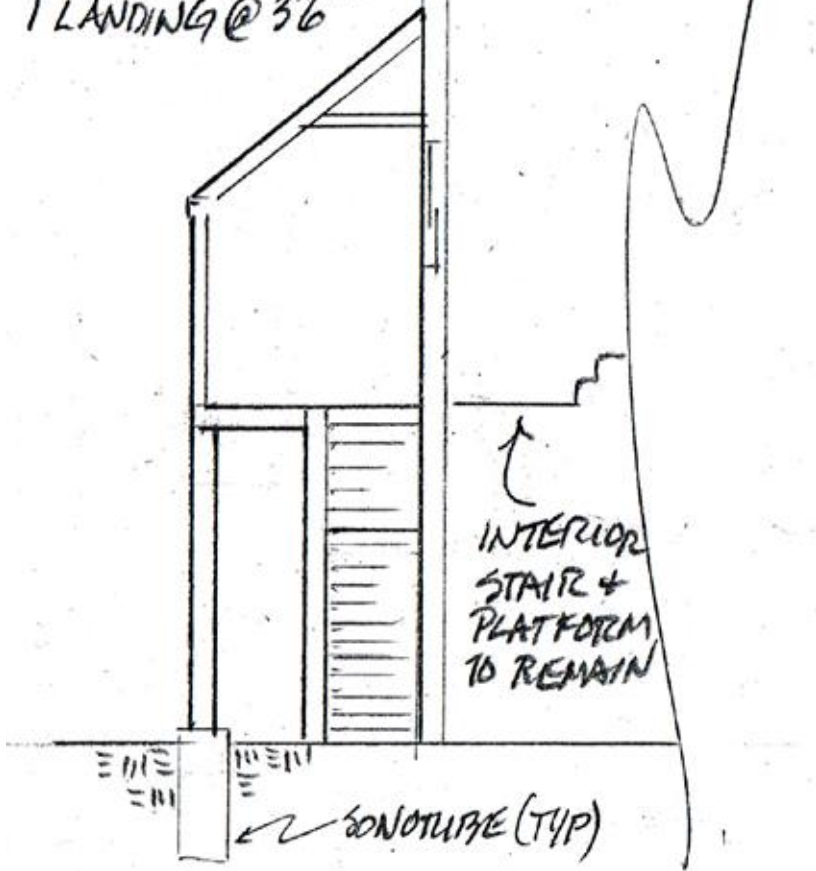
PROPOSED * EXISTING

DATE REVISED	PROPOSED 2 ND FLOOR STAIRWAY	
	MORNING GLORY FARM VEG. BARN	
		
	<small>P.O. Box 2699 VINEYARD HAVEN, MASSACHUSETTS 02568</small>	
03713	BY	SCALE 1/8" = 1'
		DATE 6/12/16



WEST ELEVATION SHOWING PROPOSED STAIR

19 RISERS @ 6.79"
17 TREADS @ 11"
1 LANDING @ 3'6"



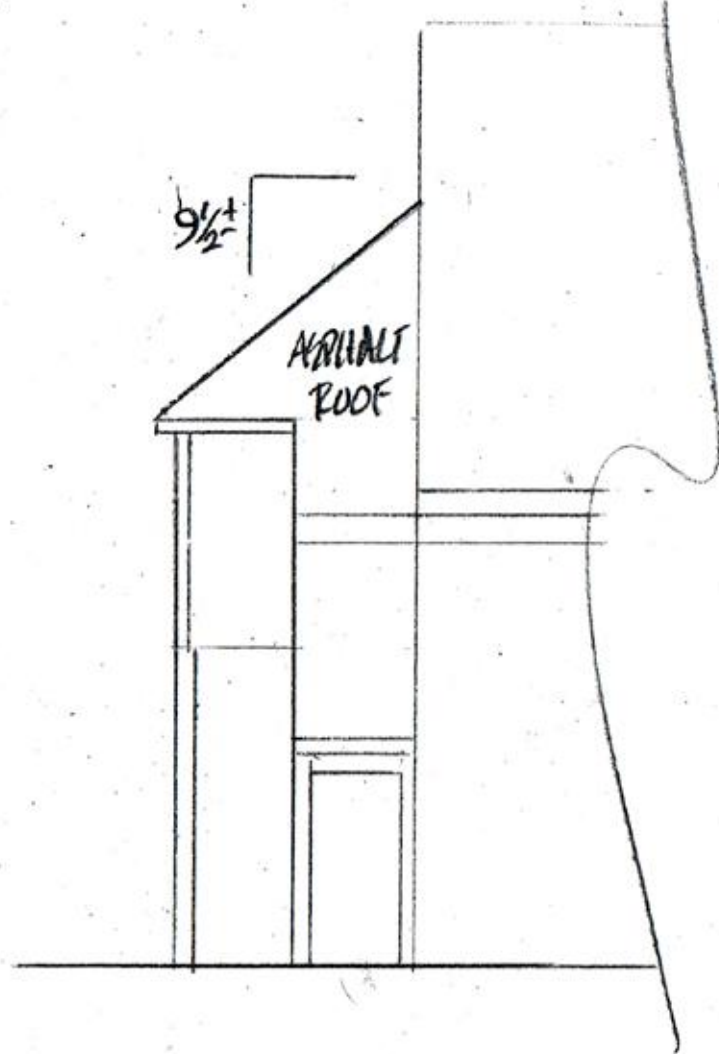
SECTION

PROPOSED

EXISTING

9 1/2'

ADJUNCT
ROOF

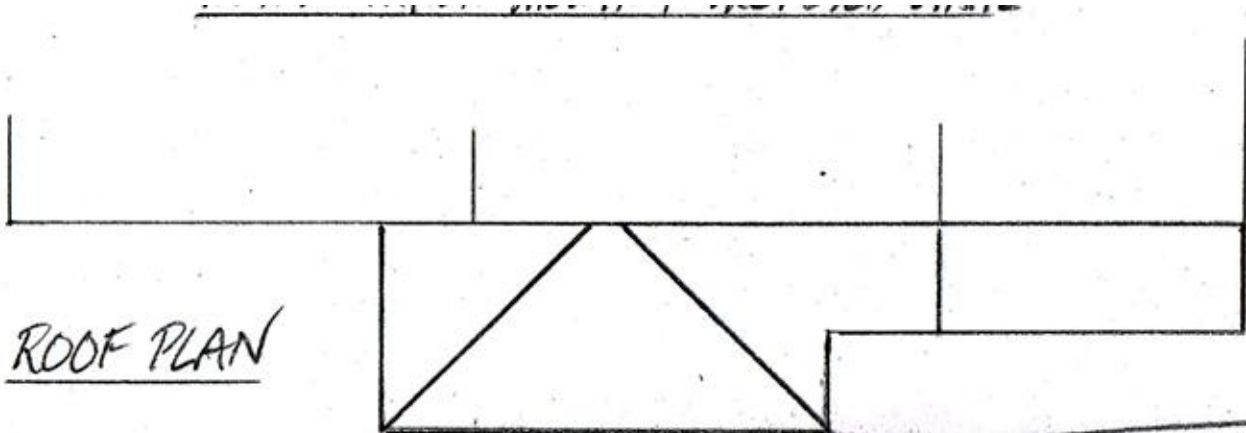


SOUTH ELEVATION

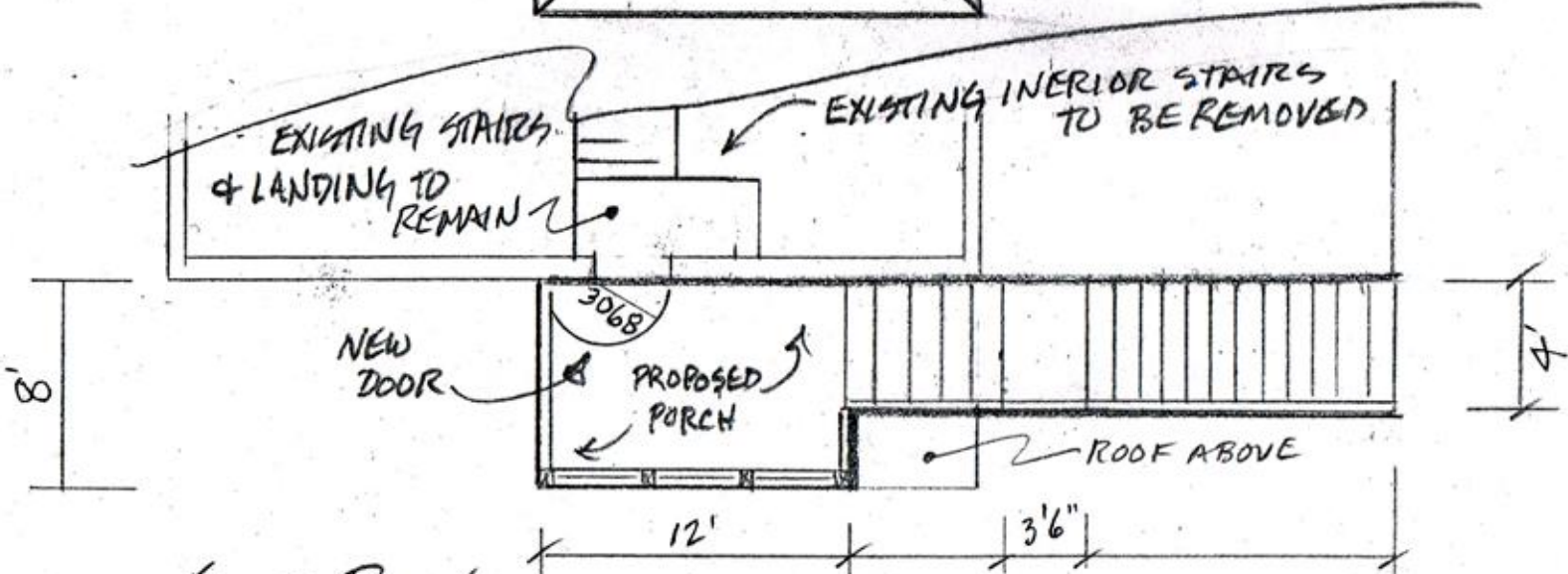
PROPOSED

EXISTING

EXISTING
PROPOSED



EXISTING
PROPOSED

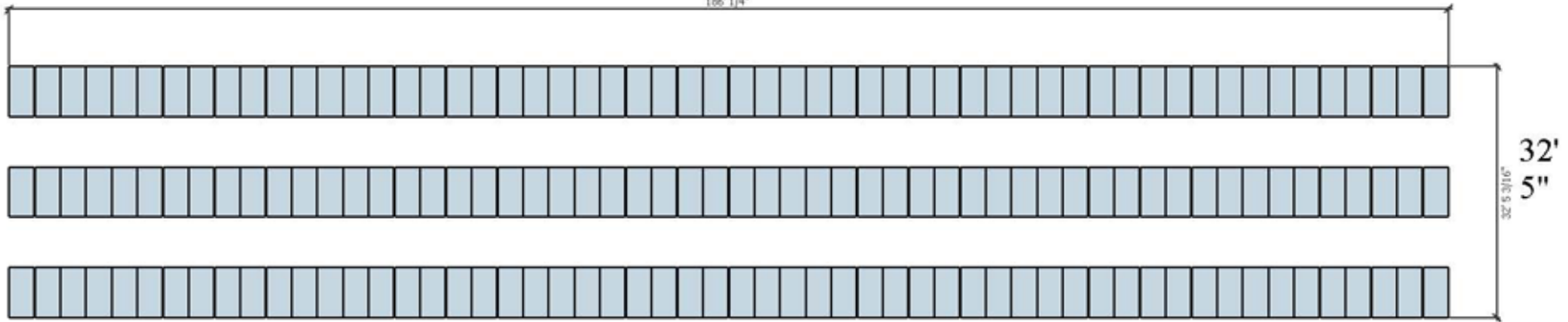


Morning Glory Farm DRI 620-M3 Part 3

Ground Mounted Solar Array

186' 1/4"

186' 1/4"



3 Rows of 56 Panels
LG 340 Watt Modules
LG340S2W-G4

Total Number of Panels: 168
Total Wattage: 57,120 Watts

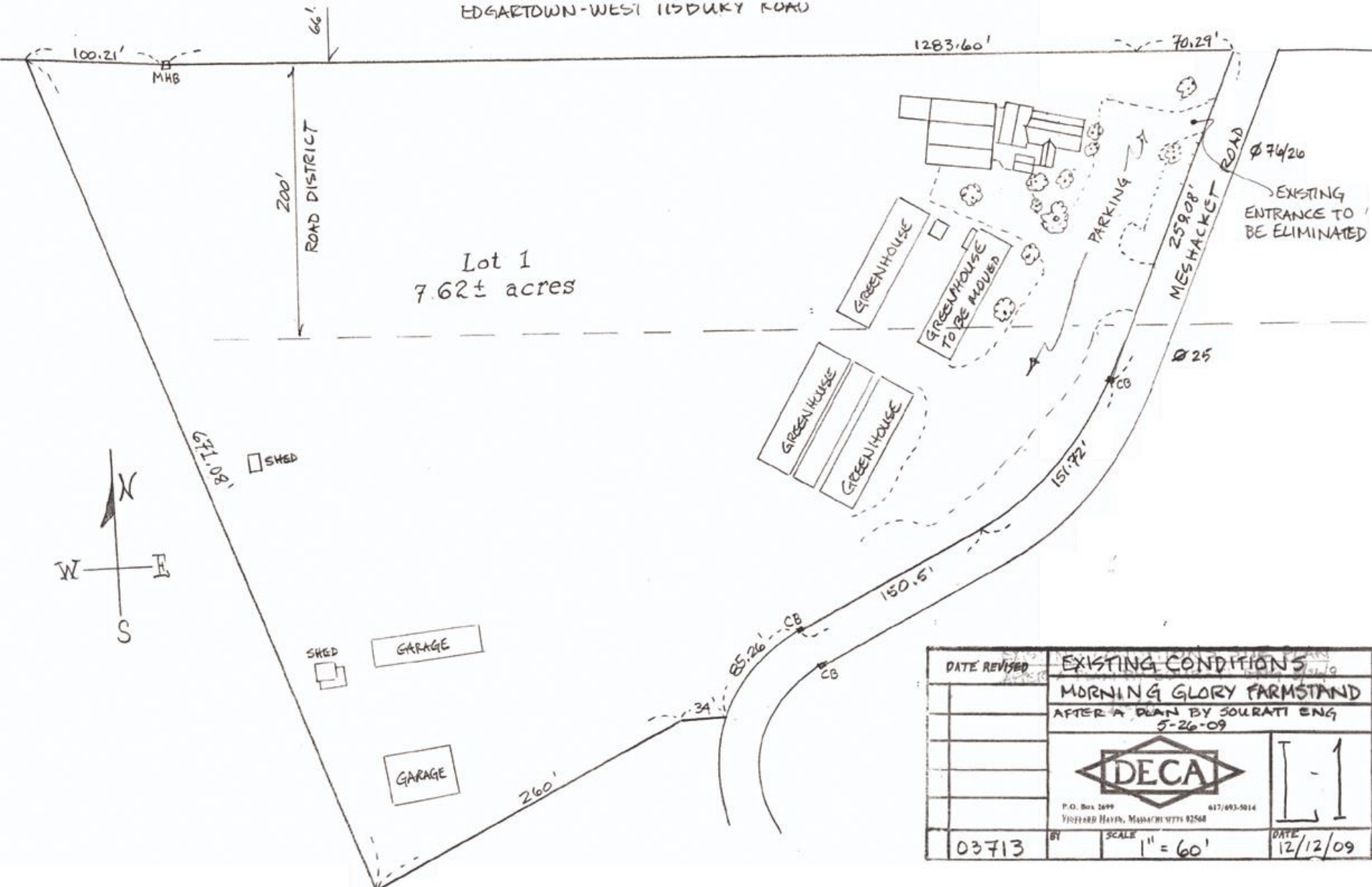
Morning Glory Farm DRI 620-M3 Part 3


Ground Mounted Solar Array

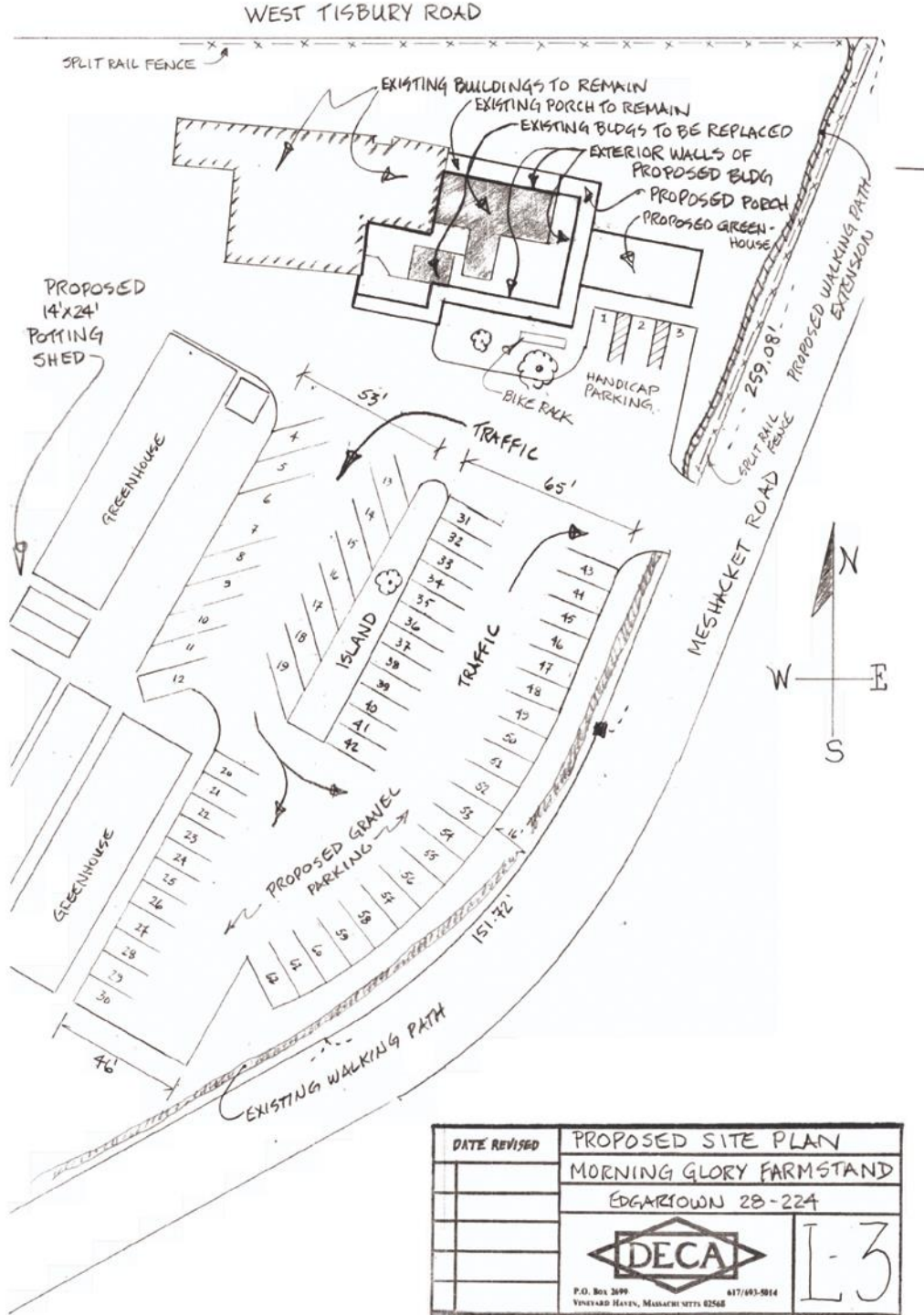


DRI 620 Morning Glory Farm Existing Conditions

EDGARTOWN-WEST 115 DUKY ROAD



DATE REVISED	EXISTING CONDITIONS	
	MORNING GLORY FARMSTAND	
	AFTER A PLAN BY SOURATI ENG	
	5-26-09	
		
	<small>P.O. Box 2699 VINTAGE HAYES, MASSACHUSETTS 02568</small>	
03713	BY	SCALE 1" = 60'
		DATE 12/12/09



DATE REVISED	PROPOSED SITE PLAN
	MORNING GLORY FARMSTAND
	EDGARTOWN 28-224
	 L-3
	P.O. Box 2699 617/493-5814 VINEYARD HAVEN, MASSACHUSETTS 02568





PUBLIC
WALKING
PATH

DRI 620 Morning Glory Farm
Areas Committed to Organic Management
January 2010

Currently Pasture

Currently Pasture

Currently Blueberries

Currently Organic Row Crop