



Martha's Vineyard Commission

DRI # 620-M3 Morning Glory Farm Housing & Solar MVC Staff Report 2016-07-28 Modification Review

1. DESCRIPTION

Applicant: Morning Glory Farm; Simon Athearn; James A. and Deborah F. Athearn.

Project Location: Morning Glory Farm, 110 Meshacket Road, Edgartown Map 28 Lot 224.1 (7.62 acres)

Proposal: 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.

Zoning: R-20, Residential/Agricultural. Minimum lot size in R-20 is half an acre and the maximum height for structures is 32 feet. They are entitled to certain exemptions from Chapter 40 that apply to farms over 2 acres which conform to particular qualifications. The farm is partly located within the Island Roads DCPC and conforms to the regulations of the district.

Local Permits: Building Inspector; Planning Board.

Surrounding Land Uses: Agriculture, Wastewater Treatment Facility, Rural Residential.

Project History:

- o In 2010 DRI 620 was approved with conditions to remove parts of the existing Morning Glory Farm stand and then rebuild, reorganize, and expand the current commercial operation.
- o The project consisted of a new retail building of 2,390 square feet replacing the existing retail area of 1,366 sf (an increase of 1,024 square feet). The total farm stand size including retail, office, kitchen, employee housing and storage expanded from 5,945 sf to about 8,342 sf.
- o In 2014 The MVC voted to allow the applicant to make changes including a proposed new exit and changes to the to the layout of the parking lot as a insignificant minor modification.

Project Summary:

- o The proposal is a three part modification:
 1. To meet Condition 8.1 of the DRI 620 Decision with a new workforce housing bunkhouse with 10-12 beds;
 2. To add a covered exterior stairway to the back of the main farm stand building;
 3. To install a ground mounted solar array occupying an area of approximately 6,000 square feet.
- o The lot is 7.62 acres and currently has structures that include a farm stand, staff housing, offices, a commercial kitchen, 30-60 parking spaces, 2 garages, 2 sheds, and 5 greenhouses.
- o With Conditions 8.1 the Applicant has the option of building the workforce housing or paying \$1,695 plus interest as mitigation. Condition 8.1 says:
 - o As offered by the Applicant, the Applicant shall provide 4 dormitory rooms for employee housing (not including the 6 dormitory rooms that currently house 11 employees) by converting the portion of the farm stand that will be moved from its existing site. The applicant would like to create the employee housing as a second phase to be implemented within five years. If the applicant is not able to create the housing then the applicant would provide the recommended monetary mitigation of \$1,695 with interest to an Island housing entity

- The proposed workforce housing would have a central two-story year round core with dining, kitchen and bathrooms on the ground floor and a one-bedroom apartment on the second floor. It would also have two seasonal wings (roughly the size of the portions of the original farm stand that were retained) with five bedrooms. The new workforce housing wastewater would be limited by the installation of Clivus composting toilets.
- The two sections of the original farm stand that were retained will become an old tractor shed.
- The additional covered exterior stair on the back of the farm stand would not be visible from Edgartown-West Tisbury Road. The new stair would be unconditioned and is intended to create interior space and separate residential access from work space.
- The solar array would be sited on a portion of the current blueberry patch. The proposed ground mounted solar array would occupy an area of approximately 6,000 square feet.
- The Martha's Vineyard Land Bank holds an Agricultural Preservation Restriction, View Easement, and Architectural Restriction in perpetuity on this parcel.
- An ancient way, Quenonica Road, crosses the southern border of the parcel.

2. ADMINISTRATIVE SUMMARY

DRI Referral: Edgartown Building Inspector

DRI Trigger: 1.2 – Modification to Previous DRI

LUPC: August 1, 2016

Public Hearing: To be determined if necessary August 4, 2016

3. PLANNING CONCERNS

Some Key Issues

- Regional
- Does the proposed workforce housing built to satisfy an MVC Condition with the new staircase and ground-mounted solar array amount to a significant change to the approved DRI requiring a public hearing review?

Environment

- **Vegetation:** The property includes farm fields, woods, a farm stand with dormitory, offices, 50-60 parking spaces, sheds, a compost area, five greenhouses, a windmill, an orchard, and assorted farm buildings.
- **Habitat:** A small portion of the property along Edgartown- West Tisbury Road is mapped by NHESP as Priority Habitat of Rare Species. No changes are proposed by this proposal for the area that is mapped as habitat.
- **Landscaping:**
 - Minimal landscaping is planned for the building
 - No synthetic fertilizers or pesticides will be used in the maintenance of the landscaped areas.
- **Open Space and Trails:**
 - The property is protected farm land with an Agricultural Preservation Restriction held by the M.V. Land Bank.
 - Quenonica Road is protected by the Edgartown Special Ways DCPC. The path is a protected 40' R.O.W. (20' on either side of the centerline).
 - The farm has about 150 acres in agriculture in three towns.

- The applicant added to the roadside path previously granted to the Martha's Vineyard Land Bank along about 1600 ft. of the Meshacket Road connecting it to the paved bike path along the W.T. Road.
- **Lighting:**
 - Exterior lighting will be minimal, downward shielded according to code.
- **Noise:** The existing active farm creates typical noises associated with agriculture and a diversified retail business such as a supermarket with a variety of deliveries.
- **Energy/Sustainability:**
 - The farm has a 55 Kilowatt wind turbine.
 - The proposal includes a ground mounted solar array
- **Waste Management:**
- **Water: On Town water.**
- **Wastewater / Stormwater:**

MVC Policy

- The project is located in the watershed of Edgartown Great Pond that is categorized as a Compromised water body. In section 3.5, the Policy indicates that if a previously developed property already exceeds the nitrogen loading limits the total load shall not be increased.
- The 7.9 acre property is allocated a nitrogen load of 17.4 kilograms per year.
- The load for the property from all sources was calculated in 2010 as 85.3 kilograms per year (namely wastewater 30.9, cropland 21.8, greenhouse 0.2, compost 43.3, runoff 2.8 minus the load from 1.2 acres which are managed organically.
- The estimated nitrogen load increase from the increased 2010 farm stand-related wastewater flow and added runoff was calculated at 7.6 kilograms.
- The compost pile was noted as an unknown but significant source of nitrogen. The estimate in the budget is based on average nitrogen content of 1% with 1% leaching. However, neither figure is known with accuracy. Staff recommended steps to lower the load by directing runoff from the pile into a grassed filter strip or swale.
- In order to meet the no net increase in nitrogen load from the 2010 farm stand expansion the MGF had to offset at least 7.6 kg/year.
- Reduction in load in 2010 through organic maintenance:

- From conversion of 0.4 acres of blueberries to organic	4.5 kg/year
- <u>From conversion of 1.0 acres of pasture to organic</u>	<u>3.6 kg/year</u>
- Total reduction	8.1 kg/year
- Thus they were theoretically reducing their N-Load by 0.5 kg/year.
- In addition, the applicant committed to: 1) maintain 1.2 acres of cropland on this property in organic management, 2) install a bio-remediation swale as designed by the Natural Resource Conservation Service to mitigate nitrogen from the compost operation, and 3) explore other nitrogen-reduction techniques in the future.
- The applicant is proposing to construct staff housing as a condition of a previous DRI Review. The Applicant is proposing Clivus composting toilets for the workforce housing. Grey water would be handled through a Title V septic system.

Transportation

- **Access:** The workforce housing would be accessed through an existing driveway off of Meshacket Road at Quenomica Path.
- **Parking:**
 - Morning Glory Farm currently has 62 parking spots not including informal employee parking on a rear section of the property not accessible to the public.

- The Applicant has an incentive program whereby they pay employees who bike or carpool to work.
- **Sight Lines:**
 - The posted speed limit along Edgartown-West Tisbury Road is 35 mph. The corresponding required sight distance for 35 mph is 250 feet.
 - At the intersection of Edgartown-West Tisbury Road and Meshacket Road, sight lines are approximately 1,000 feet looking left and 600 feet looking right, which is more than adequate for the posted speed limit.
 - As part of the DRI 620 approval the MVC moved the entrance to the farm stand further from State Road than where it was..
- **Traffic Summary:**
 - Traffic should not be adversely affected by the addition of four dormitory rooms of workforce housing on the property. Trip Generation is typically based on the housing units, not the number of rooms. With the Morning Glory Farm financial incentive program to reduce trips and encourage employee bicycling or carpooling the additional workforce housing should not be a traffic issue.

Affordable Housing

- The Applicant is offering to build workforce housing on site as a condition that was part of the DRI 620 Decision. Alternatively the Applicant could pay \$1,695 plus interest as mitigation

Economic Impact

- The farm stand is open for eight months of the year beginning two weeks prior to Memorial Day and going to the end of December.
- The summer and winter hours of operation are seven days a week. The summer hours are M - S 9:00 - 6:00, Sunday 10:00 - 5:00 and winter hours are S-S 10:00 - 5:00. They do not intend to expand the farm stand's current hours of operation.
- The applicant currently employs 7 year-round employees: 4 full and 3 part
- During the summer months of July and August there is an average of 64 full time and an average of 11 part time employees (including year-round employees).
- During the Spring and Fall shoulder seasons there is an average of 33 full-time and 8 part-time employees (including year-round employees).

Scenic Values

- **Streetscape:** None of the proposed modifications would be visible from Ed-WT Road.
- **Building Massing:** The new workforce housing building is fairly large but set back on the property abutting woods on the Edgartown Wastewater Facility property.
- **Architectural Detailing:**
- **A.D.A. Accessibility:** The new building would be A.D.A. accessible.

Local Impact/Abutters

- Minimal....

4. CORRESPONDENCE

Island Organizations:

Public: