

Island Autism Group Master Plan
DRI 719

Land Use Planning Committee
April 25, 2022

Island Autism Group Master Plan

- Applicant:** Kate DeVane, Island Autism Group (with consultation by Island Housing Trust)
- Owner:** The Island Autism Group Inc.
- Location:** 515 Lambert's Cove Road (Map 11, Lot 2), West Tisbury (7.5 acres)
- Permits:** Building permit, Board of Health, special permit, ZBA (variance for siting of barn within setback for Land Bank property)
- Checklist:** 1.3D (Previous DRI)
- Proposal:** Construction of a central building with guest rooms, apartment, kitchen, and office space; five separate dwelling units; a barn; and a farmstand

Pre-hearing review



West Tisbury, MA

Contact



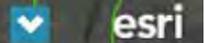
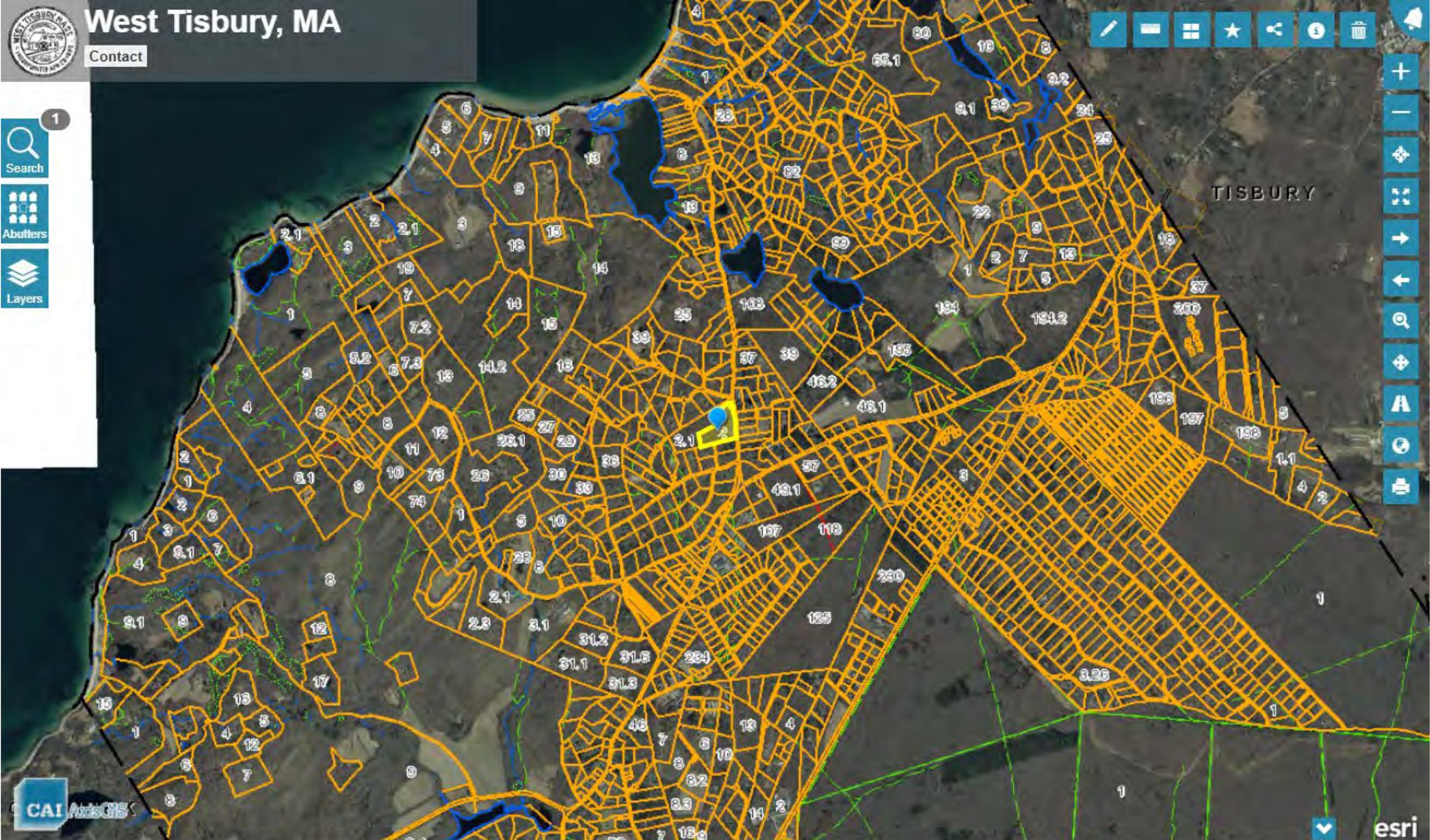
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Layers





West Tisbury, MA

Contact



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Layers

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About Disclaimer Help Feedback

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Lookout Hill Rd

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Hidden Village Rd

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Project history

- Property is the site of the former Child Farm, which Island Autism Group (IAG) purchased in 2020, after which the property was subdivided with 10 acres going to the Land Bank and 7.5 acres to the Island Autism Group.
- The 7.5 acres owned by IAG includes a conservation restriction that allows for a three-acre building envelope.
- Both lots also maintain an existing agricultural restriction.
- Project was referred by the West Tisbury Planning Board on Dec. 1, 2022 (received Dec. 22), with a recommendation for approval.

Proposal

The proposal is to establish a residential campus for the nonprofit Island Autism Group, which was founded in 2008. The campus master plan consists of three phases for which the applicant is seeking approval:

Phase 1

- Farmhouse building (Hub House): Offices, kitchen, bathrooms, programming/community space, an apartment for the farm manager / program director, and two guest bedrooms. Will be used largely for after-school and summer daytime programming for school-age children and job training for young adults. 4,807 ft² of heated space.
- Barn: Located north of the main campus building envelope. 3,350 ft² of unheated space.
- Farmstand: 144 ft² of unheated space in the lower field.
- Driveway, parking, landscaping, etc.

Phase 2

- Two four-bedroom houses: For residents with more intense needs who require 24-hour care; floorplans also show unfished loft space. 4,867 ft² of heated space per house.

Phase 3

- Three two-bedroom cottages: For people with less severe needs who can live together in proximity to the 24-hour care units. 1,543 ft² of heated space per cottage.

Proposal

- The three parts of the campus would be connected by walkways and landscaping throughout.
- An existing three-bedroom house built around 1965, along with two sheds on the property, would be removed. The applicant has stated there are no plans to reuse the existing house.



BUILDING LEGEND	
■	COTTAGE
■	SHARED 4-BEDROOM HOUSE
■	BARN
■	FARMHOUSE

DRIVES & WALKS LEGEND	
■	SAND HARDENER DRIVEWAY
■	DIRT DRIVEWAY
■	PAVER WALK



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN
 FEBRUARY 10, 2022 MVC DRI # _____



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 ARCHITECTURE & COMMUNITY DESIGN



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OVERALL PROPOSED SITE PLAN - PHASING

FEBRUARY 10, 2022 MVC DRI # _____

SCALE: 1"=40'-0"

0 20 40 60 80 100



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CEDAR SHINGLES



CEDAR TRIM



FIBERGLASS WINDOWS &
DOORS (DARK GREEN)



ASPHALT SHINGLES

BUILDING HEIGHT
31'-0"



AVG. GRADE
0'-0"

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

FARMHOUSE - FRONT ELEVATION

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SCALE: 3/16"=1'-0"



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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

FARMHOUSE - SIDE + REAR ELEVATIONS

FEBRUARY 10, 2022 MVC DRI # _____

SCALE: 3/32" = 1'-0"



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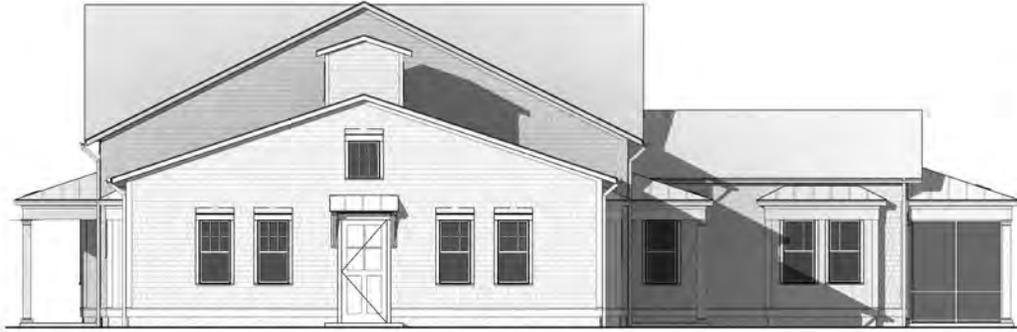
SHARED 4-BEDROOM - FRONT ELEVATION

FEBRUARY 10, 2022 MVC DRI # _____

SCALE: 3/16"=1'-0"



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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

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SHARED 4-BEDROOM - FIRST FLOOR PLAN

FEBRUARY 10, 2022

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SCALE: 3/32"=1'-0"



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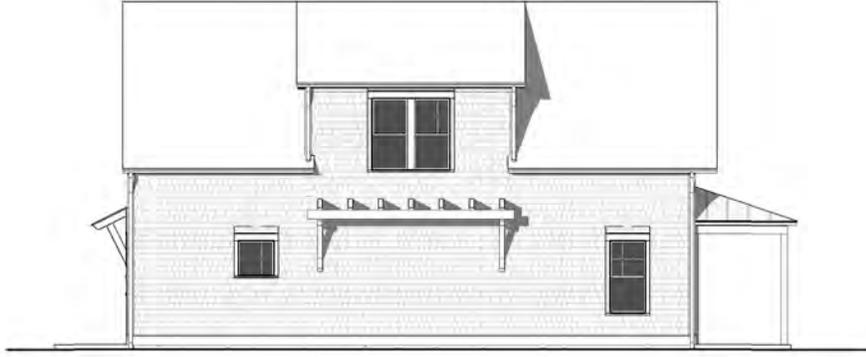
COTTAGE - FRONT ELEVATION

FEBRUARY 10, 2022 MVC DRI # _____

SCALE: 1/4"=1'-0"



UNION STUDIO
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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

COTTAGE - ELEVATIONS

FEBRUARY 10, 2022

MVC DRI # _____

SCALE: 1/8"=1'-0"



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No. 7998 Date: 04-19-2022
Store: Bethel
1-800-628-2276 | www.greatcountrygarages.com



Type: Quote
Salesperson: Jim Johnstone

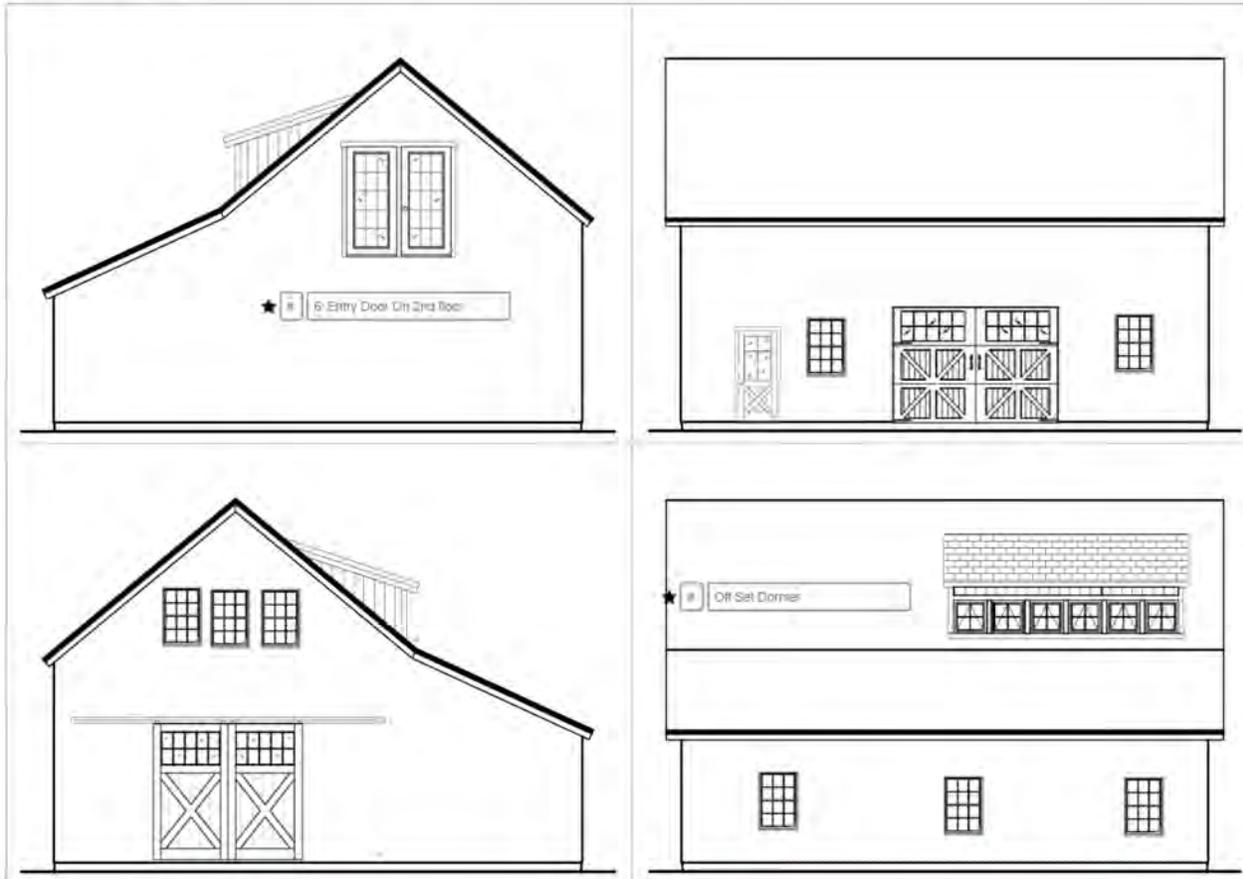
CUSTOMER:
Kate Devane
Source: Internet Search

JOB LOCATION & MAILING ADDRESS:
153 Otis Bassett Rd.
Vineyard Haven, MA 02568

PHONE (PRIMARY):
(508) 939-0668

EMAIL (PRIMARY):
kate@islandautism.org

Elevations



NOTE: The two gable elevations shown above are to proper scale. Building is 32' wide and ridge height is 25'

NOTE: The two side elevations shown above are not to scale. Actual length of barn is 64'



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

AERIAL RENDERING

FEBRUARY 10, 2022

MVC DRI # _____



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Planning concerns

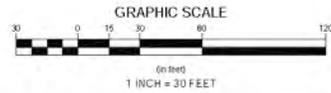
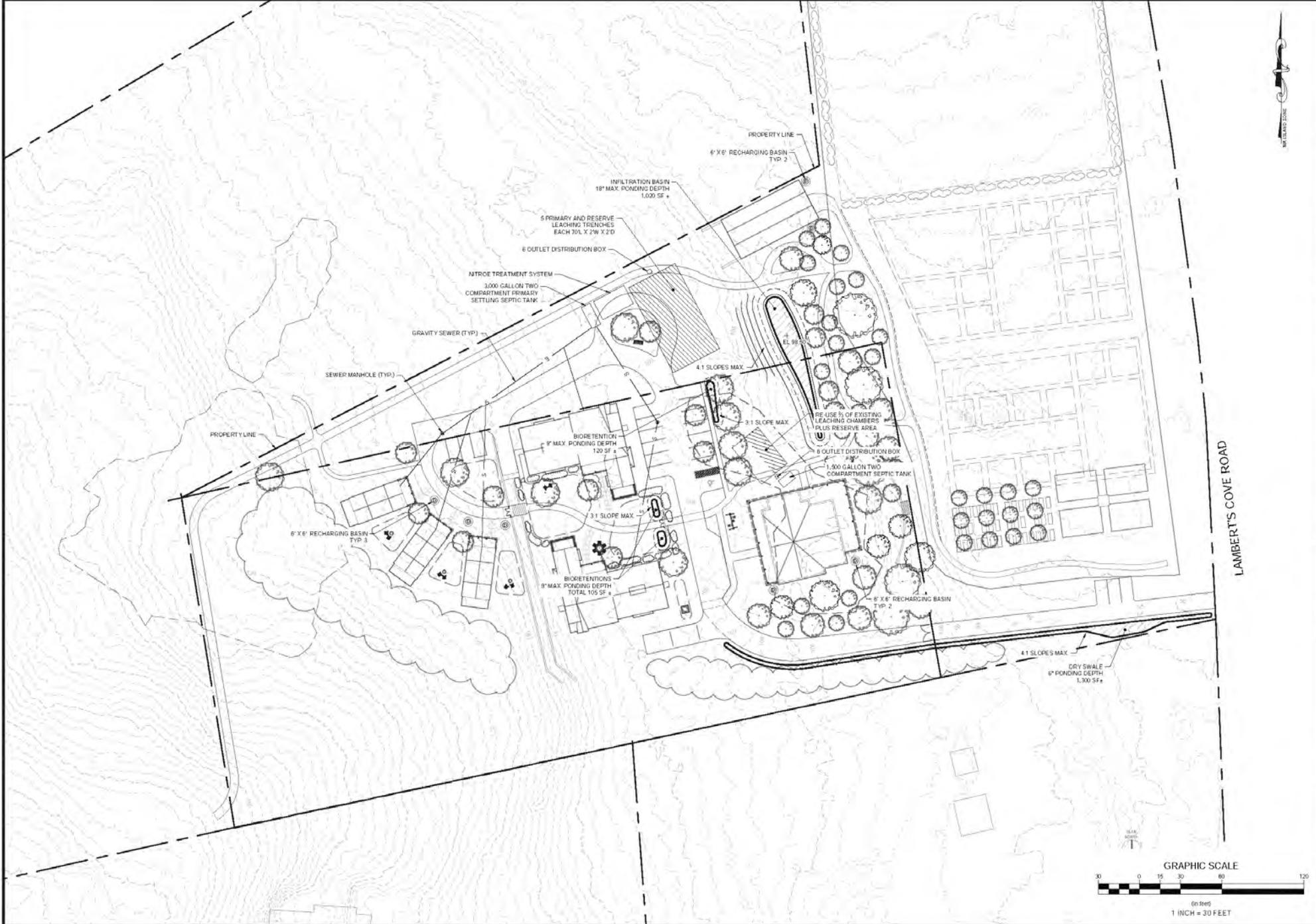
- Wastewater
- Stormwater
- Agriculture
- Open space
- Character and identity
- Noise / impact on abutters
- Energy
- Traffic and transportation
- Island housing needs
- Social development
- Lighting and landscape

Wastewater

- Property is within the coastal watershed, and the number of bedrooms will increase from three to 17.
- As proposed, an existing five-bedroom Title 5 system will be refurbished and used for the Hub House in phase 1.
- Once the residential buildings are completed in phases 2 and 3, a new 18-bedroom KleanTu nitrogen reducing septic system will be installed to serve the entire campus, and the Title 5 system will be abandoned.

Stormwater

- The proposed building footprints, including porches, would total about 16,700 ft².
- The parking area and main driveway would consist of permeable sand hardener, and would connect to the western portion of the building envelope via a dirt driveway.
- A walkway consisting of permeable stone pavers would run east-west through the campus.
- The applicant has stated that all roofs will be guttered with multiple drywells, and that site slopes will allow for surface drainage in all permeable areas.



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Revisors

Horsley Witten Group, Inc.
 300 State Street, 3rd Floor
 Boston, MA 02109
 617-552-3000
 617-552-3000 FAX
 617-552-3000 CELL

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/15/22

515 LAMBERT'S COVE ROAD
 ISLAND AUTISM CENTER AT CHILD FARM
 WEST TISBURY, MASSACHUSETTS

WASTEWATER & DRAINAGE PLAN

DESIGNED BY:
Union Studio
 140 Union Street
 Providence, RI 02903
 401-455-1234
 For more information visit us at
 www.unionstudio.com

DATE: 10/15/22
 PROJECT NUMBER: 22051
 SHEET: 1 of 1

DRAFT
 NOT FOR
 CONSTRUCTION

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Agriculture

- The property is the site of the former Child Farm, and has an agricultural preservation restriction, including the front meadow which will be used as open space and vegetable gardens.
- Most of the property is designated as prime farmland or farmland of statewide importance with well-drained soils.
- As proposed, the campus would be a working farm as well as affordable housing for people with autism and full-time farm manager.

Open space

- Most of the property would remain as open space or agriculture, with forest clearing within the three-acre building envelope.
- Outdoor spaces between the buildings, including a courtyard between the two four-bedroom houses, will be used as common activity space.
- The campus will incorporate a Land Bank walking trail along the west and north property lines, and additional walking paths between the campus and vegetable gardens to the east.
- The proposed barn will stand two feet from the Land Bank property and require a zoning variance for the setback, although the Land Bank has endorsed that location.



West Tisbury, MA

Contact



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ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

EXISTING CONDITIONS PHOTOGRAPHS

FEBRUARY 10, 2022

MVC DRI # _____



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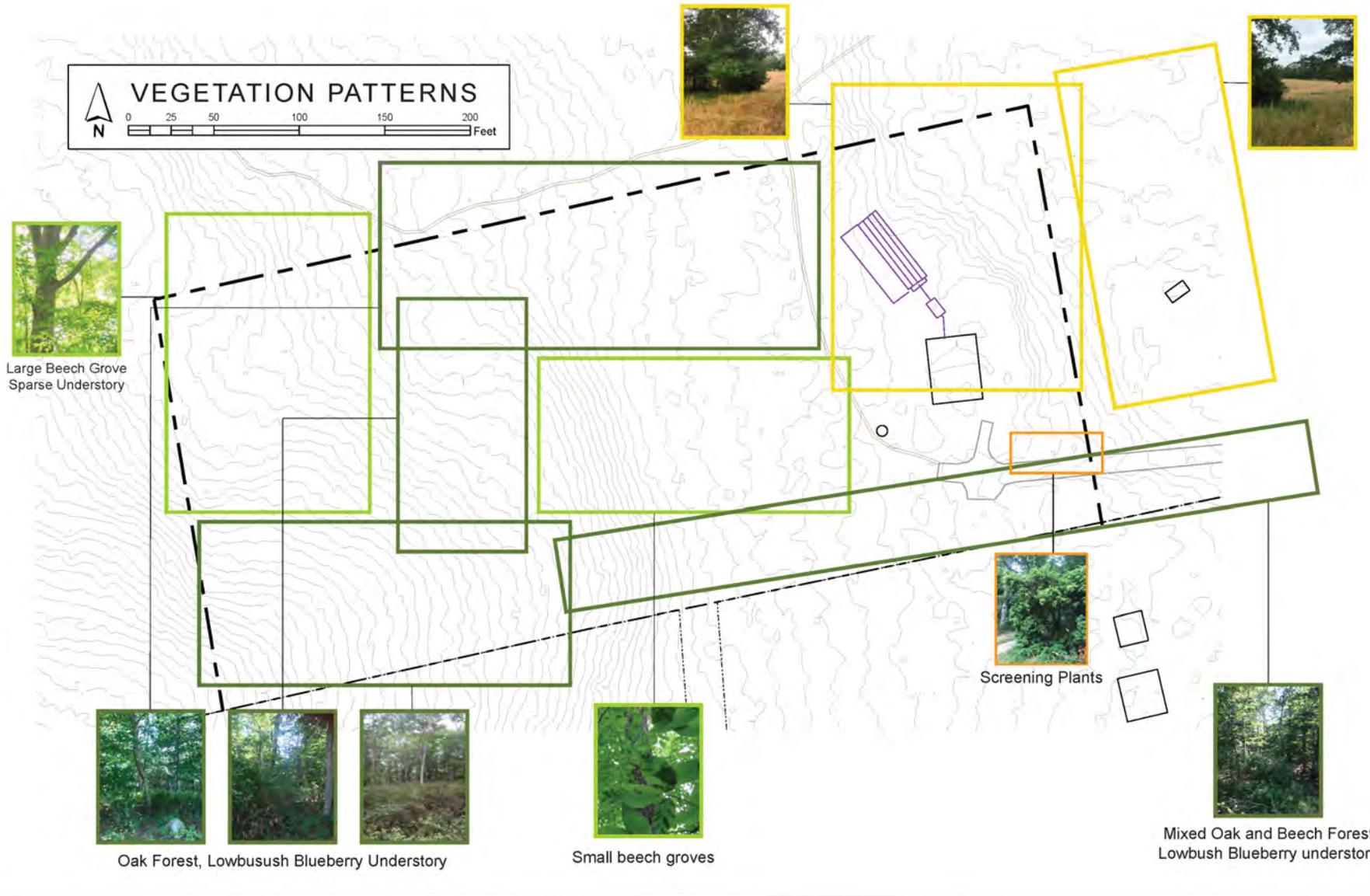
EXISTING CONDITIONS PHOTOGRAPHS

FEBRUARY 10, 2022

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ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

EXISTING CONDITIONS - ANALYSIS

FEBRUARY 10, 2022

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1. LAND BANK PATH LOCATED ON NORTH PROPERTY LINE
2. ADDITIONAL SETBACK FROM REQUIRED 50' SETBACK
3. RESIDENTIAL LIFE FOCUSED ON INTERNAL COURTYARD
4. PUBLIC SPACES WITHIN SHARED 4-BEDROOM HOMES ON COURTYARD SIDE
5. PRIMARY ENTRANCE FROM HUB HOUSE TO FIELDS LOCATED ON NORTH SIDE OF BUILDING
6. CONTINUOUS POOL FENCE WITH PLANTINGS ON BOTH SIDES CLOSE TO SOUTH PROPERTY LINE
7. 6' TALL WOOD STOCKADE FENCING ALONG ENTIRETY OF PROPERTY LINE OF SOUTHEAST NEIGHBOR
8. CONTINUOUS PRIVET HEDGE AROUND COURTYARD
9. CONTINUOUS THREE-RAIL SPLIT-RAIL FENCE
10. PARKING LOCATED ON NORTH SIDE OF HUB HOUSE

BUILDING LEGEND	
	COTTAGE
	SHARED 4-BEDROOM HOUSE
	BARN
	FARMHOUSE

DRIVES & WALKS LEGEND	
	SAND HARDENER DRIVEWAY
	DIRT DRIVEWAY
	PAVER WALK



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - CONSIDERATIONS TO ACCOMMODATE NOISE AND TRAFFIC FOR NEIGHBORS

APRIL 25, 2022 MVC DRI # 719

SCALE: 1"=40'-0"
 0 20' 40' 60' 80' 100'



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Character and identity

- The proposed buildings are designed in a rural style, with wood siding and gable roofs. The height of the proposed buildings would be 31' (farmhouse), 25' (four-bedrooms houses), 23'5" (cottages), and 25' (barn).
- A fly-through video rendering of the campus is available online.



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

AERIAL RENDERING

FEBRUARY 10, 2022

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ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

COURTYARD RENDERING

FEBRUARY 10, 2022

MVC DRI # _____



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Noise / impact on abutters

- The distance between the proposed buildings and two existing residences to the south would be about 242 ft and 205 ft, respectively, with pool fencing and a vegetated buffer in between.
- The applicant has stated that the buildings and outdoor common areas are oriented as far from abutters as possible, with interior activity spaces focused toward the center of the property to further reduce noise.
- The setback distance to the south has been increased to 50 ft in response to abutter concerns.
- The campus in general is designed with subtle enclosure areas, including split-rail fences and landscaping, to encourage residents to remain on the property, and to encourage visitors to stay on the paths or in public areas.
- The applicant has stated that the proposed sand-hardener driveway will create less noise than a gravel or pea stone driveway.
- A preliminary landscape screening plan with proposed species and heights has been provided.



BUILDING LEGEND	
■	COTTAGE
■	SHARED 4-BEDROOM HOUSE
■	BARN
■	FARMHOUSE

DRIVES & WALKS LEGEND	
■	SAND HARDENER DRIVEWAY
■	DIRT DRIVEWAY
■	PAVER WALK



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - FARMING/PROGRAMMING

APRIL 25, 2022 MVC DRI # 719

SCALE: 1"=80'-0"



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ARCHITECTURE & COMMUNITY DESIGN

1. LAND BANK PATH LOCATED ON NORTH PROPERTY LINE
2. ADDITIONAL SETBACK FROM REQUIRED 50' SETBACK
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BUILDING LEGEND	
	COTTAGE
	SHARED 4-BEDROOM HOUSE
	BARN
	FARMHOUSE

DRIVES & WALKS LEGEND	
	SAND HARDENER DRIVEWAY
	DIRT DRIVEWAY
	PAVER WALK



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - CONSIDERATIONS TO ACCOMMODATE NOISE AND TRAFFIC FOR NEIGHBORS

APRIL 25, 2022 MVC DRI # 719

SCALE: 1"=40'-0"
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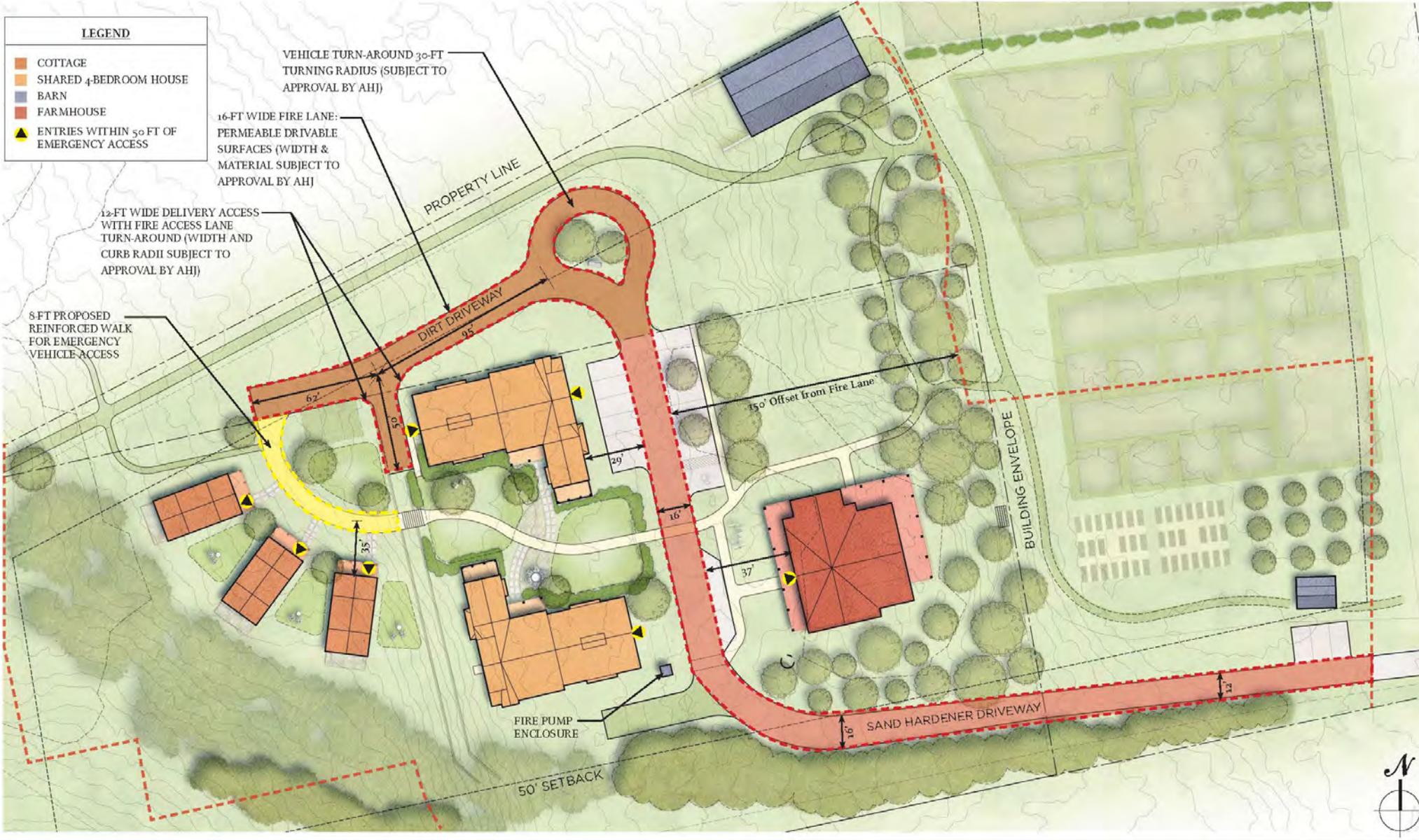
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 ARCHITECTURE & COMMUNITY DESIGN

Energy

- The applicant has stated that the buildings will exceed the state building code in terms of energy efficiency, and will be all-electric.
- At least one of the four-bedrooms houses, and possibly the barn, would also have rooftop solar panels or be solar-ready (total 3,200 ft² of available roof area).
- An electric van will likely be purchased for transporting children in the day programs.

Traffic and transportation

- Access will be via an existing driveway that will be extended and connect to a parking area for 12 vehicles near the Hub House.
- The vehicle access is designed to accommodate emergency vehicles per National Fire Protection Association (NFPA) standards, and delivery vehicles.
- The applicant does not anticipate a large amount of traffic, since adults with autism do not drive, and children will be delivered by the IAG van service.
- The project is expected to create about 20 jobs.
- A VTA bus stop is located about half a mile away on State Road, and the applicant has noted the possibility of working with the town to create a path along Lambert's Cove road between the proposed campus and State Road, utilizing an existing 12-15 ft shoulder.
- The applicant has requested that a formal traffic study be waived in favor of technical support from MVC staff.



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - NFPA FIRE ACCESS

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Island housing needs

- The project will create 14 bedrooms, including free housing for a full-time farm manager / program director, and will be the Island's first group-living facility for people with autism.
- The property includes an affordable housing restriction so that 70% of the units must be affordable to households earning 80% or less of the area median income. The applicant has also acknowledged that the average person with autism earns only about 30% AMI.
- The project is expected to create about 20 jobs, including the farm manager / program director, 24-hour rotating staff for each of the four-bedroom houses, and other staff as needed.

Social development

- As proposed, the campus would be a working farm as well affordable group housing for people with autism, and would provide after-school and summertime programming coordinated with the Island school system, and jobs and job training.
- The applicant has also worked with the town of West Tisbury to educate public safety workers about how to approach and assist people with autism.
- Community members will be encouraged to use the trails and participate in events on campus.

Lighting and landscape

- A preliminary lighting plan shows downward-facing LED wall-mounted fixtures at 22 locations, and low-level solar bollard lighting at 22 locations. (Spec sheets have been provided.) The applicant has stated that overhead lighting is not required, since there will be no regular evening activities.
- A preliminary landscape screening plan including native species and proposed heights has been provided.
- Some of the existing forest of beech and oak within the building envelope and along the south and west property lines will be retained.



SOLAR BOLLARD LIGHTING



EXTERIOR WALL MOUNTED FIXTURE WITH LED BULBS



ISLAND AUTISM CENTER AT CHILD FARM - MASTER PLAN - 515 Lambert's Cove Road, West Tisbury MA 02575

PROPOSED SITE PLAN - LIGHTING

FEBRUARY 10, 2022 MVC DRI # _____

SCALE: 1"=40'-0"
 0 20 40 60 80 100



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Picea glauca
White Spruce 12-14'



Ilex opaca
American Holly 6-7'



Thuja occidentalis 'nigra'
Dark American Arborvitae 10-12'



Rhododendron 'Roseum Elegans'
Roseum Rhododendron 3-4'



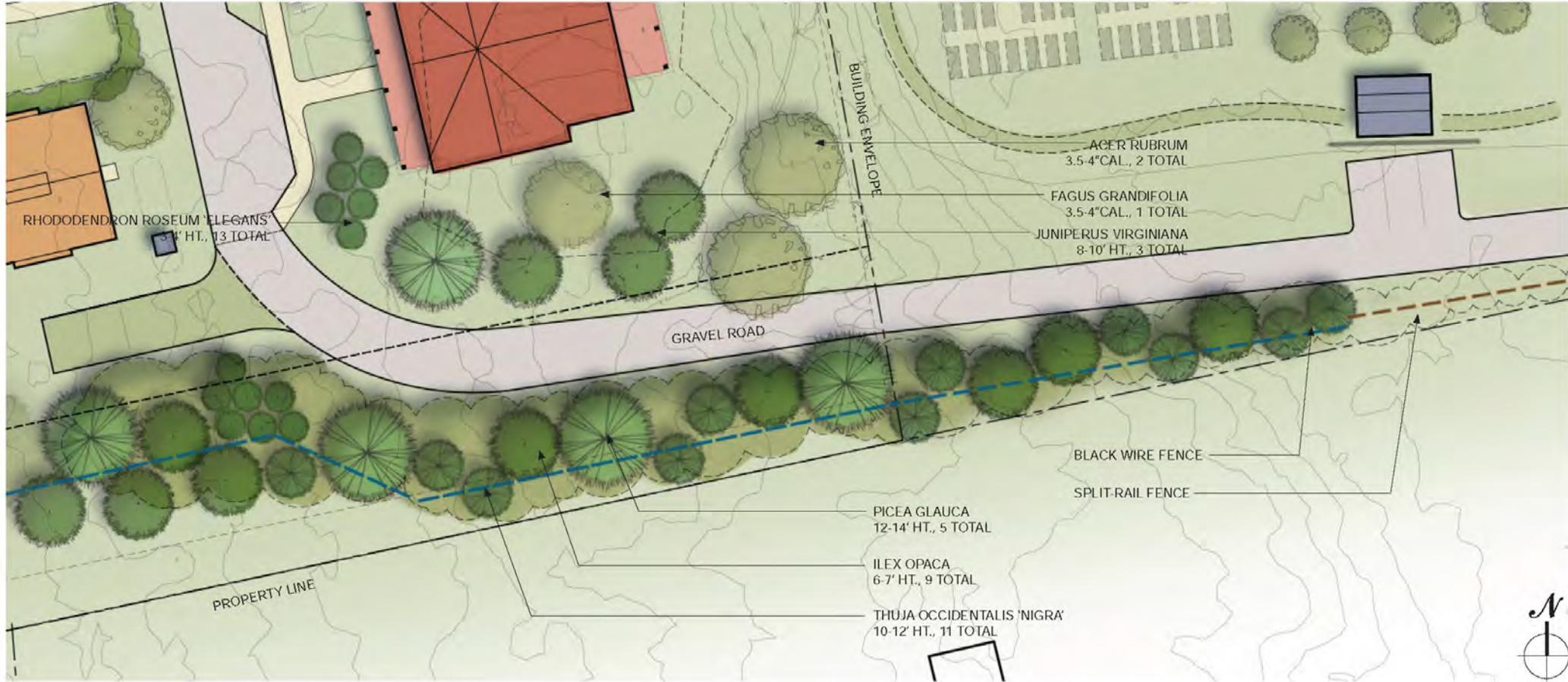
Juniperus virginiana
Eastern Red Cedar 8-10'



Acer rubrum
Red Maple 3.5-4"cal



Fagus grandifolia
American Beech 3.5-4"cal



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LANDSCAPE SCREENING PLAN

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