Island Grown Farm Master Plan Phase 1
DRI 212-M

Land Use Planning Committee
October 25, 2021
Island Grown Farm Master Plan Phase 1

Applicant: Island Grown MV / South Mountain Co.
Owner: The Island Grown Initiative Ltd.
Permits: Building permit, special permit for exemption from local zoning under MGL Chapter 40A, septic and well permits; the property is also subject to a MV Land Bank Agricultural Preservation Restriction, and the Land Bank has approved of the site plan.

Checklist: 3.1b (Development of commercial space – 3,500+ ft²), 8.6a (Development of current/former farmland), 1.3D (Previous DRI); mandatory review
Project history

• MVC approved DRI 212 (Thimble Farm) with conditions in 1986, allowing for the construction of a 30,000 ft$^2$ greenhouse and 4,000 gallons of fuel storage.

• The farm was owned by Bencion and Patricia Moskow, 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 (IGI) 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.
Project history

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
Proposal

Island Grown Farm Master Plan:
- Consolidate IGI operations
- Expand educational programming
- Provide additional housing for IGI workers

Phase 1:
- 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
- Existing 1,345 ft² hoop house will be removed
- Smaller hoop house will be relocated
### ISLAND GROWN FARM SQUARE FOOTAGE SUMMARY

**EXISTING STRUCTURES TO REMAIN**

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Sq.Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHED (ALONG NORTH PROPERTY LINE)</td>
<td>340</td>
</tr>
<tr>
<td>SHED (ALONG NORTH PROPERTY LINE)</td>
<td>245</td>
</tr>
<tr>
<td>SHED (ALONG NORTH PROPERTY LINE)</td>
<td>150</td>
</tr>
<tr>
<td>SHED (COMMUNITY GARDEN)</td>
<td>70</td>
</tr>
<tr>
<td>SHED (GREENHOUSE)</td>
<td>55</td>
</tr>
<tr>
<td>WELL HOUSE</td>
<td>135</td>
</tr>
<tr>
<td>GREENHOUSE</td>
<td>32,125</td>
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<tr>
<td>PROP HOUSE</td>
<td>1,010</td>
</tr>
<tr>
<td>HYDROPONIC TRAILER</td>
<td>385</td>
</tr>
<tr>
<td>FOOD STORAGE</td>
<td>1,860</td>
</tr>
<tr>
<td>BATHROOM</td>
<td>30</td>
</tr>
<tr>
<td>WORKSHOP &amp; APARTMENT</td>
<td>2,150</td>
</tr>
<tr>
<td>FLY TRAILER</td>
<td>320</td>
</tr>
<tr>
<td>CHICKEN COOP</td>
<td>1,600</td>
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**TOTAL EXISTING TO REMAIN** 40,475

**EXISTING STRUCTURES TO BE REMOVED**

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Sq.Ft.</th>
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<tbody>
<tr>
<td>HOOP HOUSE</td>
<td>1,345</td>
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**TOTAL EXISTING TO BE REMOVED** 1,345

**PROPOSED STRUCTURES (CURRENT SCOPE OF WORK)**

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<tr>
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</thead>
<tbody>
<tr>
<td>EDUCATION &amp; INNOVATION CENTER</td>
<td>2,200</td>
<td>1,040</td>
<td>4,240</td>
</tr>
<tr>
<td>HOUSING - (2) 1-BEDROOM UNITS</td>
<td>1,288</td>
<td>415</td>
<td>1,703</td>
</tr>
<tr>
<td>HOUSING - (2) 2-BEDROOM UNITS</td>
<td>1,792</td>
<td>455</td>
<td>2,247</td>
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**TOTAL ADDED - CURRENT SCOPE** 8,190

**PROPOSED STRUCTURES (FUTURE PLANNING)**

<table>
<thead>
<tr>
<th>Structure Description</th>
<th>Sq.Ft.</th>
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<tbody>
<tr>
<td>AGRICULTURAL BUILDING</td>
<td>800</td>
</tr>
<tr>
<td>AGRICULTURAL BUILDING</td>
<td>960</td>
</tr>
<tr>
<td>(3) SEASONAL YURTS</td>
<td>600</td>
</tr>
<tr>
<td>POLE BARN</td>
<td>1,625</td>
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**TOTAL ADDED - FUTURE PLANNING** 3,985
Proposed activities at the farm would be similar to existing:

- Large-scale composting of food waste
- Chicken farming
- Year-round greenhouse activity
- Gleaning program
- Grazing
- Land licensing for agriculture
- Regenerative field production
- Community Supported Agriculture
- IGI Mobile Market operations
- Half-acre community garden
- Orchard
- School tours
- Educational programs
Proposal: Housing

• 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.

• Applicant is 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 ft$^2$
• Unit B: two bedrooms, up to three tenants, 896 ft$^2$
• Unit C: one bedroom, up to two tenants, 644 ft$^2$
• Unit D: one bedroom, up to two tenants, 644 ft$^2$

Total capacity: 10 tenants
Planning concerns

• Water and wastewater
• Stormwater
• Energy
• Traffic and transportation
• Economic and social development
• Cultural resources
• Lighting and landscape
Wastewater

• Located in the Lagoon Pond watershed
• Will include a distributed denitrifying septic system (Schofield, Barbini and Hoehn, in collaboration with John Smith).
• 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 prop house that are unprotected. The hoop house and 120-gallon tanks will be relocated to the west side of the greenhouse.
Stormwater

Applicant has stated that new hardscape will include reclaimed stone and untreated wood that has a minimal energy footprint, and that impervious surfaces combined with grading and drainage strategies will allow most rainfall to infiltrate the ground.
HARDSCAPE PALETTE

The hardscape materials themselves are humble and elemental, typical of those seen around Martha’s Vineyard. When arranged thoughtfully, they provide functional accents and backdrops to the planting palette and infrastructure on site.

Reclaimed stone and untreated woods create a subdued, tasteful material palette which has a minimal energy footprint. Impervious surfaces, combined with proposed grading and drainage strategies, allow a majority of the rainwater to percolate slowly, gently infiltrate and rehydrate the ground.
Energy

• Applicant is working with Eversource to install a new electric connection from Edgartown-Vineyard Haven Road.
• The new buildings will be all-electric, and the Applicant has stated that rooftop solar panels will potentially allow the buildings to be net energy producers (negative energy footprint).
• Electric vehicle charging stations have also been proposed, although the number and locations are not known.
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.)

• Parking spaces are currently unmarked, but the Applicant estimates there is room for about 26 cars. The plans call for 57 marked spaces, distributed in six different areas with trees providing shade in most cases.

• The farm is about 0.75 miles from the shared-use path and nearest VTA stop on Edgartown-Vineyard Haven Road.
# Island Grown Farm Parking Summary

<table>
<thead>
<tr>
<th>Education &amp; Innovation Center</th>
<th># People</th>
<th>Ratio</th>
<th>Total # Spots</th>
<th>Notes</th>
</tr>
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<tbody>
<tr>
<td>Office Staff (Dedicated)</td>
<td>8</td>
<td>1:1</td>
<td>8</td>
<td>Daily Full Time Office Staff</td>
</tr>
<tr>
<td>Office Staff (Floaters)</td>
<td>5</td>
<td>1:1.5</td>
<td>4</td>
<td>Part Time Office Staff</td>
</tr>
<tr>
<td>Short Term (Visitors)</td>
<td>10</td>
<td>1:1</td>
<td>10</td>
<td>Workshop Attendees &amp; CSA Pickup</td>
</tr>
<tr>
<td>Community Garden</td>
<td>5</td>
<td>1:1</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal:</strong></td>
<td><strong>27</strong></td>
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<table>
<thead>
<tr>
<th>Housing</th>
<th># People</th>
<th>Ratio</th>
<th>Total # Spots</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Long Term (Residents)</td>
<td>8</td>
<td>1:1</td>
<td>8</td>
<td></td>
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<tr>
<td>Short Term (Visitors)</td>
<td>2</td>
<td>1:1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td><strong>Subtotal:</strong></td>
<td><strong>10</strong></td>
<td></td>
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<table>
<thead>
<tr>
<th>Farm</th>
<th># People</th>
<th>Ratio</th>
<th>Total # Spots</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farm Staff (Dedicated)</td>
<td>2</td>
<td>1:1</td>
<td>2</td>
<td>Matthew, Taz</td>
</tr>
<tr>
<td>Farm Staff (Floaters)</td>
<td>5</td>
<td>1:1.5</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Farm Vehicles</td>
<td>1</td>
<td>1:1</td>
<td>1</td>
<td>Farm Truck</td>
</tr>
<tr>
<td>Dedicated Vehicles</td>
<td>2</td>
<td>1:1</td>
<td>2</td>
<td>Mobile Market &amp; Refrigerated Van</td>
</tr>
<tr>
<td>Short Term (Visitors)</td>
<td>4</td>
<td>1:1.5</td>
<td>3</td>
<td>Volunteers, Dropoff/Deliveries</td>
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<tr>
<td><strong>Subtotal:</strong></td>
<td><strong>12</strong></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 E&IC (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)
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.

• Ten workers who currently commute from the IGI offices in West Tisbury will relocate to the new EIC.
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.).
Lighting and landscape

Preliminary landscape plan features native species.

Goals:
• Increase pollinator habitat
• Build soil
• Reduce erosion
• Provide learning opportunities
• Seasonal food and herbal medicine for onsite use
PLANTING PALETTE

A diverse selection of species are chosen with several primary goals: to showcase native species, provide pollinator habitat, build soil while increasing ecological resilience, reduce erosion, add seasonal color and aesthetic value, enhance outdoor education opportunities for on-site visitors, and provide highly tangible learning opportunities for visitors and staff on the farm.

The species shown here are samples from our preliminary plant list. When composed on-site, they will contribute to the refined, yet low-key pastoral character we aim to achieve.