

North Tabor Farm request for the construction of agricultural housing

Rebecca Miller <northtaborfarmmv@gmail.com>

Sun 4/11/2021 10:12 PM

To: Alex Elvin <elvin@mvcommission.org>;

 16 attachments

Dix plan set 3-29-18.pdf; ATT00001.htm; Covenant December 24, 1987.pdf; ATT00002.htm; MVCdec_DRI_248__Flanders_Subdivision_s_Decision_1987.pdf; ATT00003.htm; First Amendment to Declaration of Protective Covenants 1995.pdf; ATT00004.htm; NTFC & Farmer Agreement 1994.pdf; ATT00005.htm; MDAR ALM 10-4.pdf; ATT00006.htm; MDAR ALM_10-03.pdf; ATT00007.htm; Plan of Land North Tabor Farm 4-22-1987.pdf; ATT00008.htm;

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Rebecca

Begin forwarded message:

From: Rebecca Miller <northtaborfarmmv@gmail.com>
Subject: North Tabor Farm request for the construction of agricultural housing
Date: April 1, 2021 at 9:19:26 AM EDT
To: aelvin@mvcommission.org

Dear Elvin,

Matthew and I own North Tabor Farm in Chilmark. We have been farming here for 27 years. We are finding ourselves in desperate need to provide year round housing for our farm employees. We are requesting to build a 2 bedroom apartment in our existing barn in order to provide employee housing. We have met with our farm advisory committee and received their support to take our request to the next step. We have also met with the planning board and they have encouraged us to reach out to you as a next step. I have attached many additional informative documents to help you assess the complexity of our situation. The covenants that apply to the North Tabor subdivision do not allow for second dwellings. We are asking for an agricultural housing exemption (Chapter 40A section 3 of Mass General Law).

The plans before you show what is basically a change of use of an existing structure. We hope to convert the main portion of the upstairs of our barn into a two-bedroom farm worker housing unit. The main portion of the barn is a 24'W X 36'L two-story building with a steep 12 pitch roof. Back in 2000, or so, we added a 12'WX36" one-story, 4 pitch, lean-to style addition to it, so we could milk our small goat herd. What is proposed essentially all takes place within the existing barn envelope.

We are working with Peter Rodegast who drew up these sketches for us. The drawings show a simple floor plan for the housing layout with the two bedrooms on either end and the living space accommodated in the middle. The entrances show one entering underneath our existing north facing side porch and the other on the southside would have an exterior side stairway going up to a small entrance deck above the side addition. The only visible changes to the existing barn structure are the exterior stairs and the two dormers (the southern one 22' W & the northern 13' W). These dormers are needed because with the steep 12 pitch roof, there is very little headroom in the second-story now.

It should be noted that we had these sketches made a few years ago, so some of the labeling of the barn's downstairs usage may be outdated. Since it was before we constructed the new farm stand and before we decided to make my old milking parlour our new produce wash station.

Can you please advise us as to how to move forward with our request?

Thank-you
Rebecca Miller and Matthew Dix
4 North Tabor Farm Rd
508 645-3311