

Case No. 17-22
Application filed: 18 May 2022

RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request by The Farm Institute for a special permit under section 10.2 A 2 to operate a business in the R-60 Residential District. The applicant is asking to operate a farm stand/visitors' center inside the main farm building. The property is located at 14 Aero Avenue (Assr. Pcl. 45-423).

1. On 18 May 2022 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. An advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 20 May and 27 May 2022.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property within 300-feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 8 June 2022, the hearing was opened and held via Zoom. The following board members were in attendance: Carol Grant – acting Chair, Nancy Whipple, Pamela Dolby, Thomas Pierce, and Robin Bray – alternate. Ms. Grant opened the hearing and read the necessary requirements for conducting remote meetings in compliance with both the Governor's order and the Open Meeting Law.

Lindsay Brown, events coordinator for the Farm Institute, made the presentation. She explained that the intent is to have a small farm stand selling local produce and Farm Institute branded merchandise. In addition to their own produce, the stand would sell products from other island farms. Ms. Brown said that she sees the stand as providing a benefit to people who are already at the farm; she said she doesn't believe that it would significantly increase traffic on Aero Ave.

Ms Grant asked if there were any letters from town boards or departments. There were none, nor were there any letters from abutters.

An abutter, Johanna Hynes, commented that while she was neither for or against the project, she had some questions and concerns. She said she was concerned that the stand

had the potential to grow into a full-scale commercial venture in the future. She asked why the old stand had been abandoned.

Patrick Corbett, another abutter, said he too was concerned about the stand becoming a full-fledged commercial venture. He said that he was also concerned about the proposed farmer's market that was mentioned in the application materials.

Ms. Brown responded that the former farm stand required that a staff member be present. The new plan would not require a dedicated staff member, but could be handled by existing staff in the main building. She said that the old farm stand is now used as a library. She said that she doesn't see the new stand as much of a draw; it may even be smaller than the old farm stand. She said that there are no plans to offer off-island products, except perhaps sunscreen as a convenience for campers and their families. The Institute would like to partner with the island's autism group as a venue to sell their eggs. Ms. Brown said that there are no firm plans for a farmer's market, but that they may do something on Monday evenings when camp is ending and the parents are on site.

Ms. Hynes said that she was concerned that the public would be allowed access to the main building when campers are present. Ms. Brown suggested that they could put a rope up to separate the children from the public.

Ms. Dolby commented that traffic on Aero Avenue has been a problem for many years. She said that Aero Avenue is not built to handle a commercial operation. She said that she is not sure that she is ready to vote on the application and thinks more detailed plans are necessary.

Ms. Bray agreed that more detail would be necessary. She wondered, for example, how often trucks would access the property and what measure would be taken to ensure that the stand did not grow too large.

Mr. Pierce agreed that the road was not adequate to handle additional traffic.

Ms. Dolby said that she would like to see a detailed business plan outlining just what will be for sale and how it would be transported to the property. She would also like to see a plan for traffic control and other safeguards. She suggested that the applicant withdraw the current application and return with a more detailed plans.

Ms. Brown agreed to withdraw the application.

Respectfully submitted,

Lisa C. Morrison, Assistant