

Case # 3-2023

Application Filed: 30 January 2023

DECISION OF THE ZONING BOARD OF APPEALS
ON THE REQUEST FOR A SPECIAL PERMIT

Owner: Town of Edgartown

Lessees: Trustees of Reservations d.b.a. The Farm Institute

L.C. 8761-53

At a meeting held remotely via Zoom on Wednesday, 22 March 2023, the Edgartown Zoning Board of Appeals voted unanimously (5-0) to grant a special permit under section 10.2 A 2 of the zoning bylaw to allow the reopening of a farm stand/visitor's center inside the main farm building selling island produce, Farm Institute merchandise, and health products for the camp such as sunscreen and water bottles. The property is located at 14 Aero Avenue (Assr. Pcl. 45-423) in the R-60 Residential District.

The application was accompanied by a narrative that included background, stand description, proposed use and goods for sale, and estimated revenue. Also included in the file is a copy of the presentation materials submitted at the meeting by the Farm Institute. [For details concerning the hearing please see the Record of Proceedings filed with this Decision in the office of the Town Clerk.]

FINDINGS:

1. After review, the board found the proposal to be appropriate and in harmony with the general purpose and intent of the bylaw: the board determined the farm stand/visitor's center will not generate excessive traffic along Aero Avenue by attracting casual visitors. The farm stand is intended primarily for the convenience of those already at the farm, namely campers and their parents. .
2. The area of the main farm building that is intended to be used as a farm stand is approximately 178 s.f. There are no plans to expand the farm stand, which would require additional approval from both the Conservation Commission and the Zoning Board of Appeals.
3. Items for sale will be limited to:

(a) local produce, flowers, eggs, and other agricultural products produced by Katama Farm or its partners, Morning Glory Farm, Grey Barn, and Mermaid Farm;

(b) Farm Institute branded clothing or merchandise such as cups or Mason jars;

(c) items used in the teaching kitchen such as aprons, cooking supplies, cookbooks from local cooks or from cooks featured at the farm;

(d) a small selection of health supplies needed for camp, such as sunscreen and refillable water bottles.

4. The board found that the site was appropriate and that there was adequate on site parking.

5. The farm stand/visitor's center will be regularly inspected by Conservation Commission staff to ensure compliance with this permit.

This decision of the Board of Appeals and a record of proceedings are on file in the Zoning Board office and in the office of the Town Clerk, Town Hall under Case No: 3-2023.

Zoning Board of Appeals,

Lisa C. Morrison, Assistant

Note: This decision was filed in the office of the Town Clerk on 24 March 2023. Appeals, if any, should be made pursuant to Section 17 of Chapter 40A of the Massachusetts General Laws and should be filed within 20 days of the filing of this decision in the office of the Town Clerk.

_____2023

I hereby certify that no appeal has been filed in the twenty-day period following the date of filing this decision.

Attest: _____