

**Narrative for Island Autism Group (IAG) application to:  
West Tisbury Planning Board**

10/19/21

- Background:
  - See attached overview: “Island Autism Micro-Farm at Child Farm”.
  
- Impacts:
  - Environmental: There will be tree removal required between the residential buildings, but over 80’ of existing trees and undergrowth will be preserved along Southern boundary of property, with majority-native screening added for the benefit of neighbors to thicken understory. Agricultural program will be organically based, and buildings will be all electric with the barn sited to accommodate substantial roof solar. No fossil fuels will be needed, with the exception of a propane generator as required for back up power for the fire suppression system.
  
  - Noise: Siting of buildings, parking and outdoor activity spaces have all been designed to keep maximum distance from neighboring homes, and utilizing building massing to contain sound. As a residential neighborhood, the expected noise level will be typical residential, with no machinery or activities creating sound levels beyond that level.
  
  - Visual: All residential structures will be screened by existing tree-cover and infill screening (as mentioned above). The “Hub House” will be minimally visible from Lambert’s Cove Road. The Barn gable-end façade will be visible from Lambert’s Cove Road, as well as the proposed Farm Stand. The existing red-painted shacks currently in the field will be removed.
  
  - Traffic: There will be an increase in traffic from prior ownership, but it is expected to be minimal as few (if any) residents are expected to have cars. Staffing entrances and exits will be minimal and will occur only each 8-hours. Traffic to the day program at the “Hub House” will be minimal, as transport of participants to and from will be via the IAG’s van(s). Farmstand traffic will be limited to the area near Lambert’s Cove Road. IAG is committed to re-surfacing and widening the driveway in a manner to minimize sound (and vibration) impact on neighbors and the neighborhood as a whole.