

**Misty Meadows
Nat's Farm Lease
Land Management Plan 2023**

Property Name: Nat's Farm South Pasture

Property Location: Map 26 Lot 12.15, 28 Elias Lane, between 55 Misty Meadows Lane and Nat's Farm in West Tisbury



Existing restrictions:

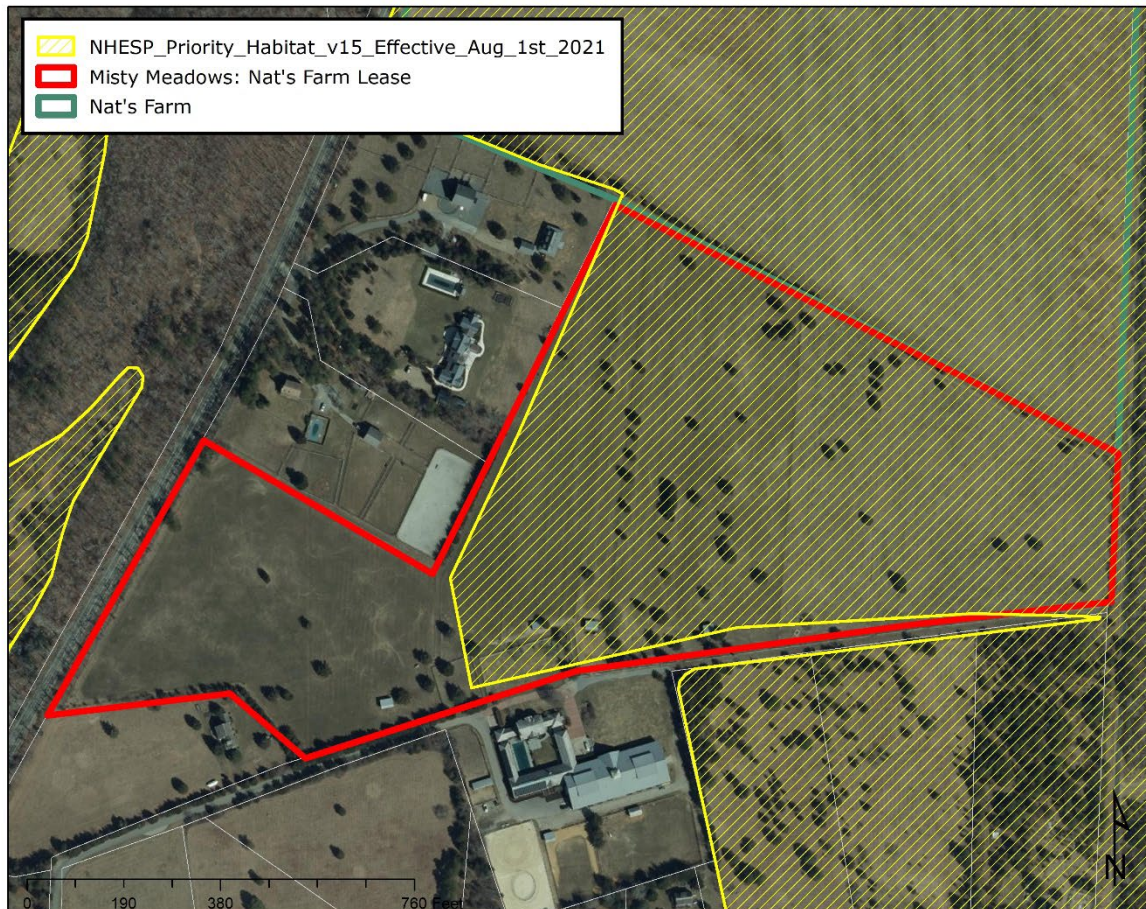
Conservation Restrictions: The property is subject to CRs and Amendment of CR to Town of West Tisbury.

- Book 303/592 12' wide bike path easement as amended by 303/595 to prohibit the paving of said bike path.
- Book 387/99 Grantee has the right to agricultural use, installation of underground utilities and windmills and designated trails.

Deed: Requires that SMF maintain the paths ways as shown on the plan, allows for fences and gates and prohibits large scale events of amusement and entertainment to which large numbers of the public are invited.

Regulatory:

Priority Habitat: More than half of the property (18-acres) is classified as "Priority Habitat" and is subject to review by NHESP (Natural Heritage and Endangered Species Program) under MESA (Massachusetts Endangered Species Act).



Property Use Plan

- Horses: The property is used for equine agriculture. It includes a horse grazing pasture with 7 smaller fenced paddocks with a combination of semi-permanent wood fencing and temporary electrical rope fencing. There is a run-in shelter in each paddock as well as water troughs. The long-established cedars and junipers provide shade.
 - The areas outside of the paddocks are used for occasional riding practices
 - We use year-round rotational grazing for a herd of 9 horses based on individual grazing needs and to also maintain pasture grass. Horses are supplemented with grain and hay.
 - We have a temporary archery track for target practices both mounted and unmounted in the field adjacent to the horses paddocks. Periodically, we

host events and park cars on the field, rotating the designated parking area each year.

- We also co-lease the meadow area closest to the State Forest with the Grey Barn. The Grey Barn periodically hays the area. Misty uses the field a few times a week for an outdoor riding area.

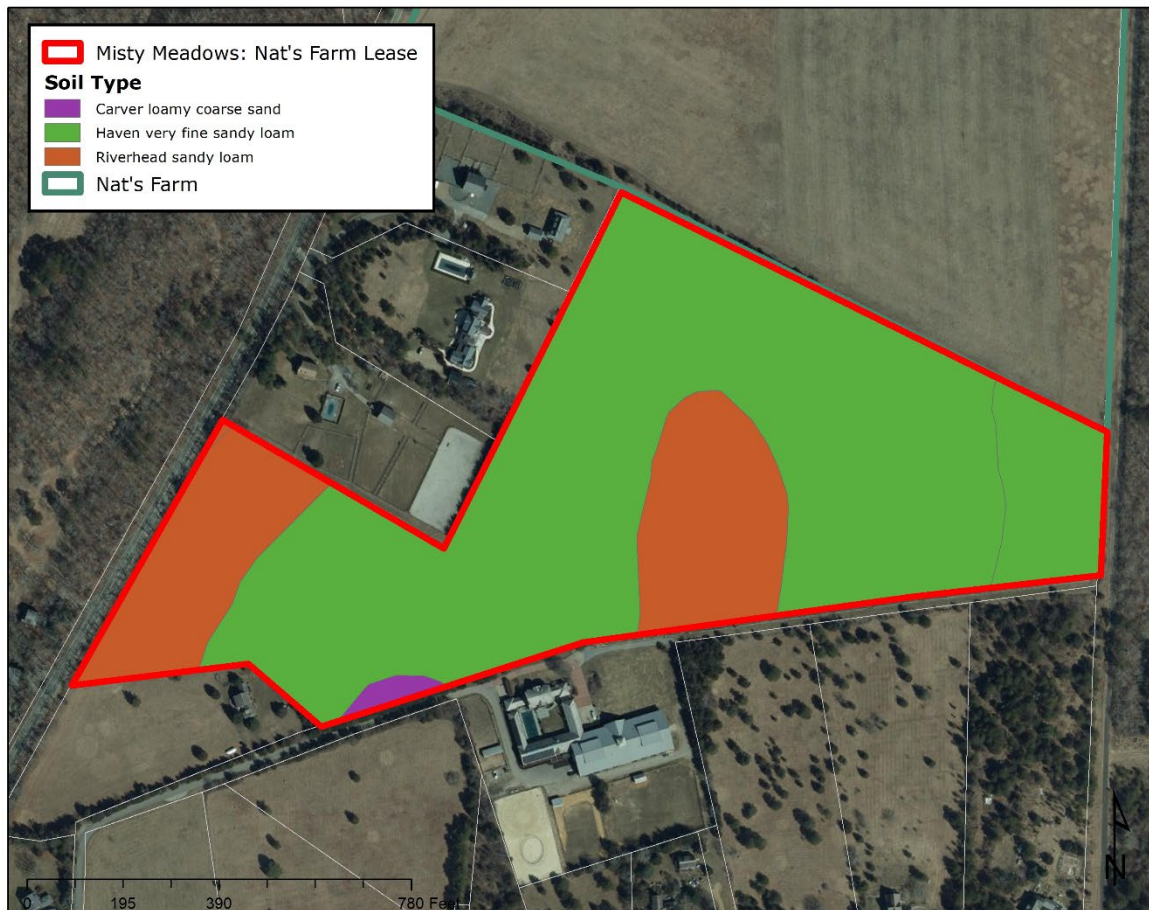


- Periodically, we host events and park cars on the field, rotating the designated parking area each year.
- Seasonally, we may house goats, ducks and chickens on the property. Goats are housed in existing run-in shelters. Chickens and ducks are housed in a temporary chicken coop on skids with a temporary fenced in run.

Crop Plan

Pasture grass is maintained by rotation of the horses and any portion that is ungrazed will be mowed seasonally. Length of duration will vary according to weather. The paddocks are dragged bi-weekly. Pasture grass is self-sown and unused portions will be mowed at least once a year to maintain as pasture.

Soil Application Plan



The pasture is picked of manure daily. Lime is used as needed. Periodic soil testing is conducted in collaboration with Sheriff's Meadow through Cornell Laboratory. Any nutrient supplement or fertilizer application will be conducted in accordance with Board of Health regulations by a licensed applicator and with proper notification and approval by SMF.

To mitigate current soil compaction issues identified through the soil testing completed in 2022, Misty Meadows will obtain a surface aerator. Soil aeration was recommended during consultation with Alli Fish, Soil Scientist through the Agricultural Society.

Watering Plan

Horses are provided portable watering troughs. The pasture is watered by mother nature.

Manure Composting Plan

Manure is removed daily and composted off site. Any remaining manure is spread by dragging to naturally compost.

Burial Plan

SMF requires written permission for horse burial that includes proof of hardship/inability to bury on land the tenant owns.

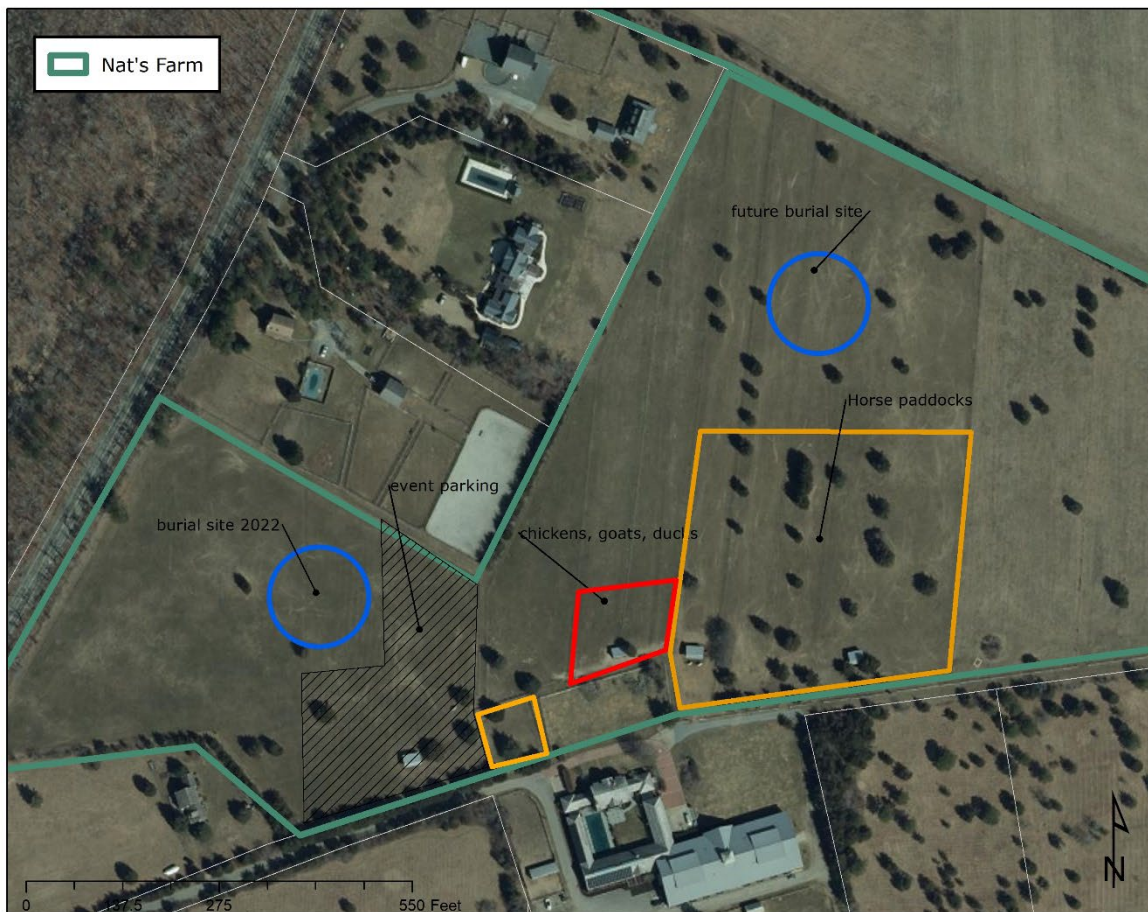
Misty has no unused land appropriate for burial on their property.

Misty has buried two horse with SMF permission in 2022 in the area depicted on the Property Use map. Misty is requesting permission to bury horses as needed in the area marked as future burial site.

Misty will do the following:

- Restore top soil and seed 2022 burial site
- In future site
 - Bury 6' or deeper with a minimum of 30" of soil cover
 - Restore and reseed the site

Property Use Map

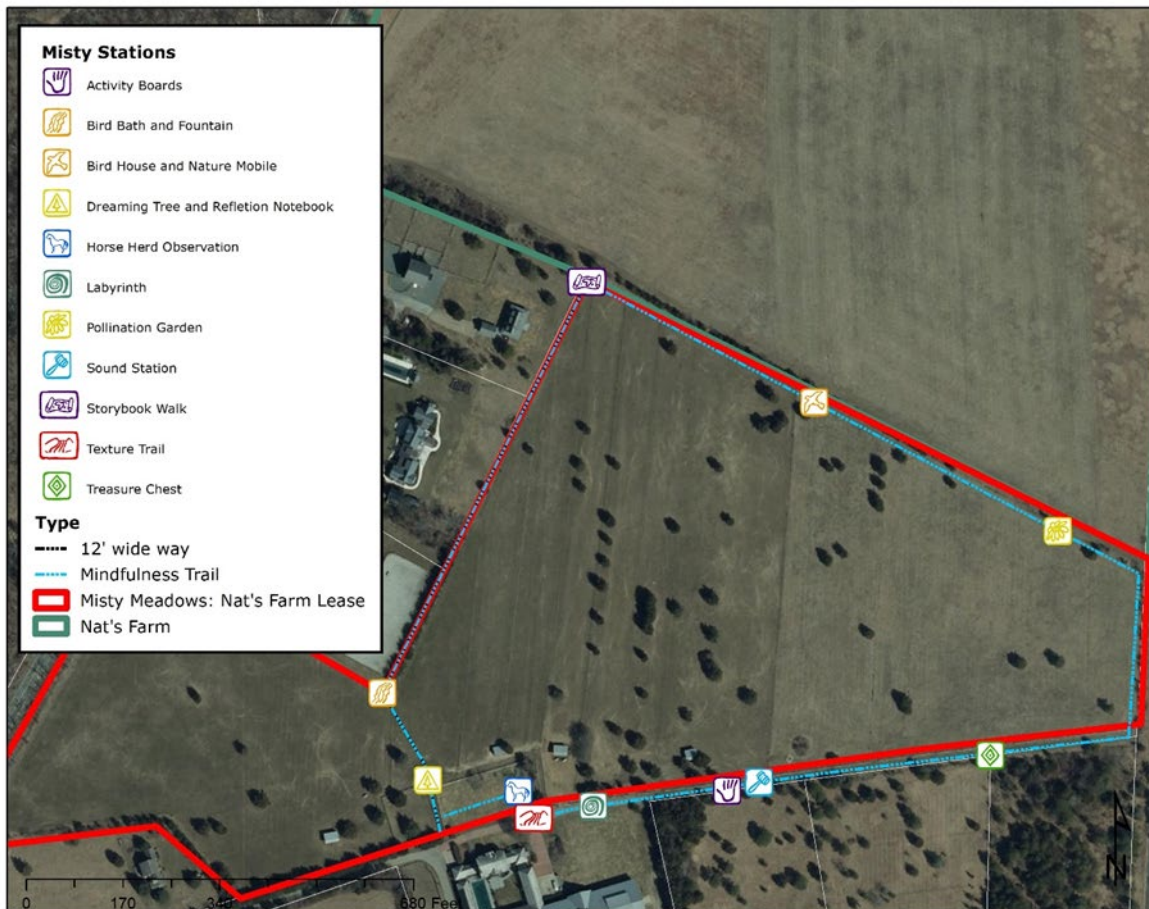


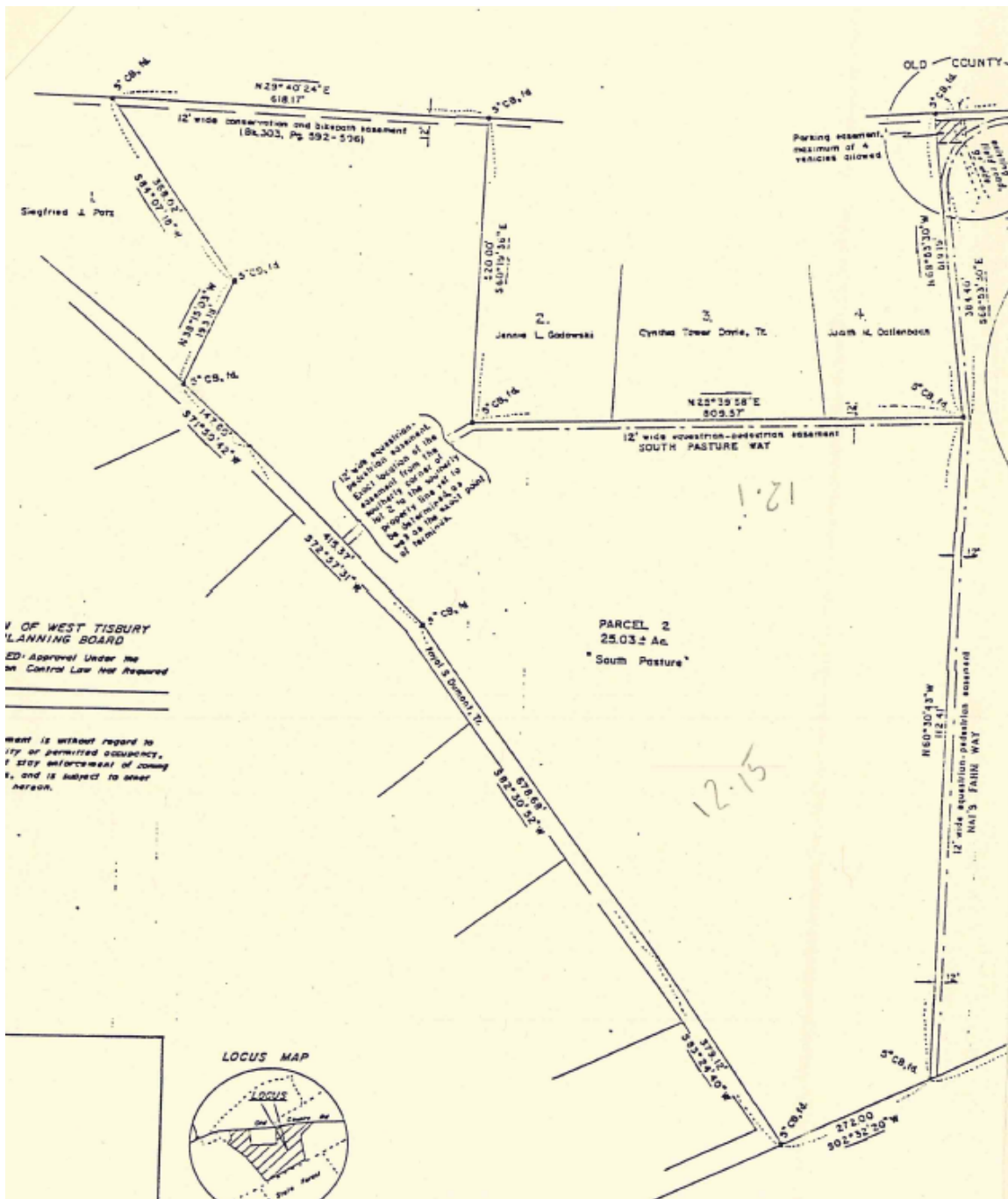
Improvement Plan

A Mindfulness Trail is being developed in coordination with SMF, connecting the Nat's Farm public trail and incorporating the horse themed story boards (eagle scout project). Planned sensory attractions that will be developed around the meadow are a pollinator garden, birdhouse, water feature and dreaming tree. The sound station has already been installed with a grant from the Martha's Vineyard Community Services. Benches will be installed around the trail as needed.

The Universal Access component of the Mindfulness Trail will be worked on in collaboration with Sheriff's Meadow Foundation. Phase one will be to install a grass trail. Phase 2 will be to upgrade to Universal Access.

Misty Meadows will also work in collaboration with Sheriff's Meadow Foundation on establishing a parking space for trailer for the horseback riding community. Location to be decided in the 2024.





1/1 OF WEST TISSBURY
PLANNING BOARD
ED: Approval Under the
in Control Law Not Required

Map is without regard to
any or permitted occupancy,
it may interfere with of zoning
law, and is subject to other
persons.

