



June 7, 2023

BOARD OF DIRECTORS

Alan Rappaport
Chair

Susannah Bristol
Vice Chair

Peter Brooks
Treasurer

Alec Walsh
Clerk

Adam Moore
President

Chris Alley

Stever Aubrey

Jesse Ausubel

Barbara Cole

Mary Lou DeLong

Matthew Dix

Thomas Enders

Lisa Foster

Tara Gayle

Ellen Harley

Lizzie Horvitz

Sevda Kleinman

Geoffrey Lauprete

Wanda Moreis

Hillary Noyes-Keene

Brien O'Brien

Elizabeth Packer

William Plapinger

Nancy Randall

Thomas Rapone

Robin Rivera

Aileen Roberts

Thomas Robinson

John Schaefer

Carla Taylor-Pla

Samme Thompson

Sara Tucker

Amy Weinberg

Honorary Directors

Emily Bramhall

April Hamel

Rez Williams

STAFF

Noah Froh

Land Conservation Asst.

Kristen Geagan

Director of Stewardship

Catherine Hall

Advancement Coordinator

Thomas Hallahan

Senior Director

Elizabeth Loucks

Land Steward

Joseph Rogers

Land Steward

Founded in 1959 by

Elizabeth Bowie Hough

and Henry Beetle Hough

West Tisbury Planning Board
1059 State Road
P.O. Box 278
West Tisbury, MA 02575

Re: 78 Campbell Road

Dear West Tisbury Planning Board:

Sheriff's Meadow Foundation is entering into a purchase and sale agreement for the property at 78 Campbell Road from Middle Road LLC (Carol Kenney). This property is 7.5 acres in size and is depicted on Assessor's Map 32 as Lot 5. The property contains one building that is 4,860 square feet and a garage that is 1,980 square feet. The 4,860 square foot building contains a two-bedroom apartment, a workshop, an office, and storage space. The 1,980 square foot garage has three large bays, has electricity, and is unheated. There is an area of existing pavement that we would maintain.

If Sheriff's Meadow Foundation purchases this land, its use would benefit a charitable organization. Its function would be consistent with the past use of this property as a maintenance hub. Using this property as a base, the Kenney family maintained 14 substantial homes employing several staff. Similarly, Sheriff's Meadow Foundation would use this property as a base for properties and trails that it maintains, open to the public, free of charge. This property will ideally replace our portion of the office space at the shared Wakeman Center, which we have outgrown. This move will, in turn, free up office space for another nonprofit.

We would use the existing apartment for staff housing. We would modify the workshop area within the 4,860 square foot building to accommodate additional office space for our staff members and would create space on the ground floor for our board and committee meetings. (The full board only meets 8 times per year, and many members now participate remotely via Zoom. On a daily basis, we have three workers regularly in the office, two who are either in the field or in the office, and two who are primarily in the field but will come into the garage at the start or end of a work day, and in the office when needed.)

Renovation of the larger building would likely include replacing overhead doors with insulated walls, doors, and windows, and by installing interior partitions where needed. The ground floor offices and meeting space would be universally accessible. We would continue to use the existing upstairs office, and convert portions of the workshop to office or storage space. The existing Title 5 septic system will likely accommodate all of these uses. The only expansion of footprint currently considered is a large welcoming porch on the west side that would improve the appearance and protect new entrance doors.

In the garage, we would repair the insulation in the roof and potentially heat an area of the building; otherwise the building would remain a garage and a place for tool and equipment storage. We would store our trucks, tractors, and equipment on-site (although four of our six vehicles go home with employees each night, so they would not be regularly parked there).

The land has dormant land bank trail easements on it that would connect to a large network of existing and proposed trails. The trails would be open to the public, free of charge. Sheriff's Meadow Foundation would continue to protect habitat for rare species, notably the brook lamprey which lives in the bordering Tiasquam River. A conservation restriction is under consideration for the western portion of the acreage that would help protect the Tiasquam River.

We realize that many of these alterations will require building permits. Please let me know if any special permits are needed, or if there are any other regulatory requirements needed for our potential initial purchase, or our plans to adapt the building.

I would be happy to meet with you and answer any questions. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Adam R. Moore', with a long horizontal flourish extending to the right.

Adam R. Moore
President