

PROJECT NARRATIVE FOR 12 WATERVIEW DRIVE MEDWAY, MA

INTRODUCTION

This narrative is for an Exempt Use Site Plan Review for a proposed agricultural and educational use at 12 Waterview Drive.

EXISTING CONDITIONS AND USE

SITE

The existing 12.1-acre site located on the west side of Waterview Drive contains an existing agricultural field. Large areas of the site consist of a field and other associated cleared areas. Portions of the site also contain shrub growth in areas that were formerly used as agricultural fields. The site does not contain any building structures.

The site directly abuts the Charles River and contains a variety of wetland resource areas including Bordering Vegetated Wetland, Riverfront Area, and Bordering Land Subject to Flooding (100-year flood plain). A notice of intent and accompanying Land Disturbance permit application will be filed with the Conservation Commission for the work within the associated jurisdictional areas.

ZONING

The site is located in the Agricultural Residential II district. Portions of the site are in the Flood Plain District (100-year flood plain). The site does not lie within the Groundwater Protection District.

PROPOSED CONDITIONS AND USE

USE

The applicants propose to expand the existing agricultural use of the site. An older field area on the eastern portion of the site will be used for cultivating wildflowers and vegetables. The remainder of the farm will include the keeping and raising of various

livestock, including chickens for eggs, horses for horsemanship, riding and equestrian care classes. Activity at the farm will also include educational programs, summer camps, and some agritourism programs. Families will be taught various aspects of livestock care and farming in a direct, hands-on environment.

The farm will not be open to the public on a daily basis. All programs will be reserved in advance including educational/interactive classes and events and one-on-one educational sessions. All programs will require signups in advance in order to control the number of attendees at any one time and the flow of visitors to the farm during the day. The farm will partner with Medway Parks and Recreation to offer educational opportunities to Medway residents. The farm will be properly licensed on the state and local levels.

The focus of farming activities will be on smaller breeds of livestock, including some that are on the national conservatory list. Animals will be kept in small shed-like buildings, all of which will be portable (no foundations). Manure will be maintained on a dedicated concrete slab and trucked off site weekly.

Livestock is anticipated to include:

- Miniature Highland cows
- Chickens (no roosters) for egg production
- Nigerian Dwarf goats
- Sheep (which will be shorn for fiber)
- Llamas (which will be shorn for fiber)
- Alpacas (which will be shorn for fiber)
- 6 Horses
- Mini pigs (up to 2)
- Donkeys
- Miniature horses
- Rabbits
- Sebastopol Geese

BUILDINGS

There will be several types of structures on the farm as follows:

- The front of the site will contain a modest residence for the farm's caretakers. This is an accessory use to the principal agricultural and educational use of the site.
- The southwest field on the site will contain a variety of fenced animal pen areas with small shed-like structures in most. These structures will be small and do not require a foundation.
- The southwest field on the site will contain approximately three tented areas as shown on the site plan.

DRIVEWAYS AND PARKING AREAS

A variety of gravel driveways are proposed throughout the site leading from Waterview Drive to the southwest field area. The proposed residence will include a separate driveway area with two parking spaces.

A gravel parking lot is proposed in the existing southwest field area adjacent to the livestock pens. Given this is an exempt agricultural use, there are no specific parking requirements. 20 parking spaces are proposed adjacent to the livestock pens for employees and visitors. With the two spaces at the residence, a total of 22 parking spaces is provided.

STORMWATER

Stormwater management is accommodated by two vegetated swales and two infiltration basins with pretreatment devices. For a complete discussion of the stormwater facility design and analysis of compliance with the state and local regulations, please refer to the Stormwater Report.

UTILITIES

Water

The site will be connected to Town water. The expected water usage for the site is estimated to be approximately 400 gpd.

Sewer

The site will be connected to Town sewer. The expected sewer usage for the site is estimated to be approximately 200 gpd.

EMPLOYEES AND OCCUPANTS

2-3 owners/farm operators are expected to live in the on-site residence. In addition, during certain times, During the summer camp season, 3-4 additional employees are expected be on-site.

HOURS OF OPERATION

As a farm, the site is essentially always in operation to some degree. Principal farming activities will occur during daylight hours, seven days a week. During spring and fall, after-school educational and other agricultural activities are expected to occur between the hours of 3:00 pm and 6:30 pm. During the summer, camp hours are generally 8:30 am to 4:30pm. Any weekend programs are typically between the hours of 9:00 am and 5:00 pm. Staff will be present outside of these hours to prepare and closeout daily activities.

OTHER PERMITS

The applicant will apply for the following:

1. A Notice of Intent to the Conservation Commission for work in wetland jurisdictional areas.
2. A Land Disturbance Permit application to the Conservation Commission.

CONSTRUCTION TIMETABLE

A general construction sequence is provided on the site plan. At this time, the following is anticipated:

- Initial construction activities will include constructing the stormwater management systems and gravel driveway and parking areas.
- Livestock pens and structures will be installed and livestock gradually established.
- The vegetable and wildflower field will be sowed at a time appropriate given seasonal factors.
- The residential unit is expected to be constructed at the same time as the rest of the farm use.
- Depending on the timing of permitting, the construction activities are expected to commence in the Summer/Fall of 2026 and be completed by the Summer of 2027.

WAIVERS

There are presently no proposed waivers for this development.

Attachment "B"
Exempt Use Summary

Massachusetts General Laws Chapter 40A, Section 3, first paragraph states in part:

No zoning ordinance or by-law shall...unreasonably regulate, or require a special permit for the use of land for the primary purpose of commercial agriculture...including those facilities for the sale of produce, wine and dairy products...provided that 25 per cent of such products for sale, based on either gross sales dollars or volume, have been produced by the owner or lessee of the land on which the facility is located.... [A]ll such activities may be limited to parcels of 5 acres or more....

In this case the proposed farm, which is well over 5 acres, will generate revenue via fees for camps and educational programs as well as from the sale of horticultural products grown on the farm. The land will not be used for any other purpose but for commercial agriculture. The proposed farm will include a single-family home, so that the farmer can live on location to protect the farm and the livestock. Presently there are no plans to sell any other products from any other Massachusetts farms at this location.

"The raising or propagation of plant or animal life [is] a central and primary component deemed to come within [the exemption]," *Bldg. Inspector of Peabody v. Ne. Nursery, Inc.*, 418 Mass. 401, 405 (1994). The agricultural exemption should be "interpreted broadly," *Town of Tisbury v. Martha's Vineyard Comm'n*, 27 Mass. App. Ct. 1204, 1205 (1989) (citing *Lincoln v. Murphy*, 314 Mass. 16, 18-20 (1943)).

The Massachusetts Appeals Court has stated that:

The obvious purpose of the Act...is to promote agricultural use within all zoning districts in a municipality. Such use may not be prohibited or unduly restricted even in an area not specifically zoned for the purpose as long as the parcel being used is one of more than five acres.

The proposed farm meets all of the statutory and case law requirements for an exempt agricultural use.