



Martha's Vineyard Agricultural Society
35 Panhandle Road
PO Box 73
West Tisbury, MA 02575

August 27, 2026

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Members of the Planning Board
Town of West Tisbury

RE: Site Plan Review Narrative — Cold Storage & Processing Facility, 5 Jane's Fair Way

Dear Planning Board members,

This narrative describes the proposed Phase I Cold Storage & Processing Facility to be sited on Martha's Vineyard Agricultural Society (MVAS) property near the existing solar array. It is submitted in support of the Site Plan Review application and a Use permit by your office, along with the accompanying site plan, letter of support from MassWildlife, description of the Hunters Share the Harvest program, and Friesla product literature.

Given the project's tight construction timeline, MVAS respectfully requests that this application be placed on the Site Plan Review Committee's agenda for its August 31st meeting. Site work cannot begin until the use permit is issued, so timely review is critical to maintaining the project's schedule. To have the processing units operational by mid-November for this hunting season, the Friesla installation team must complete setup and training and depart the Island no later than the week of November 16th. Because the Committee does not meet again until September 14th, inclusion on the Committee's August 31st agenda is critical to keeping the project on track.

1. Purpose of the Phase I Project

Tick Free Martha's Vineyard (TFMV) and the Martha's Vineyard Agricultural Society (MVAS) have partnered to help the Island address the prevalence of tick-borne illnesses by reducing its over-sized deer herd responsibly and with sound management oversight. As part of that effort, the two organizations plan to install and operate a deer processing facility on MVAS property near the solar array. TFMV has contracted two mobile processing units with Friesla, a WA-based company that builds both mobile and modular meat processing facilities. The Friesla units are built to USDA standards and are constructed from the ground up; they are not modified containers. Design work is complete and the two mobile processing units are expected to arrive on the Vineyard in early October 2026. In addition to the two Friesla units, the facility will include a 40-foot cooler trailer, as well as a mobile office building that will house three residential freezers.

MVAS intends to own the facility and views it as an essential first step toward the thoughtful development of its property as a lasting community resource serving multiple needs. In addition to supporting responsible deer management by providing a state-of-the-art processing facility, the units will provide processing infrastructure for hunters and cold storage for local commercial and backyard farmers, thereby significantly increasing the availability of locally-sourced agricultural products for community food distribution efforts. Operation of the facility with respect to deer processing will be a joint effort between TFMV and MVAS, the details of which are under discussion.

This Phase I project of mobile processing trailers is intended to build on MVAS's successful and popular deer cooler program and will support an expanded Hunters Share the Harvest program on the Vineyard. Hunters Share the Harvest is a MassWildlife program that allows hunters to donate harvested deer to local food pantries to help address food insecurity on the Island. Phase II will integrate the mobile units into a new permanent multi-purpose Cold Storage and Processing facility with the aim of having the final structure(s) complement the farm buildings on the MVAS campus. That Phase II project will be the subject of a separate application.

2. Phase I Site Work

The site is located on Lot 2A of Plan 16/177, within the existing solar array parcel. Site work will involve leveling approximately 5,000 square feet of land near the southeast corner of the solar array, and surfacing the area with gravel to provide a stable base for the trailers and vehicle traffic. The land is currently a field; no trees will be impacted. All structures will be sited to comply with the 50-foot setback requirements under the West Tisbury Zoning Bylaws. Facility dimensions confirming compliance are shown on the site plan attached and prepared by Vineyard Land Surveying & Engineering.

3. The Breezeway

A covered connector structure will link the processing trailers, storage cooler, and office trailer, allowing product and staff to move between units under cover. Its footprint is shown on the accompanying site plan. A separate building permit application will be submitted for this canopy.

4. Delivery and Setup of the Trailers

The storage cooler trailer and the office trailer are scheduled to arrive in mid-September. The two Friesla processing units are expected in the first week of October. The Friesla team will be on-site the second week of October to set up the units and train MVAS and TFMV staff on their operation.

5. Utilities, Potable Water, Wastewater & Health

Electricity will be drawn from the transformer located near the solar array.

Water for cleaning and washdown will be drawn from the existing water system serving the MVAS "campsite" area of the property. A trench will likely be required, as the current water lines in that area may not be buried deep enough to prevent freezing. Wastewater will be handled through a septic tight

tank system. The project will comply with all applicable state and local sanitary and health requirements.

6. Traffic Flow & Parking

The site plan shows four units on the property: two Friesla processing units, one 40-foot cold storage unit, and one office unit which will also house freezers. The site is designed to accommodate staff parking, as well as three to four pickup trucks at a time, unloading harvested deer into the storage cooler before they move through the processing units. Because the facility exists only to serve hunters delivering harvested deer, we do not expect significant traffic impacts.

7. Site Restoration

The Phase 1 site will be restored once Phase 2, the permanent facility, is operational.

8. Phase 2

MVAS is undertaking a master planning process for its entire property. Through that process, a permanent location will be identified for a new multi-purpose Cold Storage and Processing facility, housed in a barn-style structure designed to match the Agricultural Society's existing architecture. That future work will return to the Planning Board, Board of Health, Site Plan Review Committee, and Martha's Vineyard Commission for review.

Sincerely,



Lauren Lynch
President, Martha's Vineyard Agricultural Society

Attachments:

Site Plan for Phase 1

Friesla product brochure

MassWildlife Letter of Support

MassWildlife's Hunters Share the Harvest brochure



Town of West Tisbury

PLANNING BOARD

P. O. Box 278

West Tisbury, MA 02575-0278

508-696-0149

planningboard@town.west-tisbury.ma.us

APPLICATION FOR SITE PLAN REVIEW

Date: AUGUST 27, 2026

Date Received by Planning Board: _____

Name of Applicant and Mailing Address: Martha's Vineyard Agricultural Society
35 Pineland Road PO Box 73 W.T. MA 02575

Telephone Number(s): 508 693-9549

Name of Owner and Mailing Address (If not Applicant): SAME

Map and Lot # and Street Address of Subject Property: #5 JANE'S FAIR WAY
M25 LOT 3-1 (3-1E)

Applicant is: OWN (Owner, Tenant, Purchaser, Other)

Applicable Section of Zoning Bylaw: _____

Date(s) and Title(s) of Plans Submitted: AUGUST 26, 2026 SITE PLAN
JOB # 1586

Brief Description of Proposal:

To be granted permission to
INSTALL COMPLETE (Phase 1) Deer Processing Facility
Sponsored by: Tick Free Martha's Vineyard
ESTIMATE: 2 to 3 year cycle.

I hereby request a review and/or hearing before the West Tisbury Planning Board with reference to the above noted application.

Signed: Rob McLaurin AKS

Title(s): Board Chair, MVAS

Per Section 9.1-3B. of the Zoning Bylaw, should the Planning Board deem that a public hearing is appropriate, an application fee of \$150.00 is required.

Date Paid: _____

FOR PLANNING BOARD USE

Size of Subject Lot: _____ Zoning District: _____

Registry Book and Page #'s and Date _____

Other Boards Involved with the Permitting:

Within an Overlay District?

Martha's Vineyard Commission Referral Required? _____ If So, MV Checklist
Items: _____