

LAND USE PLANNING COMMITTEE - MINUTES

November 13, 1990

Attendance - R. Morgan; E.Eber; A.Schweikert; M.Donaroma; T.Sullivan;
J.Green; L.Jason

Bob Morgan called the meeting to order at 4:35 p.m.. He explained that the matter was not a public hearing but an opportunity for the proponents to present the proposal. He indicated that he might accept questions from the audience but no statements. Statements would be permitted later. He further set the groundrules for the meeting.

Catherine Shortsleeves introduced all present from Sasaki Assoc. and discussed the background of her company and of Sasaki.

A series of maps were displayed for all to see. Ms. Shortsleeves described the location of the site and the surrounding area. She discussed the purpose and goals of the proposal. She discussed the specific proposal. There were no questions at this time.

David Hearsel, Sasaki Associates further discussed the proposal. He discussed the farm in relation to its sense of place. He discussed the design aspects of the proposal which attempts to preserve its essence.

He further explained the setting of the proposal; 207 acres with 5 existing homes, depth to groundwater and various other aspects of the design. He discussed the proposal in relation to the MVC DCPCs in the area; the large open fields, the thickets as defences of open space, roads and fences.

He discussed the access to the site. Slough Cove Road (two spots); he explained the relocation of some of the internal existing roads.

He explained the location of 49 new homes, five existing and the two beach clubs.

He explained the design approach to attempt to maintain the open farmlands, the groupings of buildings. He explained the use of building envelope in which development could be placed. He noted the limitations on the creation of lawns and the use of fertilizers.

He indicated that much of the existing environment would be preserved in the following ways: 100% of the beach dunes, wet meadows and salt marshes; 100% of the woodlands; 93% of the thickets and of the 129 acres of crop pasture/hedgerows, 109 remain (85%). He further discussed how these members were developed.

In response to a question, the 49 new homes were indicated by location

In response to a question of the amount of farmland after the proposal, the number was given as 60.7 acres or approximately 50%.

A question of access to the beach for members of the proposed clubs drew a positive response. Yes, there would be.

A discussion of the amount of beach frontage followed.

A discussion of whether there was a general management plan existed for the beach area followed.

J. Schilling MVC staff indicated a number of items that needed to be addressed.

J. Witten, audience, asked for the time of year that the test pits were made (October) and whether the test pits and the depth to groundwater meet Edgartown requirements.

J. Schilling raised a number of issues regarding the traffic information submitted. T. Simmons further requested an expansion of the scope of services to further provide data on the traffic flow.

- include intersection of Clevelandtown Rd. and Katama Rd., Cook and Pease Point and Katama and Pease Point.
- take counts on road to the plains and Meshakut
- intersection analysis of Meshakut and West Tisbury Rd.
- use growth rate of 5.5%
- adjust for possible trips to beach club by guests
- questioned use of peak hours and ask for adjustment

A discussion of the scope of the traffic study followed.

Mr. Sullivan questioned who did the traffic study and a discussion of this matter followed.

J. Schilling indicated that there was a sluice way under Chap.91 and needs to be addressed. A discussion of this matter followed. He indicated that additional information on nitrates and nitrites was needed for the Great Pond areas. He indicated a problem with the wording as to who was going to maintain the open land.

J. Schilling read the points that had been requested by the Edgartown Board of Health.

A discussion of access to the beach for fisherman followed.

Mr. Morgan asked the staff to coordinate the questions and comments with the applicant.

A discussion of the percentages of summer vs. year-round followed.

A discussion of the restrictions being placed on any structural construction. -26' height limit - a story and 3/4s followed.

A discussion of the pond level at the time of test pit creation followed.

A discussion of whether the regulations of the Board of Health could be met continued further.

A discussion of groundwater monitoring wells that had been installed followed.

A question by Mr. Wallace raised a number of questions regarding the traffic.

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A question by Mr. Johnson regarding the type of agriculture that would be permitted followed. A discussion of this matter followed.

Ms. Shortsleeves discussed a number of matters and issues that had been raised. A discussion of the sluiceway and its future followed.

A discussion of the location of the affordable housing followed. It was explained that 10% would be set aside and they may be on-site, off-site or perhaps a mix of the two.

A discussion of groundwater fluctuations followed.

A discussion of the agreement on the property followed.

A discussion of use of satellite dishes followed.

A further discussion of the use of the beach area by fisherman followed.

A discussion of public access to the beach followed.

Ms. Shortsleeves asked for a clarification of what was needed to have the application deemed complete.

A discussion of this matter followed.

A discussion of any MEPA filing followed.

There being no further information the meeting was adjourned shortly after 7:00 p.m.

