

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of February 22, 1999 Meeting Olde Stone Building Oak Bluffs, MA

Members Present: Christina Brown, Michael Colaneri, Lenny Jason and Richard Toole  
Staff Present: David Wessling  
Audience: Tim Creato, John Baliunas

Meeting opened by Christina Brown, Chairman, opened the meeting at 5:45 P.M.

### Windfarm Golf DRI #432

The purpose of the meeting was to receive a report from the principals of the driving range as to their plans to change the barrier netting height along the westerly and northerly property lines (westerly line shared with Elisha Smith).

Tim Creato, referencing site plans, and a trajectory diagram, described:

the problem of golf balls landing on Mr. Smith's property,  
attempts to purchase adjoining lands from Mr. Smith,  
attempts to arrange a land swap with Mr. Smith and the Bayes Norton Farm,  
a canopy net proposal and  
intensive management measures in order prevent golf balls from landing on  
Mr. Smith's property,

### Questions from LUPC members:

Mr. Colaneri asked questions about screening around tee boxes.

Response: Mr. Creato explained the details of the "tee dividers" and concluded by affirming their efficiency and role as a partial solution. He added that such screening will not completely prevent errant balls from reaching Mr. Smith's property.

Members asked several questions about the proposed height of the net (75' along Mr. Smith's property line and 40' along the adjacent roads. Net height presently varies from 35' to 40'.)

Response: Mr. Creato described the proximity of proposed single family house and again explained the nature of "slice" golf shots. Height of nets determined by Mr. Creato's consultant. Mr. Creato and Mr. Baliunas

discussed other remedies such as painting poles "Cadet Gray" and replacement netting.

Members asked questions concerning portions of the abutting lot most affected by errant golf shots and the visibility of the proposed netting from Barnes Road.

Response: Mr. Creato pointed to a strip of land encompassing Mr. Smith's barn and trailer and a proposed house site.

Mr. Jason asked "what if this [taller poles and nets] doesn't work?"

Response: Mr. Creato described a proposal to construct "baffle" nets near the pond on the site. The "baffle" net would extend from 50' above grade to 90'. Mr. Creato's description of the "baffle" nets brought about comments concerning the aesthetic appeal of such nets and poles.

Members asked about the frequency of golf balls hit onto Mr. Smith's property.

Response: Mr. Creato estimated that 50 balls (equal to one basket) were lost each day. He attributed the problem to a few (unskilled) golfers.

Members asked additional questions concerning the extent of negotiations between Windfarm and Mr. Smith as well as alternative driving range layouts.

Response: Mr. Creato recounted the various alternatives previously stated.

Members asked more questions as to the height of poles, their dimensions, alternative materials and potential visual impacts.

Response: Mr. Creato and Mr. Baliunas described the poles (similar to wooden telephone poles) and discussed the pros and cons of steel and compound aluminum poles.

Members outlined steps to be taken in order to modify a previously approved DRI and suggested key points to present: visual impacts of poles and netting, pole locations and their colors, alternatives considered and viability of preferred option. Members stressed that the presentation should be brief, clear and concise.

Summary prepared by David Wessling