

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of August 14, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Michael Donaroma, Linda Sibley,  
Richard Toole

Staff present: David Wessling,

Others present: Bill Elbow, Mike McGrath, Stephen Faust, Stuart Johnson, John  
Curelli

Meeting opened at 5:41 P.M. by Michael Donaroma

### Herring Creek Farm Subdivision (DRI #500)

At the outset, Mr. Donaroma described the meeting's purposes and then asked the Staff to summarize portions of the project.

Mr. Wessling, referencing site plans and aerial photographs, described the Applicant's beach related "logistics". (Staff notes are appended.) First, he indicated three alternative parking layouts on-site and then described the off-site and on-site shuttle services.

Mr. Donaroma stated his preference for a 95 space parking lot on land adjacent to the "farm complex". He argued that parking along the farm roads - the other alternatives - would have detrimental neighborhood effects. The other Members generally agreed that Alternative 1 was the first choice.

The Members and Staff discussed the infrastructure capacity of the parking area, shuttle activity, and likely beach-going activities.

For the record, the Members and Staff discussed the proposed parking lot in the context of the Commission's decision as to the preliminary subdivision plan (November 1998). Ms. Sibley did not object to the proposed parking lot as a "facility" contrary to the Commission's 1998 decision. However, she was concerned with the intensity of "activity" related to arrivals/departures of beach users.

Mr. Donaroma, Ms. Brown and Ms. Sibley continued to discuss the merits of the parking lot and shuttle proposal.

Mr. Johnson provided information intended to clarify the shuttle service and drop-off locations. Ms. Brown asked Mr. Johnson several questions about bike racks, scooter parking and other details.

Mr. Toole's question about the number of beach rights to be sold led to a discussion about the "beach club", membership types and peak usage of the beach. Ms. Sibley questioned Mr. Johnson about details as to beach usage and the capacity of the beach. Mr. Johnson defended the Applicant's desire to sell up to 250 beach rights. Owners of the subdivision lot would also have beach rights. Approximately 85 parking spaces, according to Mr. Johnson, would be needed to accommodate the 250 beach owners at the peak period of beach use.

Mr. Donaroma interjected that the Commission's concern is not the number of beach rights, but rather the amount and intensity of activity related to "bach going".

Again, Mr. Donaroma envisioned the Applicant's proposal - Alternative 1 in conjunction with an off-site shuttle - as acceptable. Mr. Donaroma asked the Members present if they concurred. They did notwithstanding Mr. Toole's reservation about "commercial parking" in a residential area.

Mr. Donaroma asked the Members if they wished to review off-site shuttle parking proposals. They did, so Mr. Wessling briefed them and Mr. Johnson offered clarifying remarks.

Before discussing water quality matters, the Members reviewed the Applicant's beach/dune controls.

Mr. Wilcox then spoke about wastewater treatment proposals. He described the new results from a RUCK system operating on Leominster. That system's technology would be similar to a system proposed at Herring Creek.

Then Mr. Wilcox reported on the meeting involving representatives of Herring Creek, the Edgartown Board of Health and the Massachusetts Department of Environmental Protection (DEP). The basic issue dealt with regulatory control and review of the proposed RUCK system. Mr. Wilcox said that DEP favored a "voluntary review" of the denitrification system. Mr. Wilcox spoke about his preference for 1 treatment system for the proposed subdivision and 2 leaching areas.

He then reviewed the nitrogen limits for Edgartown Great Pond and other receiving waters.

Based on the watershed nitrogen loading limit, Mr. Wilcox said that the limit would be reached if 3 2-bedroom houses, 3 4-bedroom houses and 4 6-bedroom houses were to be built in the proposed subdivision. His assessment was debated by the Members. The wide-ranging discussion ended with a review of nitrogen loading limits and nitrogen concentration limits

Ms. Brown asked questions about the DEP groundwater discharge permit process. Mr. Wilcox' answers included a recommendation for a loading limit condition.

Ms. Sibley asked questions about the construction and maintenance of wastewater treatment facilities. Mr. Johnson explained the roles of the Trust and the proposed homeowners association. Ms. Sibley and Mr. Wilcox also discussed groundwater/ surface water impacts due to fertilizer use (whether for agricultural or residential uses of the property). She suggested an "organic management" condition of approval (similar to that imposed on the Vineyard Golf Club)

Bill Elbow of the Edgartown Board of Health spoke at the end of the meeting. He commented on the nitrogen loading limit and role of DEP. He said that the Board of Health is looking forward to the continued discussion with the Applicant and Mr. Wilcox.

Before closing the meeting, Mr. Donaroma suggested the need for additional meetings and greater participation from Commission Members. He asked the Staff to schedule project review sessions beginning in the middle of September and concluding in the middle of October. Mr. Johnson agreed. Ms. Sibley warned against introducing new information.

Note: Portions of the taped meeting were not audible.

Meeting adjourned at 6:42 P.M.

Summary prepared by David Wessling