

THE MARTHA'S VINEYARD COMMISSION

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1974 **25** 1999

Together we achieve the extraordinary

Land Use Planning Committee Summary of October 2, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Marcia Cini, Michael Donaroma,
Staff present: David Wessling, William Wilcox

Others present: See attached list

Meeting opened at 5:43 P.M. by Michael Donaroma

Herring Creek Farm Subdivision (DRI #500)

Mr. Donaroma and Ms. Brown welcomed Mr. Wilcox and asked him to summarize his discussions with the Applicant's consulting engineers and the Edgartown Board of Health as to the proposed RUCK System.

Mr. Wilcox described the attributes of the "conventional" RUCK System, the conceptual "advanced" RUCK System, and the groundwater discharge permit process. He also explained the nature of the 2 leaching areas - Edgartown Great Pond and Crackatuxet Cove - and the need to evaluate the latter's carrying capacity/nutrient loading limits.

In reply to Ms. Brown's questions, Mr. Wilcox outlined the subdivision proposal's "transition phase". During that phase, the project would consist of 13 dwellings: 5 existing houses, 4 houses located in the Great Pond watershed, and 4 houses in the Crackatuxet Cove watershed. He said that 8 new houses would have "conventional" RUCK Systems and that existing houses' septic systems may be upgraded.

In reply to Mr. Donaroma's questions, Mr. Wilcox described the conditions which would trigger advanced wastewater treatment. He said that the threshold test is 75% of the (nitrogen) loading limit. Ms. Brown then asked for a clarification of the loading limit and its supporting details.

Mr. Wilcox also reported the results of his meetings with the Board of Health. The Applicant's Special Permit application to the Edgartown Planning Board will require the Applicant's filing of an application to the Department of Environmental Protection in order to gain "conceptual" approval for the advanced RUCK System.

Mr. Donaroma asked questions about monitoring of the RUCK Systems. Mr. Wilcox explained the monthly testing requirements and the "retest" options.

At the end of Mr. Wilcox' report, Mr. Donaroma outlined his expectations for the October 5th LUPC meeting to be held during the Commission's "full" meeting. He said that "we want to get back to where we were". The discussion topics are to include:

- beach logistics,
- traffic and parking,
- architecture,
- open space management, and
- covenants, restrictions and easements.

Stuart Johnson commented on the status of an initiative related to a "significant" reduction of housing density. He spoke generally about negotiations between the Trustees and an undisclosed third party.

Mr. Donaroma and Mr. Johnson agreed that there have not been any changes to the present so-called "33 lot plan".

Returning to the subject of the October 5th LUPC meeting, Ms. Brown added that the agricultural use of the East Field should be discussed. Ms. Cini said that she was interested in reviewing the proposed covenants.

Last to speak was Dan Santos, an engineer. He stated that the changes to the subdivision plan - the "transition phase", the groundwater discharge permit issue, among others - should be discussed at a reconvened public hearing. Mr. Donaroma disagreed and referred him to the Staff.

Meeting adjourned at 6:12 P.M.

Summary prepared by David Wessling