

**Land Use Planning Committee
Summary of April 30, 2001 Meeting
Olde Stone Building**

Commissioners Present:

Richard Toole, Michael Donaroma, Christina Brown, Ken Rusczyk, Dan Flynn,
Andrew Woodruff

Staff Present:

Jennifer Rand, David Wessling

Others Present:

See sign-in sheet (attached)

Meeting opened at 5:30 PM by Richard Toole

Houlahan's Subdivision Modification Request

Doug Hoehn, on behalf of the Houlahan Subdivision project requested that a modification of a previous condition be allowed on the property. The original condition stated that walkways would be allowed on lots #1,3,5. The request was to move a walkway from lot #5 to lot #4. This condition has already been amended once when the walkway on lot #3 was moved to lot #2. The LUPC said they were not comfortable recommending this to the Commission as an insubstantial modification without seeing a map of the proposed change. *This map will be provided for Thursday's meeting*

Down Island Golf Course (DIGC)

The representatives of the Down Island Golf Course came before the LUPC to have an informal discussion about the changes they have made in their plan, and to lay out in general how they planned to proceed once they officially submit the project. Ron Mecher and Bob Mone, representing DIGC, began by explaining where the issues with the previous plan were, and then how they felt the new plan addressed these issues. They also went through the individual reasons for denial and how they felt the new plan addressed those issues. In summary the changes to the plan follow:

- DIGC has signed or plans to sign agreements with MV Ice Arena, Island Elderly Housing and Tisbury Marketplace to treat their sewage thus guaranteeing Nitrogen reduction;
- there will be 62% protected forest land,
- there will be 100 contiguous acres of forest habitat,
- they will lease Webbs Campground to the town of Oak Bluffs at no charge,
- they have relocated the entrance and clubhouse away from Featherstone,
- there will be a service entrance through an easement signed with the MV Ice Arena,
- there is now access to the landlocked town parcel,
- they have given a one acre lot to Island Elderly Housing,
- there will be 150 Island memberships for residents without membership at another Island golf course for play after 2:00 p.m.,
- the employee's dormitory housing that is not used by DIGC employees will be offered to other Island business on a lottery system,
- there will be no corporate memberships, and
- all existing trails on site will remain in place

The concerns raised in the original denial DIGC feels they have addressed in the following manner:

Fiscal:

The land will not be put into Chapter 61
The DIGC will pay the difference in taxes between assessed and \$200,000

Economic Effects:

There will be a 50-bed dorm that all seasonal employees will be required to live in
There will be offsite housing provided for three permanent employees
There will be a contribution for affordable housing
One acre of land will be given to Island Elderly Housing

Community Character:

Webb's Campground will be leased to the town of Oak Bluffs at no cost
The amount of managed turf has been reduced
Native plantings will be used
Memberships will be offered to y.r. residents with no other Island golf memberships
Four tournaments will be held for Island charities
There will a bus stop off Barnes Road

Environmental Issues:

The course will be managed organically
\$75,000 will be given to the Shellfish Group
The course will be insured for \$10,000,000

Other questions asked and answered included the information as follows: There will be 6 less acres of managed turf, there have not as yet been any conversations with the O.B. Resident Homesite Committee regarding the internal town-owned land now that there is access, the course will be a walking course, the majority of Webb's site will be retained but the plan for now is 30 campsites until Nitrogen loading issues relative to the campground are assessed, the percentage of traffic estimated to access the site through the Arena easement has yet to be determined, the official paper street through the arena may not be the actual layout of the entrance, the total storage of the ponds will remain about the same, they are just laid out differently, the land through the Norton property is owned by DIGC but no access is planned at this time. Finally, staff was asked the buildout number of homes on this property should it be homes, roughly 80 is a good estimation.

Meeting adjourned at 6:45 PM.