IN ATTENDANCE

Commissioners: (P = Present; A = Appointed; E = Elected)
P  Bill Bennett (A - Chilmark)  P  Katherine Newman (E - Aquinnah)
P  John Breckenridge (E - Oak Bluffs)  P  Ned Orleans (A - Tisbury)
P  Christina Brown (E - Edgartown)  P  Camille Rose (A - Aquinnah)
-  Peter Cabana (A - Tisbury)  P  Doug Sederholm (E - Chilmark)
P  Martin Crane (A - Governor)  -  Linda Sibley (E - West Tisbury)
P  Fred Hancock (A - Oak Bluffs)  P  Brian Smith (A - West Tisbury)
P  Chris Murphy (E - Chilmark)  P  Holly Stephenson (E - Tisbury)
P  Jim Joyce (A - Edgartown)  -  Andrew Woodruff (E - West Tisbury)
-  Lenny Jason (A - County)

Staff:  Mark London (Executive Director), William Veno (Senior Planner), Paul Foley (DRI Coordinator), William Wilcox (Water Resource Planner)

Christina Brown called the meeting to order at 7:00 p.m.

1. INTERN PRESENTATION

Mark London introduced four interns, Tim Devlin, Gino DosSantos, Luke Grasmeyer, and Brittanny Wells, from the State University of New York at Syracuse Environmental Science and Forestry. The interns had worked for the last three months as volunteers in the Commission offices on three different projects.

1.1 Stormwater Management and Bioremediation

Gino DosSantos gave a presentation on Stormwater Management and Bioremediation.
- The impacts of Owen Little Way watershed on Vineyard Haven Harbor were investigated.
- The current system is a configuration of catch basins and a leaching pits.
- On October 1, 2010, during an estimated 10-year storm, samples for bacterial analyses were taken from man holes in the system, which all tested above normal.
- Additional samples were taken on November 16, 2010 from Old Lighthouse Road which also tested very high.
- It was the goal to use bio-retention to mediate the problem in Vineyard Haven Harbor by containing the water, infiltrating and treating the water as fast as possible, and designing a system fit within the context of the site.
- A bioswale was installed on Owen Little Way at the lowest point of the site.
- The basin was excavated
- The original soil was removed
- Rock substrate was added with a geo-fabric on top of the stone
- Soil was added with the basin sculpted out and an erosion blanket was added.
- The area was seeded and planted
- Boulders were added to prevent people from driving in.

- Other opportunities for storm water treatment are Daggett Avenue and Old Lighthouse Road where further bioswales type treatment may be effective.
- It is believed if these systems were included in the watershed, the water quality at the harbor would be improved.

Holly Stephenson asked if the swimming beaches were safe to swim in. **Gino DosSantos** explained that the levels of contaminants are still high right after a storm, but the water circulation from the tides quickly disperses the containments. The catch basin installed on Own Little Way collects only surface water at that location. Installing catch basins at the other locations discussed would help improve the water quality at the beach.

Doug Sederholm asked if the positive results of bacteria came just from the drain system and not the road run off. **Gino DosSantos** explained that samples were taken from the drain system and the road, and both tested positive.

Doug Sederholm asked if it was known what was causing the bacteria. **Gino DosSantos** explained that there are most likely a number of contributors, including failed septic systems and road run off.

John Breckenridge asked how the water was being leached and if it was above the water table. **Gino DosSantos** said that the water is being leached down. At the Daggett Ave location the water would be leached down but due to minimal space, excess water would overflow into the existing system. The systems are installed above the water table to allow for percolation.

### 1.2 Shared Use Paths and Trails – The “Wedge”

**Luke Grasmeyer** gave a presentation on Shared Use Paths and Trails – The “Wedge”.
- The project focused on how the shared use paths and trails could be extended to connect Tisbury and Oak Bluffs with the State Forest.
- The project was broken down into three sections.
  - Report on design considerations
  - Location of paths
  - Physical design of greenway paths.
- Regulations were reviewed and a chart of standards was created.
- The shared use path (SUP) would work as part of the greenway system.
- The Master Plan for greenway system aimed to delineate the possible future greenway area and create visual mapping of potential future paths and SUPs.
- The report identifies current paths and lists connection possibilities.

Paul Foley asked if there were recommended plants to use in the buffer areas between the paths and the roadways. **Luke Grasmeyer** said that the Land Bank uses Blue Grass which only
gets mowed twice a year and stronger plants could be used to give a better delineation between the paths and the roads.

### 1.3 Character of the Island

**Brittany Wells** and **Tim Devlin** gave a presentation on the character of the Island.

- The purpose of the study was to:
  - Identify the main characteristics of various areas around the Island, with the main focus on landscaping elements, patterns, and character.
  - Gain a better understanding of the defining characteristics of areas around the Island so that future development may continue to be homogenous.
  - Prepare documents that could be distributed to developers and property owners.
- Twenty areas were defined, eight were studied with each town being represented.
- Characteristics identified such as setbacks, size of properties, driveways, and sidewalks.
- A ranking system on a scale of one to four was developed with one being present but not important and four being very important to the public perception.
- Guidelines were created based on the ranked data that was collected.
- Guidelines for each area were compiled into a document that could be distributed to developers and property owners.

**Holly Stephenson** asked if the guidelines were cross referenced with zoning or if they were suggestions for people or the planning boards. **Brittany Wells** explained that the guidelines were not cross referenced with the zoning regulations, but could be used as recommendations to the planning boards.

### 2. CHASIN SUBDIVISION: DRI 625 WRITTEN DECISION

**Commissioners present:** B. Bennett, J. Breckenridge, C. Brown, F. Hancock, J. Joyce, C. Murphy, K. Newman, C. Rose, D. Sederholm, and B. Smith.

Amendments to the written decision were as follows:

- Page one and throughout the document where referenced it should state “ten building lots, including one for affordable housing, and one non-buildable parcel for the land bank use” because the word lot means it is buildable and parcel refers to something smaller.
- The spelling of the Attorney’s name needed to be corrected throughout the document.
- Page 4, bottom of A2 the phrase “and consult with the MA Natural Heritage and Endangered Species Program to develop a design that protects habitat of endangered species” should be added.
- Page 6, Section 4, the date needs to be changed to December 2, 2010.
- Page 7, Common Scheme Restrictions, Section 1.2, the word “no” should not be capitalized.
- Page 7, Common Scheme Restrictions, throughout Sections 1.10 to 1.19 the word “declaration” should be replaced with “decision”.
- Page 7, last line, the word “loots” should be changed to “lots”.
- Page 8, Section 1.11, after the word “association” insert “created by the common restrictions of the subdivision plan”.
- Page 8, Section 1.12, top line, change the word “gust” to “guest”.

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- Page 8, Section 1.14, middle line, the word “pools” needs to be corrected twice.
- Page 8, Section 1.11, the section that states “which is designated as an affordable lot under Town of Edgartown Zoning Bylaw” needs to be replaced with “the Town of Edgartown Affordable Guidelines”
- Page 8, Section 1.26, the phrase “in no event” changed to “or in any event”
- Page 8, last line, the phrase “the affordable housing recipient shall be chosen by the owner” should be changed to “the affordable housing group or its designee at the time of conveyance with conditions that the lot shall be permanently affordable.”
- Page 8, the affordable housing group would be from a MVC list.
- Page 8, family will be defined in parentheses as children and grandchildren.
- Page 3, Project Description Section 3.1, a bullet will be added to reference the 15 degree view channels.
- Page 9, Section 6.3, should state “should the plan not be recorded within two years”
- The document needs to be renumbered because there are two Section 6.3.

Doug Sederholm moved, and it was duly seconded, to approve the Chasin Subdivision DRI 625 Written Decision with corrections. A roll call vote was taken. In favor: J. Breckenridge, C. Brown, F. Hancock, J. Joyce, C. Murphy, K. Newman, D. Sederholm, and Brian Smith. Opposed: None. Abstaining: B. Bennett and C. Rose. The motion passed.

3. COMMITTEE REPORTS

3.1 Wind Energy Plan Work Group

- Island Wind DCPC Model Regulations: The work group has held a series of meetings during which the draft Model DCPC Regulations for the Land and Ocean Zones were worked on.
  - There were discussions regarding setbacks, mitigations, and the possibility of complete prohibition of wind turbines in state waters.
  - MVC Counsel felt it would be preferable to avoid a complete prohibition of wind turbines in state waters.
  - The next meeting will be on Tuesday, December 23, 2010 to finalize the draft model regulations to be sent out to the town’s planning boards.
- Rhode Island Massachusetts Area of Mutual Interest: Doug Sederholm and Mark London went to Roger Williams University in Bristol RI to meet with Bureau of Ocean Energy Management Regulation and Enforcement and other officials from local, state, and the Federal government.
  - The purpose of the meeting was to discuss the Area of Mutual Interest which is located between RI and MA.
  - The area is at least 12 nautical miles away from any land.
  - The new initiative from the Secretary of Interior Salazar’s office, Smart from the Start, was presented, which is a streamlined evaluation process. Prior to the initiative there would be two full Environmental Impact Studies. Under the new initiative there would only be one EIS paid for by the developer. The eliminated...
EIS is replaced by an Environmental Assessment which would be a gathering of existing information on the proposed area to determine if the area are appropriate for development.

- Deepwater Wind has applied for a lease permit for many good blocks within the Area of Mutual Interest for a 1,000 MW project containing 200 wind turbines. Neptune Wind has proposed a 350 MW project. The applications are being reviewed to see if they qualify financially and legally.
- The other federal areas adjacent to Massachusetts have not been extensively studied, and the Federal government did not volunteer to do this at the meeting. The Commonwealth of Massachusetts has only $900,000 available for studies in the coming year.

3.2 Executive Director’s Report

Mark London said it was a great year and was looking forward to the next year.

3.3 Planning and Economic Development

Katherine Newman gave an update on the PED.

- The next meeting will be Wednesday, January 12, 2011 at noon at the West Tisbury Town Hall.
- The next meeting will be an assessment of what has been accomplished and what the future goals would be.

3.4 Land Use Planning Committee

Christina Brown announced the next LUPC meeting will be on Monday, December 20, 2010 at 5:30 p.m.

4. NEW BUSINESS

Katherine Newman explained that she attended the Edgartown meeting at which the MVC was discussed. She suggested that the new chairman think about how to deal with the outstanding issues.

5. MINUTES

5.1 November 18, 2010 MVC Minutes

The November 18, 2010 MVC Minutes were tabled.

5.2 December 2, 2010 MVC Minutes

Corrections to the Minutes:
- Page 5, Line 178, Doug Sederholm’s comment should read that “because it is an estate subdivision it presents the possibility”, not “opportunity”.
- Line 42 the word “swamp” replaced with “swap”
Chris Murphy moved, and it was duly seconded to accept the December 2, 2010 Minutes with corrections. A voice vote was taken. In favor: 7. Opposed: 0. Abstaining: 6. The motion passed.

6. OTHER

Ned Orleans suggested that the meetings on the DRI Checklist be televised; he will be missing the first meeting and would like to have an opportunity to see what happened. He also expressed disappointment that there was no End of Year Report on Island Plan activities.

7. NOMINATIONS AND ELECTION OF NEW OFFICERS

Fred Hancock reiterated the recommended slate from the Nominating Committee.
- Chairman – Chris Murphy
- Vice-Chairman – Fred Hancock
- Clerk/Treasurer – John Breckenridge.

Christina Brown asked whether there were any other nominations. There were none.

Doug Sederholm moved, and it was duly seconded, to vote on the slate of nominees. A voice vote was taken. In favor: 13. Opposed: 0. Abstaining: 0. The motion passed.

The meeting adjourned at 8:30 p.m.

DOCUMENTS REFERRED TO DURING THE MEETING:
- Stormwater Management & BioMediation Intern Presentation
- Shared Use Paths & Trails – The “Wedge” Intern Presentation
- Character of the Island Intern Presentation
- Chasin Subdivision DRI 625 draft Written Decision
- Minutes of December 2, 2010