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Minutes of the Commission Meeting Held on May 4, 2006 In the Stone Building 33 New York Avenue, Oak Bluffs, MA

IN ATTENDANCE

Commissioners: (P = Present; A = Appointed; E = Elected)

P James Athearn (E – Edgartown)	P Ned Orleans (A – Tisbury)
P John Best (E – Tisbury)	- Megan Ottens-Sargent (E – Aquinnah)
P John Breckenridge (A – Oak Bluffs)	- Deborah Pigeon (E – Oak Bluffs)
P Christina Brown (E - Edgartown)	- Jim Powell (A – West Tisbury)
P Carlene Condon (A – Edgartown)	P Doug Sederholm (E – Chilmark)
- Martin Crane (A – Governor Appointee)	P Linda Sibley (E – West Tisbury)
P Mimi Davisson (E – Oak Bluffs)	P Paul Strauss (County Comm. Rep.)
P Chris Murphy (A – Chilmark)	P Andrew Woodruff (E – West Tisbury)
P Katherine Newman (A – Aquinnah)	

Staff: Mark London (Executive Director), Bill Veno (Senior Planner), Paul Foley (DRI Coordinator), Christine Flynn (Affordable Housing & Economic Planner), Bill Wilcox (Water Resources Planner)

1. EXECUTIVE DIRECTOR'S REPORT

Mark London reported that the Open Space and Energy Policies would be discussed at the May 11th Commission meeting. The Open Space Policy was rather extensively revised and sent out to the subcommittee; if no comments are received by noon on May 5th, the policy will go to the full Commission for review.

2. SETH DAGGETT HOUSE MOVE: DRI 565 – EXTENSION REQUEST

Commissioners Present: J. Athearn, J. Best, J. Breckenridge, C. Brown, C. Condon, M. Davisson, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss, A. Woodruff

Applicant: Ralph Packer, owner

Ralph Packer requested an extension for moving the Seth Daggett House. He said the obstacles to the move should be overcome in good time and he anticipates the house will be moved in the fall.

Christina Brown moved, and it was duly seconded, that the Commission grant an extension of one year. In favor: 13. Opposed: 0. Abstentions: 0. The motion passed.

3. MARTHA'S VINEYARD COFFEE SHOP LLC: DRI-525-M – CONCURRENCE REVIEW

Commissioners Present: J. Athearn, J. Best, J. Breckenridge, C. Brown, C. Condon, M. Davisson, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss, A. Woodruff

For the applicant: Fred Fernandes, applicant; Richard DeAngelis, attorney

Christina Brown gave the report from LUPC.

- The applicant's agent had given a fairly extensive presentation, noting that the new business would not be a change in use and that the applicant would not make major changes to the building's exterior.
- LUPC unanimously recommended a full DRI review based on the possible regional impact especially the possible traffic impact given the likelihood that a major franchise would attract more business, the increased hours of operation, and Beach Road's role as an Island gateway.

Fred Fernandes, owner of three Dunkin Donuts in Needham, outlined his proposal to turn the Wrap-N-Roll site into a Dunkin Donuts.

- No cooking will be done on the premises.
- They will be selling similar products to the Wrap-N-Roll: muffins, donuts, bagels and breakfast sandwiches. No lunch sandwiches will be made.
- All products come pre-cooked, and are heated and served. There is only heating, but no baking and preparation of food, other than finishing off partially baked bagels.
- Dunkin Donuts is well known for breakfasts. It is not known as a place to go for lunch.
- Hours of operation are usually from 5:00 a.m. to 10:00 p.m. Business hours with the most activity are between 6:00 a.m. and 10:00 a.m.
- The business will be open year round.
- The business is a franchise.
- He has owned a house in Oak Bluffs for five years. He retiring from the Needham businesses, which his daughter will run, and he will operate this store.
- He clarified for John Best that his business would take the place only of the Wrap-N-Roll. The Medicine Shoppe will remain.

Jim Athearn moved, and it was duly seconded, that the Commission accept LUPC's recommendation for a full review.

John Best asked if LUPC anticipated significantly more traffic. **Christina Brown** said LUPC didn't know if there would be and felt that a traffic study was called for.

Ralph Packer, co-owner of the property, said that Fred Fernandes approached them for a Dunkin Donuts.

- He told Mr. Fernandes that the latter would have to do the footwork for approvals.
- Mr. Fernandes has a splendid reputation through Dunkin Donuts.
- Franchises are fairly common on Beach Road and include The Medicine Shoppe, Citgo, West Marine, Ace Hardware, Shell, etc.
- He noted that Dunkin Donuts would maintain consistency and back up the lease.
- Many service stations have a Dunkin Donuts counter.

Doug Sederholm suggested that Mr. Packer come to the public hearing to address issues of traffic and parking.

A member of the public noted that Ace Hardware is individually owned, not a franchise.

A roll call vote was taken. In favor: J. Athearn, J. Best, J. Breckenridge, C. Brown, C. Condon, M. Davisson, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss, A. Woodruff. Opposed: None. Abstentions: None. The motion passed.

4. RED GATE FARM: DRI 589 – WRITTEN DECISION

Commissioners present: J. Athearn, J. Best, J. Breckenridge, C. Brown, C. Condon, M. Davisson, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss, A. Woodruff

Paul Foley explained that on the last page, lines 15 – 19 were removed; they were boilerplate language that do not apply to this decision.

Ned Orleans suggested that the decision refer to either applicant or applicants throughout. Commissioners agreed that the plural was appropriate.

Carlene Condon moved, and it was duly seconded, to approve the written decision as modified.

Jim Athearn asked whether it is clear that applicants must get building permits from Aquinnah.

Carlene Condon pointed out that the written decision is clear that Commission approvals are subject to further permitting by Aquinnah.

A voice vote was taken. In favor: J. Athearn, J. Best, J. Breckenridge, C. Condon, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss, A. Woodruff. Opposed: None. Abstentions: C. Brown, M. Davisson, C. Murphy. The motion passed.

5. G.O.O.D. CO. INC.: DRI551-M2 – PUBLIC HEARING

Commissioners present: J. Best, J. Breckenridge, C. Condon, M. Davisson, C. Murphy, K. Newman, N. Orleans, D. Sederholm, L. Sibley, P. Strauss, A. Woodruff

For the applicant: Sean Murphy, lawyer; Dick Barbini, engineer; Patrick Ahearn, architect

Christina Brown and **Jim Athearn** stated they were abstaining from the review and left the room.

Carlene Condon, Hearing Officer, opened the public hearing and read the hearing notice.

5.1 Staff Report

Paul Foley gave the staff report.

- The application is to build a not-for-profit, private family recreational facility on the 7 central lots of the 32-lot, 2004 B.A.D.D. Company subdivision.
- The 7 central lots comprise 7.1 acres.
- The zoning is R-20; private clubs are allowed by special permit.
- The subdivision was originally approved in 2002 for 7 lots and a landscaping company. In 2004, it was approved as a 32-lot residential subdivision.
- This application is to use the 7 central lots for a private recreational facility with a 11,000 sq. ft. fitness center on a 6,000 sq. ft. footprint, a 7,200 sq. ft. barn/studio, with 4,800 sq. ft. footprint, 800 sq. ft. tennis pavilion, 8 tennis courts, 2 winter courts, pool, snack bar, 70 parking spaces, lawn sports, and a pond.
- They will have memberships and may host small off-season functions and provide meeting space for local groups.
- Hours of operation would be 8 a.m. to dusk.
- The project was referred by the Edgartown Board of Appeals; the project has been before LUPC and there have been site visits. The traffic study has not yet been submitted, but is in the works.
- The key issues are traffic, particularly at the intersection, wastewater, noise, non-profit status, and whether this is an appropriate change in use.
- The proposal calls for 60% lot coverage and 40% landscaping on the 7 acres.
- The project will be on town water; the pond will be well fed.
- The interior road will be paved. There will be 70 pervious parking spaces.
- In 2004, the traffic study estimated 448 trips for the 32-lot subdivision. Early traffic analysis estimates that this project will add at least 200 trips. The traffic scope was approved by LUPC.
- In terms of affordable housing, applicants are proposing to house 12 summer staff and 6 year-round staff. LUPC suggested that the staff housing be deed restricted. The original B.A.D.D. subdivision included 3 affordable housing lots out of the 32-lot subdivision, and these would remain.
- Architecture has been described as Island vernacular.
- The Commission received one letter, from David Murphy. He thinks there is a missing condition to DRI 551M regarding improvements to Banker's Way. He is concerned about wastewater, traffic, staff numbers, membership, van service, parking overflow, and the sewer line. He is particularly concerned with other neighborhoods along the proposed new sewer line tying in and how that might affect house sizes.

5.2 Water

Bill Wilcox gave the water report.

- The project site is within the Katama Bay watershed, which is a nitrogen sensitive coastal pond.
- The estimated loading limit is 19.5 kgs per acre per year.
- Wastewater will be pumped from the site to Edgartown Treatment Plant.
- The Sewer Commission has already granted a tie-in. He would like to have the number for wastewater flow. The sewer extension could be designed so it could accept other properties along the way. Nitrogen from the project would be reduced by 90% at the treatment plant and added to the Edgartown Great Pond watershed.

- The original B.A.D.D. Company proposal was for 32 housing units producing 154 kgs. of nitrogen.
- The current proposal removes 154 kgs. of nitrogen from the Katama Bay Watershed. Some nitrogen from landscaping will leach into the groundwater, about 33.7 kg. per year. Stormwater from roof run-off and tennis courts will contribute 4.4 kgs. and there will also be some from parking areas. The total nitrogen load from the 7.1-acre parcel would be 38 kgs. per year or over 5.4 per acre per year, well-below Katama Bay contribution numbers.
- The other lots in the subdivision that would tie into the wastewater system would still contribute landscaping and run-off to Katama Bay Watershed.
- The whole subdivision would be tied-in to the wastewater system. He doesn't yet have numbers for wastewater going through the treatment plant that would end up in the Edgartown Great Pond watershed. He would like to have clearer figures on wastewater flow before the next hearing.
- In response to a question from John Breckenridge about wastewater numbers going to the treatment plant and the plant's capacity, Bill said the Sewer Commissioners wanted the option of tie-in for properties along the sewer line; they have authority over whether anyone ties in.
- **Carlene Condon** asked for clarification that the original subdivision was approved with septics that would contribute to Katama Bay Watershed; would the recreational center contribute more than the 7 lots it is replacing. **Bill Wilcox** said that the proposed project would probably be producing more wastewater than the 7 houses it is replacing; the critical number is how much in total the development would contribute to the Edgartown Great Pond watershed.
- **Carlene Condon** asked whether this project could be permitted with on-site treatment. **Bill Wilcox** said the only way would be with a package treatment plant.

5.3 Applicants' Presentation

Dick Barbini outlined the project for the family recreational complex on 7 building lots, 7.5 acres, of the B.A.D.D. subdivision.

- The complex will have fitness and learning centers, 8 tennis courts, a tennis pavilion, 2 paddle courts, and parking for 70 cars.
- The wastewater system will serve the entire subdivision eliminating 32 septic systems that were part of the original approval.
- Wastewater flow approved by the Sewer Commission is about 15,000 gallons a day. Wastewater flow of the recreation complex will be more than if 7 single-family homes were on those lots.
- The fitness center has a 6,000 sq. ft. footprint, with 11,000 sq. ft of space, 17,000 including the lowest floor. It has a fitness area, spa, squash court, locker room, 2nd floor staff housing for eight people, consisting of two 2-bedrooms and 4 1-bedrooms with a shared kitchen.
- The learning center has a 4800 sq. ft. footprint, with 7200 sq. ft. of space. The center has open studio areas, office, snack bar for members at the facility, and 2nd floor staff

housing for 6 people consisting of four 1-bedrooms with a shared kitchen and two 1-bedroom apartments.

- Staff housing will be year round and will not be rented out to the public. It will be strictly for employee housing.
- 6 courts will have Hard-True pervious clay, 2 will be grass; opening hours will be 8 a.m. to 7 p.m., with no lighting. 2 courts will be 60 by 30 foot paddle-ball courts with no lighting. A couple of courts will be usable in the winter.
- The 800 sq. ft. tennis pavilion will have changing rooms and bathrooms.
- The free form pool will be 75 by 60, handicapped accessible, with a no-chlorine filtration system.
- The fitness center will be staffed year round; "off-season" will be from 10/15 to 5/15 and will have tennis, paddle ball, learning center, and fitness center open. In season hours will be 8:00 a.m. to 7:00 p.m. with the learning center open 7:00 a.m. to 8:00 p.m.
- They anticipate 24 seasonal employees and 6 year-round employees.
- The wastewater system can be designed with tie-ins or not. It will be a pressure system, and each facility and house will have its own pump charger similar to that in Oak Bluffs and Edgartown.
- The pond will be 3 -6 feet deep with a liner; it will be well fed with an aeration system. Surface water will run off into the pond.
- Three separate parking lots are planned. Roadways will be paved. Parking lots won't be.
- The traffic study will be ready for the meeting on May 18th.
- They hope to have up to 500 in-season full members and 300 off-season members. In-season memberships begin at \$80,000, plus an annual fee. Off-season memberships will be between \$1400 and \$2000 a year. Property owners in the development are automatic full members.
- The applicants are not proposing Island memberships like golf courses and are not intending to compete with other island health clubs. This project will not start until it is fully funded with memberships. If it fails after it's built, then it will be the nicest recreational area in any subdivision. It will not be started until it is fully funded.
- **Doug Sederholm** asked whether off-season members would have full access and pointed out that they could have 800 members wanting to use the facility. **Dick Barbini** said they could have 1500 members but the fitness center, tennis, and spa will be by reservation. They have to have a means to control the number of people on the site
- **John Breckenridge** asked how many bedrooms 15,000 gallons a day is based on and if there is a limit of number of bedrooms per lot. **Dick Barbini** responded that the flow estimates for the facilities are based on Title 5 estimates. He will provide the facility numbers and number of bedrooms.
- **Paul Strauss** asked whether there are Board of Health Regulations regarding pool water and asked whether the pond will be a swimming pond. **Dick Barbini** clarified that there are state and local requirements regarding pool water; the pool will be non-chlorine. The pond is not intended to be a swimming pond.

- **Mimi Davisson** asked whether the development company is still committed to three affordable housing lots in the original sub-division. **Dick Barbini** said he three affordable lots are still proposed.
- **Kathy Newman** asked whether members would have to make reservations for the pool. **Sean Murphy** said the capacity at the pool is limited. Occupancy of the facility will be based on septic flow. They won't be able to have more than a few hundred people on the property at one time and they would limit themselves to 200 guests at a time. At peak times, the policy will be to call ahead or make sure there is parking and space.
- **John Best** noted that paddle tennis is an off-season sport. He asked about the off-site link to the other facility. **Dick Barbini** said Sean Murphy would explain the link to the Navigator.
- **Chris Murphy** asked whether a BioClere type wastewater system would allow the project to meet state requirements. **Dick Barbini** said it probably would not.

Patrick Ahearn, architect, described the architecture and open space.

- The height limit in zoning is 32 feet. These buildings will be 26 feet high.
- The character and scale of buildings is Island vernacular with white cedar shingles and true divided lites.
- The first floor of the fitness center has a porch overlooking the pond and the basement is a walk-out toward pond. It is in residential vernacular, such as an association or homeowners' club house. The scale and footprint are reasonable.
- The learning center/studio is similar with a cupola. The tennis pavilion includes changing areas and bathrooms.
- There is a large open space between tennis areas, which will be open recreational space. There is a jogging trail and extensive landscaping. The overall plan is for the complex to fit into the context of the approved houses within the B.A.D.D. Company subdivision.
- **John Best** asked which buildings would be in operation year-round. **Sean Murphy** said the learning and fitness centers will be open and the tennis pavilion will be shut down; the learning and fitness centers will be air-conditioned; tennis pavilion will be more of an open air area for changing rooms and bathrooms. **John Best** said he would like to hear about energy efficiency in relation to the fitness and learning centers.
- Sean said that clubs have been a tradition for seasonal residents. A new generation of people are calling the Vineyard home, and are looking for a facility they can bring families to and make new friends.
- The first goal of the project is to create a family recreational facility, similar to other clubs, but off the road, surrounded by its own subdivision.
- The second goal is to renovate the Navigator. It will be a complete re-do of the building with brick walkways. The first floor will be similar to today's restaurant, with its outside patio. The second floor will have a function facility available during the shoulder season function facility. In season the second floor will be part of the membership component of the club as a dining area. They don't anticipate much traffic between the two facilities; people will go to one or the other.
- The third part of the vision is to use the club as a tool to provide benefits to Martha's Vineyard as a whole. Not everyone will be able to join the club, but residents can benefit from the club. To that end, the club will provide:

- An annual \$15,000 scholarship for the Boys & Girls Club summer camp.
 - Swimming lessons two mornings a week to Boys & Girls club summer campers.
 - Annual donations of \$25,000 to YMCA for membership scholarships, any excess to be used for the building endowment fund.
 - An annual \$10,000 scholarship to a high school graduate majoring in hospitality.
 - An annual tennis and paddle tennis fundraising tournament with profits donated to a rolling list of recipients.
 - They will make the facility available for fundraising activities during off-peak traffic times and the 2nd floor of the Navigator three times a year.
 - They anticipate an annual fundraiser with proceeds to the Edgartown Affordable Housing Committee and Island Affordable Housing Fund.
 - They will donate the 2nd floor of the Navigator three times a year to fundraising events.
 - The learning center will be open year-round; off-season it can be used for community groups or writers and artists' meetings.
 - Although they are a non-profit; they will pay taxes on the full assessed value of the property.
 - Everybody may not be able to join the club but everyone can benefit.
- **Paul Strauss** asked about the not-for-profit status of the organization. **Sean Murphy** explained that G.O.O.D. Company filed as a non-profit with the Secretary of State; none of the principals profit off of the operating expenses of the facility; any profits on membership which may be realized in the distant future would go to the developer. The company itself doesn't make any profits.

5.4 Public Comment

Jay Guest, representing the Edgartown Great Pond Trust, thanked the Commission and spoke about the plan to tie into the Edgartown Wastewater facility.

- The facility has 400,000-500,000 gallons capacity left, which is the capacity needed to sewer Edgartown Great Pond watershed residences.
- He spoke about the need to protect Edgartown Great Pond watershed and get residences on the watershed connected rather than accepting sewage and sludge from other watersheds and towns.
- He expressed concern about the current method of deciding, which has to do with the ability to pay and developers competing for the leftover capacity. Tie-ins improve property values.
- Sending nitrogen to the Edgartown Great Pond watershed to protect the Katama Bay watershed doesn't make sense.
- The Commission can't force Edgartown Sewer Commission to change its practices, but it can condition the project so that sewerage does not go to Edgartown Great Pond watershed.
- A kaleidoscope of alternative systems could be approved.

Doug Sederholm noted that the wastewater treatment plant was approved and paid for by Edgartown citizens so that all town residents would have a sewage treatment plant.

Dave Murphy, who recently finished nine years on the Board of Health, spoke about the interrelationship of zoning, building and Board of Health regulations.

- Once an area is sewerred, Board of Health Regulations, which indirectly limit the number of bedrooms per lot, are wiped out.
- If ½-acre zoning lots are tied in, instead of 2- or 3-bedroom houses, 8-bedroom houses could be built on a ½-acre lot.
- He asked the applicant whether the 500 memberships include the membership in the Navigator. **Sean Murphy** confirmed that if you're a member of one, you're a member of both.

5.5 Commissioners' Questions

Mimi Davisson asked if the mile-long connection is installed, does the wastewater plant have the capacity to hook in every eligible lot along the way.

Dick Barbini responded:

- The plant does have the capacity to tie in lots along Katama Road; it may not have the capacity to tie-in spur roads.
- He acknowledged David Murphy's concerns but considers limiting tying in to the wastewater plant as "zoning by septic".
- The Sewer Commission has approved a capacity of 15,000 gallons per day. The Commission would decide how many additional lots would tie-in.
- The Sewer Commission has, in effect, overridden the bedroom limitation; however there is a committee in the town that is ready to limit the number of bedrooms on sewers; there is a movement.

Doug Sederholm commented that if the Martha's Vineyard Commission has to approve the project, then it has to look at the potential impact on watersheds and the region. If the Sewer Commission approves additional tie-ins, development density, traffic, amount of wastewater and amount of nitrogen could be impacted.

Dick Barbini said his goal is to build a sewer system for the development. He feels it is a benefit to remove nitrogen from the Katama Bay watershed, even though it is relatively less sensitive than Edgartown Great Pond. The treatment plant was built to reduce pollution in harbor; its history is very complex.

There was a discussion of the number of bedrooms.

- **John Best** believes that the MVC imposed bedroom limits on the original plan and asked whether the applicants are requesting a change in the number of bedrooms.
- **Dick Barbini** said they were allotted 111 bedrooms based on Board of Health regulations. He stated that the 111 are based on septic, not sewer so they don't need to request a modification. He asked whether the development would, in fact be limited to 111 bedrooms.
- **John Best** asked if the applicant wants a change in the condition.
- **Linda Sibley** said there would have to be a modification of the original decision.
- **John Breckenridge** read from the original decision that there will be no more than 4 bedrooms on each lot.

- **Michael Donaroma** said that he had volunteered to the Edgartown Wastewater Commission to maximize the lots at 4-5 bedrooms.
- **Kathy Newman** wondered whether the 7 house lots that are being used for this project would lead to a reduction in the number of bedrooms.
- **Dick Barbini** said he hadn't thought about a modification because the project is going from a septic systems to sewerage. He is putting on record that they are asking for a modification of the bedroom count.

David Murphy said that it is the recreation center that creates the need for the sewer proposal.

Doug Sederholm asked what the comparable cost would be of servicing the entire project with a package treatment plant versus tying in to the treatment plant. **Dick Barbini** said he would look into it; there may be some issues related to putting a treatment plant in the middle of a residential development.

Paul Strauss asked about wastewater from a package treatment plant. **Dick Barbini** said there are years of argument and study about the quality of treatment. He said he is not optimistic that a package plan would be approved for the project. If it were, the nitrogen would go to Katama Bay watershed.

Carlene Condon asked for confirmation that the project was originally approved for 32 houses on septic contributing approximately 154 kgs of nitrogen to Katama Bay. The new proposal would have reduced nitrogen going into Edgartown Great Pond.

Bill Wilcox said roughly 90% of nitrogen is removed from wastewater through the plant.

- The Edgartown Wastewater Treatment Plant was permitted with the requirement to sewer 300 homes around Edgartown Great Pond, the intent of which is to offset plant contribution.
- In their permit, it is recommended that they maintain the capacity for 300 houses in the watershed. The problem would be if the plant was needed to remove a larger quantity of nitrogen.

Carlene Condon asked whether this project takes up septage space that might be needed for the 300 homes. **Bill Wilcox** said it takes up 15,000 gallons per day, or a small part of remaining capacity.

Doug Sederholm asked what the potential capacity of the mile-long sewer line might be, how many kilograms of nitrogen would be removed from watersheds, and how much would be added to the Edgartown Great Pond watershed. **Bill Wilcox** repeated that the Sewer Commissioners have the decision over who ties in provided they keep capacity for 300 homes in the Edgartown Great Pond watershed.

Doug Sederholm noted that Edgartown Great Pond is already in the Mass Estuaries Project and the upcoming report would be enlightening on this issue.

Dick Barbini said there is excess capacity at Edgartown Treatment Plant of around 300,000 gallons a day. The plant is ending its useful life. They are mandated to take out 120,000 gallons for the 300 homes, which counts as part of the excess capacity. They want to utilize the plant to its capacity; the excess capacity will be used by one development or another. The

capacity will probably not be used up with lots in the Edgartown Great Pond watershed because there is a lot of open space in that watershed

Chris Murphy said he would like to see an exit out of the subdivision from another direction and would like the applicants to address the issue.

Chris Murphy asked about long-term expansion. **Sean Murphy** said this proposal is the finished project.

Chris Murphy asked about permanent protection for staff affordable housing to ensure that it doesn't rollover into rental units. **Sean Murphy** said they would be glad to do that.

John Best asked whether the old pit has been filled. **Dick Barbini** said a lot of the old pit has been filled and there are now three levels.

John Best said he would like to emphasize energy conservation issues in terms of the pool and two very large buildings that will be air-conditioned and heated.

Kathy Newman asked for clarification on how the two projects interface with each other.

Dick Barbini said B.A.D.D. is selling to G.O.O.D.

Dick Barbini said that the limit of 15,000 gallons of wastewater per day limits the numbers of bedrooms.

Sean Murphy said sewage isn't metered but water is. The donations he listed are annual donations. \$80,000 is a one-time membership fee; there is no separate Navigator membership.

Dick Barbini clarified that there is no screening process for membership; there is an application but no basis for membership.

5.6 Public Comment

Elaine Putnam, an abutter on Bankers Way, thanked the Commissioners for asking excellent questions.

- Mr. Donaroma has partnered with great people.
- \$80,000 is a lot of money.
- The Commission and public shouldn't be seduced by donations of \$100,000. As an abutter she thinks it's an over the top development.
- She asked whether abutters' wastewater will be pushed into another system and will flow be metered. The Town is metering water.
- She said the 70 parking spots are over the top and she is concerned about lighting. The project should be state-of-the-art environmentally sensitive.
- She said her taxes would go up; she used to live next to a sandpit.

Carlene Condon continued the public hearing to May 18th.

6. OTHER

LUPC meets May 8th on the Hospital project.

Also on May 8th, at 3:30 p.m., there will be a meeting at the Oak Bluffs Library on the blinker intersection.

The meeting adjourned at 10:00 p.m.

Linda B. Sibley
Chairman

Oct 19, 2006
Date

W. Means
Clerk-Treasurer

Oct 19, 2006
Date