

# THE MARTHA'S VINEYARD COMMISSION

BOX 1447 • OAK BLUFFS  
MASSACHUSETTS 02557  
(508) 693-3453  
FAX (508) 693-7894

MINUTES OF DECEMBER 19, 1991

## MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing on Thursday, December 19, 1991 at 7:30 p.m. at the Martha's Vineyard Commission Offices, Olde Stone Building, New York Avenue, Oak Bluffs, MA regarding the following Development of Regional Impact (DRI):

Applicant: Gosselin-Melanson DRI

Location: State Road, Vineyard Haven, MA

Proposal: construction of a mini golf complex qualifying as a DRI since the proposal is for the use of outdoor commercial space greater than 6,000 square feet.

Alan Schweikert, Chairman of the Land Use Planning Committee, (LUPC), read the Public Hearing Notice, and opened the hearing for testimony at 7:46 P.M., a quorum finally being present.

Mr. Schweikert called upon the applicant for his presentation. Doug Hoehn, agent for the applicant, distributed plans for all present. He noted that both applicants as well as Don Panati and Harry Nelson were present to discuss various aspects of the proposal. He discussed the permits needed from town boards. He then discussed various aspects of the site. He then discussed the past uses of the site. He discussed the topography of the site.

He discussed the operation of the proposal and the design of the golf course. He discussed the building and the offering of prepared food only. He discussed the parking lot lay-out and the number (44) of cars served. He noted a sidewalk would follow along side the driveway and that there would be a handicapped drop-off and a bike rack. There would be no sign on the road but would be on the building. He discussed the large perspective drawing as representative of the view from the highway.

He then discussed the design of the driveway and the look of the building. He discussed the landscaping and noted that as many existing trees and vegetative features as possible would be saved. He briefly discussed the lighting and noted that it would be explained in detail in a moment. He then asked Harry Nelson to explain the design of the proposal.

Mr. Nelson discussed the proposal as envisioned. He discussed the landscaping that would be added. He then discussed the use of a nautical theme and the use of indigenous features in the design. He showed pictures of a similar course in Wareham. He further discussed the plantings. He noted that there would be cobblestones instead of

brick as a feature outlining each hole. He noted the creation of a lake and a depth of 33 inches. He indicated that there would be a geyser and a water wheel, all features to make things attractive.

Don Panati discussed the various aspects of the lighting which was being proposed. He indicated the location of the five poles and the intensity of lighting required. He described the types of lighting (white) and then showed a video of how the lighting would work. The video depicted unscreened lights vs. screened lights. He described the type of lights being proposed.

Mr. Hoehn summarized a number of items found on the MVC checklist. He discussed the grading and the surface being proposed for the driveway and parking lot. He discussed the potential impacts on groundwater from the use of chemicals in the "pond" water. He discussed the comments by Mr. Wilcox regarding the pond water and chlorine. He then discussed the moving of the driveway to prevent the loss of a large tree and to line up with Colonial Drive. The hours of operation were 11 A.M. to 10 P.M. and the seasons were April to early June and Labor Day to late November in off-season.

He noted that in off-season the area would be only open on weekends. He felt the traffic issue would be non peak with no traffic on rainy days but would be open on cloudy days. He discussed the potential of putting a light on the pole nearest the entrance to make any persons crossing the road more visible to drivers. He then discussed the future elimination of the curb cut when and if the dump access road becomes available.

Mr. Schweikert then called on Tom Simmons of the staff to review the proposal.

Mr. Simmons distributed a hand-out noting that there were very few studies done on these types of proposals. He discussed the number of parking spaces needed, the site access with respect to the dump road. He discussed the studies done on the Cape with similar proposals. He discussed the type of trips generated, the amount and when. He then discussed the service level of all roads in the area. He discussed the capacity of State Road and how little it would change if the proposal were built. He discussed the surrounding traffic generators, the proposed access road to the rear of the site. He discussed the staff concerns of access, easements, parking and safety issues. He further discussed pedestrian crossing of State Road. He then noted that there would be no impact on any of the roads in the off-season.

Mr. Schweikert asked for questions from Commissioners.

Mr. Wey questioned what would happen to the pond in winter, drained or not? Mr. Nelson indicated it would remain in the shell.

Mr. Combra questioned whether the water was recirculated? Mr. Nelson indicated yes.

Ms. Gallagher questioned the capacity of the course. (tape end-caused loss of answer)

Mr. Sullivan questioned height of fence. Mr. Nelson indicated four feet in black vinyl. He felt that it would be difficult to climb due to its construction.

Mr. Early questioned Mr. Simmons about a design speed of 50 mph. Mr. Simmons noted it was part of the computer program and that it meant 50 mph or less.

Mr. Briggs questioned the use of music over loudspeakers. There was to be none. Mr. Nelson discussed any potential noise factors.

Mr. Early questioned handicapped accessibility. The site would be. Ms. Gallagher questioned signage. There would be none on the road but attached to the building.

Mr. Briggs questioned the food service. All food would be packaged with no outside vending areas.

Mr. Best discussed the materials to be used for landscaping and questioned whether real wood would be used instead of concrete. Mr. Nelson discussed the materials to be used in the design.

Ms. Greene questioned the height of the tallest structure.

Mr. Nelson noted the waterfall would be 11 feet high.

A discussion of the grading change and the problem of the design followed.

Mr. Donaroma discussed the maintenance of existing vegetation and how this could be done with a grading change. Mr. Nelson indicated that there may be a number of tree wells created and that as much of the existing vegetation as possible would be kept.

Mr. Best asked for a contour map. Mr. Hoehn discussed the topography of the site. He noted how the site changed as you went to the rear of the property. Mr. Nelson explained the rock retaining wall that would be used to hold the waterfall in place.

Ms. Greene questioned the drainage in the area of the parking lot.

Mr. Hoehn explained how the system would work. A discussion of this matter followed.

Mr. Donaroma asked to move on to public and town boards.

Ms. Gallagher indicated that she disliked artificial Disney-like parks.

Mr. Briggs raised the issue of the possible usage of salt water and crustaceans.

Mr. Schweikert called for town boards - there were none.

Mr. Schweikert then called for proponents of the proposal.

Tim Doble felt there was a need for things to do for kids and he felt the idea was good and would be operated in a fine manner. He discussed the comments he had heard regarding the need for such.

David Aires indicated positive support for the proposal.

David McKenney felt the proposal would benefit all age groups.

Mr. Schweikert read a letter from Pam Clarke in support of the proposal.

Mr. Schweikert then asked for those opposed.

Chris Fried, abutter, generally in favor but have questions. Felt area should be subtle, non tacky area. He felt the lake area would be a problem since it was only 45 feet from State Road. He disliked the use of chlorinated water and felt a natural pond would be more appropriate. He also disliked the overall use of gunite to create the feel of stone and wood. He questioned the geyser and the spray and the illumination of the same. He then discussed the grading issue and the lack of vegetation. He discussed the location of the clubhouse and alternative sitings of same. He discussed signage and the

possible use of the clubhouse by outsiders seeking public restrooms. He discussed the fence and the best way to hide it. He also felt the 40-foot light poles did not fit into the neighborhood.

Mr. Schweikert then asked for any final comments from the applicant. Ray Gosselin discussed the proposal with respect to maintaining the natural vegetation. He discussed the location of the septic system, the lighting, the geyser and how he could work with the neighbors to make everyone happy.

Mr. Schweikert questioned bathrooms. Mr. Gosselin noted that they were for patrons only and not for public use.

Mr. Hoehn discussed the creation of a landscaping list to be approved by the LUPC.

Ed Charter, abutter, spoke in favor of the proposal.

Steve Bernier, neighbor, spoke favorably and asked that the Town of Tisbury help make the proposal work by permitting access to the dump road possible. He discussed the need for traffic adjustments to make the proposal work better.

Kathy Fitzgivens spoke in favor of the proposal.

Timmy Fitzgivens also spoke in favor of the proposal.

Ms. Gallagher questioned the purpose of the geyser and waterfall other than aesthetics. Mr. Nelson indicated an attraction only.

Mr. Schilling felt the idea is a good one.

Judy Salosky, abutter, felt the idea was good and hoped that the proposal would be made to fit into the neighborhood.

There being no further testimony, the hearing was closed at 9:13 P.M. and the record remained open for one week.

The Commission took a brief recess.

Jennie Greene, Chairman of the Commission, reconvened the meeting at 9:30 P.M.

-----  
ITEM #2 - Discussion - Gosselin-Melanson DRI - Mini golf

Ms. Greene noted that there was not going to be a vote on the proposal this evening.

Mr. Combra noted that he would no longer be on the MVC after the first of the year. A discussion of those leaving followed. (Mr. Combra to be replaced by Mr. Alley; Mr. Wey to be replaced by Ms. Marinelli.)

Mr. Lee spoke favorably of the proposal and the need for visual attractions. He discussed the fencing and the need to encourage the Town to take measures with respect to the dump road to help the traffic issues.

Mr. Best discussed the look of natural vs. artificial and the need to consider the abutting properties when considering natural materials.

Mr. Early discussed his feelings regarding the use of natural materials and felt that no matter what was used the proposal would still look like a mini golf. He felt some form of 'tack' was necessary. He felt the protection and use of trees and other vegetative items would make a difference.

Ms. Gallagher discussed the elimination of the geyser and waterfall.

Mr. Donaroma discussed parts that he liked and felt that the design

could be made a better and perhaps there could be a meeting of the minds at an LUPC meeting.

Mr. Schweikert supported the proposal but expressed concern over the use of the driveway if the dump road could be used. A discussion of the acceptance of the dump road by the Town followed. Mr. Briggs indicated that it would be taken to town meeting for a vote. A discussion of possible temporary usage of the dump road followed. Mr. Briggs was asked to discuss the matter with the Selectmen. All felt that this project was crucial to all the planning in the area. A discussion of further access road lay-outs followed. Mr. Sullivan hoped that all businessmen in the area would be contacted prior to any future discussions with Selectmen. A discussion of future special town meetings in Tisbury followed. Mr. Hall discussed future access roads across from Colonial Drive as being preferred. Mr. Briggs discussed this issue further. Mr. Simmons discussed both possibilities, using the dump road and creating a new directly across from Colonial Drive.

Ms. Greene discussed the Road Corridor meeting earlier this evening and that all property owners would be contacted.

Mr. Best discussed the loss of parking spaces due to the access road. He discussed a handicapped drop-off area or lack thereof. He then discussed the issue of the regrading of the site. A discussion of this matter followed.

ITEM #3 - Minutes of December 5, 1991.

On a motion by Mr. Early, duly seconded the minutes were approved as written (abstaining; Wey; Lee; Hall; Early).

ITEM #4 - Reports

Chairman's Report -

Ms. Greene noted that she was sorry to see both Mr. Combra and Mr. Wey leave the Commission.

Mr. Combra thanked all for the experience and hoped the public would understand.

Mr. Wey thanked all and indicated his continued support.

LUPC - no report

PED - no report

DCPC -

Ms. Taylor noted that the Oak Bluffs DCPC Committee had sent regulations to the Planning Board for review.

Legislative Liaison -

Mr. Combra noted that the County request for a dredge had been included in legislation for one for Barnstable County.

Mr. Schweikert questioned the loss of a grant as noted in the paper. Mr. Clifford explained what this meant and the fact that the town had been in compilation with other towns for a portion of \$23 million in Small Cities money but had not been given the grant.

Mr. Combra noted that the water lines were nearly complete to the Airport and the sewer system was to be started soon.

A discussion of air service to the Vineyard followed.

ITEM #5 -

ITEM #6 - Written decision - Wright DRI

Mr. Early left the room.

Ms. Greene noted that one page had been omitted from the draft copies and that page contained the list of restricted uses. Ms. Greene read the list.

Mr. Briggs moved approval as written, duly seconded.

On a roll call vote was 7 yea, 0 nay, 5 abstentions (Wey, Hall, Lee, Early, Gallagher).

ITEM #7 - Nominating Committee Report -

Ms. Greene noted the minutes were in the notebooks and that the Nominating Committee had put forth the incumbents for a second term.

Mr. Early moved closure of the nominations, seconded by Mr. Combra.

On a roll call vote those present voted 9 yea, 0 nay, 3 abstentions (Greene, Sullivan, Lee).

ITEM #8 - Old Business -

Mr. Sullivan discussed his meeting with the Tisbury Planning Board on the affordable housing policy of the MVC. He felt the meeting was very productive and all seemed to be in agreement.

Mr. Donaroma questioned what was happening with respect to any economic meetings in the future. Mr. Clifford noted there would be meetings taking place next year.

Mr. Hall discussed the MVC fee schedule and the need to change or correct. This will be discussed at LUPC.

Mr. Early asked about the contractors' surveys. Mr. Schilling noted about 15% return so far. A discussion of this matter followed.

ITEM #9 - New Business

Mr. Early discussed the All Island Selectmens meeting with reference to possible Tall Ship visits. He discussed what was being done to get some of the ships to visit the Island.

There being no further business, the meeting adjourned at 10:14 P.M.

ATTEST

Jane A. Greene  
Jane A. Greene, Chairman

1/16/92  
Date

Thomas Sullivan  
Thomas Sullivan,  
Clerk/Treasurer

1/16/92  
Date

Attendance

Present: Best, Briggs, Combra, Donaroma, Early, Greene, Hall, Lee, Schweikert, Sullivan, Wey, Gallagher

Absent: Bryant, Colaneri, Vanderhoop, Jason, Sibley, Benoit, Clarke, Allen, Bolling, Chapin