

# THE MARTHA'S VINEYARD COMMISSION

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

## Land Use Planning Committee Summary of January 11, 1999 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Michael Colaneri, Michael Donaroma, Jane Green, Lenny Jason, Richard Toole

Staff present: Jo-Ann Taylor, David Wessling

Others present: See attached list

Meeting opened at 5:40 P.M.

### **Zeltzer Holding Corporation, DRI #485**

Commission members reviewed project details and discussed project presented to Commission at January 7, 1999 meeting. In preparing recommendations:

Christina Brown and Michael Colaneri led discussion concerning enforcement of by-laws, rules and regulations by Tisbury town officials; and responsibility of Marketplace condominium owners as to monitoring of wastewater systems.

Lenny Jason suggested obliging Applicant to monitor one test well (i.e., well nearest Applicant's building) and reporting results to Commission. Applicant stated that monitoring wells are properties of others.

Members then voted unanimously to recommend approval of the Applicant's project.

### **Martha's Vineyard Golf Club, (DRI #484**

Representing the Applicant, Bill Burbank updated the members concerning:

Isolated wetland present on property. Land disturbing activities to occur at least 200' from delineated wetland. Edgartown Conservation Commission to be informed.

Affordable housing. Applicant to continue discussions regarding "Island Housing Foundation" with Commission staff and Regional Housing Authority. Owen Larkin and Joanne Gosser provided details of Applicant's affordable housing proposal. Lenny Jason summarized the discussion by noting that negotiations between the Applicant and the Housing Authority are continuing.

Employment - number of employees, employee housing, and caddie program.

Architectural program (size of building and contained uses). Extended discussion about proposed restaurant. Applicant offered to prepare an "operations plan".

Michael Colaneri reopened the "housing" discussion. Mr. Larkin described the types of housing to be offered and the eligibility criteria.

Mr. Burbank returned to updating the members as to the proposed conservation restriction. He outlined the locations and sizes of the restriction areas - existing and proposed as well as the "transfer" process. Christina Brown suggested that the details of the conservation restriction should be made part of the public hearing's record. Michael Colaneri asked the Applicant questions in order to understand the public benefit of the conservation restriction transfer.

Following the discussion, Mr. Burbank informed the members as to the status of the pump test necessary to evaluate the golf course's irrigation supply well potential impacts. Members asked questions about the well's capacity, pumping rates, supply ponds, storm water management...(end of tape recording).

From written notes:

Richard Toole and Jenny Green asked questions about recharge from precipitation and expected public benefits of irrigation wells (i.e., use by DEM).

Mr. Burbank explained results of frost bottom delineation (determined to be 32' contour) and the Applicant's intent to preserve Dr. Fisher's Road.

Applicant agreed to provide grading, drainage and housing plans at 1" = 50' scale.

Michael Colaneri returned to the issue of groundwater management and monitoring. Discussion led by Scott Harrison and Bill Wilcox continued as to nitrogen budget, "playability", water supply, drainage of greens, method of irrigation, "leaching" rates, and pesticide management.

In response to the question, Is the Applicant ready for the public hearing?, the members will rely on the staff's judgement. Application is substantially complete. Additional information to be supplied by January 25, 1999 include: contour map (before and after), erosion control plan, construction details of putting greens, pump test results, and groundwater monitoring plan.

Meeting adjourned at 7:20 P.M.