

THE MARTHA'S VINEYARD COMMISSION

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

Land Use Planning Committee Summary of March 22, 1999 Meeting Olde Stone Building Oak Bluffs, MA

Members Present: Christina Brown, Marcia Cini, Michael Colaneri, Michael Donaroma, Lenny Jason, Linda Sibley and Richard Toole
Staff Present: Christine Flynn, Jo-Ann Taylor, David Wessling and Bill Wilcox
Others Present: See attached list

Meeting opened at 5:35 P.M and chaired Christina Brown and Michael Donaroma

Meeting House Golf Club DRI #471

After the close of the public hearing and public comment period, the members discussed the proposal in order to prepare recommendations

Ms. Brown began the meeting by describing the review format. She then acknowledged the Applicant's final written statement (dated March 25, 1999) and a staff report (dated March 26, 1999). Ms. Brown asked Mr. Wessling to summarize the report. (Report attached)

Ms. Brown invited the staff to summarize significant changes and modifications to the Applicant's proposal. Mr. Wilcox commented on the types of grasses to be planted.

Ms. Sibley shifted the discussion to the need for a staff report and oral presentation. Ms. Brown noted that she and Mr. Donaroma were expecting a final staff report. Again, Ms. Sibley stated the need for a complete presentation of the proposal to the members of the Commission. Ms Cini agreed. Ms. Sibley continued by describing the Commission's customary procedures. During her tenure, she could not recall any previous DRI application that didn't involve an oral staff report and an opportunity for members to address questions to the staff. Mr. Jason agreed.

Mr. Colaneri asked Mr. Wessling if all member had received copies of the staff notes. Mr. Wessling replied, "yes". Ms. Sibley added that while the members did receive an oral staff presentation and had received the staff reports, the members did not have the opportunity to ask detailed questions. Mr. Jason admitted that the members had opportunities to ask question during the public hearing. However, he favored a staff presentation and a question/answer session.

Ms. Sibley and Mr. Colaneri continued discussing the matter. Mr. Toole and Ms. Cini intervened.

Ms. Brown summarized the debate. Her summary formed the basis of Ms. Sibley's motion: That staff present a report on the project to the whole Commission with an opportunity for the members to direct questions to the staff. Motion seconded by Mr. Jason.

Mr. Colaneri challenged the motion. Ms. Sibley said that other members (not present) had spoken to her of the need to receive a full report from the staff and to have an opportunity to ask questions.

Mr. Jason and Ms. Cini supported the motion by saying that a forum, broader than LUPC, would be an appropriate venue for member questions.

Mr. Donaroma added that the LUPC should begin its review of the proposal. Ms. Sibley returned the discussion to the importance of a staff presentation, followed by questions from members, at a meeting of the "full Commission". Debating of issues, she said, should not begin before a review of the facts.

The motion was called. All but Mr. Colaneri voted in favor of the motion.

Mr. Donaroma invited the members to ask questions of the Applicant, who was in attendance. There were no questions. Mr. Donaroma asked the Applicant if he wished to clarify the proposal. The Applicant had no immediate comment.

The members then reviewed the staff notes. Members, staff and the Applicant's representative discussed the meaning of an "organically-focused" golf course and the use and control of pesticides, insecticides and herbicides; and turf management. The Applicant's representative, Ms. Cardoza, stated that no herbicides will be used and that the Applicant is committed to using biological pesticides. The members discussed the list of 5 fungicides that the Applicant offered for the Commission's approval. Of particular concern were the fungicides that may be detrimental to the Edgartown Great Pond. The applicant stated that the fungicide use would be a last resort treatment of tees and greens. Fungicide use would be governed by a protocol agreeable to the Commission.

Mr. Jason asked several questions about the synergistic effects of the chemical treatments. Mr. Wilcox responded that it would be difficult to qualify the interaction among the chemicals.

Mr. Sibley asked Mr. Wilcox to be prepared to estimate the probable risks of the chemicals to be used and their potential harm to the pond. Mr. Colaneri encouraged Mr. Wilcox to rely on accepted scientific methods of risk assessment.

Mr. Jason asked for a clarification of the golf courses business status. The applicant's counsel explained the business organization. The golf course will be "owned and controlled" by the Meeting House Golf Club, Inc., a not for profit entity. An LLC business organization (of which the not for profit entity is associated) is involved with the development of the golf course. Ms. Brown asked "which entity is the applicant". Answer both the "LLC" and the not for profit organization are applicants.

Mr. Donaroma summarized the status of the staff reports. All agreed that staff reports would be presented at the April 5th LUPC meeting. Staff reports will also be presented to the Commission members at its April 8th meeting, subject to the consent of the Executive Director. LUPC may also continue the discussion at its April 12th meeting.

Surfside Motor Inn

An informal discussion as to the proposed expansion of motel. The property owner described the demand for larger rooms at the motel. Increasing the number of rooms would require an expanded septic system and additional parking spaces.

Joseph Eldredge, referencing schematic plans, explained the scope of the project. Various alternatives were presented. Mr. Colaneri stated (to Mr. Eldredge) that without the "big picture", the discussion would not be productive - the proposal would not be clear. Mr. Eldredge replied that he was looking for the LUPC members to list the "larger concerns" so that he could refine his conceptual plans.

Ms. Sibley pointed out that the appearance of the proposed structure should be an important consideration. Mr Donaroma cited traffic impacts and parking, the screening of the parking area, lighting, drainage, concerns of neighbors, and affordable housing. Mr. Colaneri urged the applicant to prepare a complete site plan and analyses of traffic flows and parking requirements.

Ms. Brown emphasized the importance of a thorough traffic impact assessment.

Mr. Jason, Mr. Colaneri and the property owner's engineer, George Sourati, discussed the number of bedrooms and compliance with "Title 5" standards.

Other Business

Before adjourning, Mr. Wilcox distributed information (Effects of Meeting House Golf Club Upon Edgartown Great Pond) produced by Richard Klein at the request of the Vineyard Conservation Society.

Meeting adjourned at 7:10 P.M.

Summary prepared by David Wessling