

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of May 17, 1999 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Marcia Cini, Michael Colaneri,  
Michael Donaroma, Jane Greene, Lenny Jason, Megan Ottens-  
Sargent, Linda Sibley, Richard Toole,  
Staff present: Christine Flynn, Andrew Grant, David Wessling, William Wilcox  
Others present: See attached list

Meeting opened at 5:35 P.M. by Michael Donaroma

### Meeting House Golf (DRI #471)

Members began the meeting by reviewing two documents - draft conditions prepared by the Committee's staff and Ms. Sibley's draft statement summarizing reasons to deny the proposed project.

Mr. Donaroma commented on the Committee's divided opinion. He asked the members to consider both documents during the final deliberation of project. Ms. Sibley explained her intention of preparing a document which justifies denial of the project. She acknowledged the Committee's inability to form recommendations acceptable to most of the members.

In reply to questions from Mr. Jason, Ms. Greene and Mr. Colaneri, Ms. Sibley described how and with whom she prepared her report. Ms. Brown also spoke of her involvement with Ms. Sibley's report.

Mr. Donaroma asked the members to comment on the staff's draft conditions. Ms. Greene made a motion to "approve the project with conditions". Mr. Jason seconded the motion. Ms. Sibley suggested that the motion should be "to recommend" approval of the project with conditions. The members so agreed with the clarification. A vote was called: 5 members voted in favor of the motion, 4 opposed. (Ms. Cini arrived after the vote.)

Ms. Greene and Ms. Sibley discussed the introductory statement of the staff's report as to seasonal employment and housing related to the proposal. Mr. Best, Mr. Cini, Mr. Colaneri, Mr. Donaroma, Mr. Jason and Ms. Ottens-Sargent also spoke. Mr. Jason suggested that the Golf Club be required to provide housing for its year-round staff. Ms. Sibley added that "summer employee" housing should be provided. The members then discussed the letters from the

Dukes County Housing Authority with respect to its support of the proposal and its concern for housing seasonal workers.

Mr. Colaneri cautioned the members about debating the details of the proposal. He suggested that the members should "look at the project in total" in order to determine if the project "would be something that everyone would benefit from".

Mr. Best introduced a different topic: the method of turf management - "organic" or otherwise. He (and other members) agreed with Bill Wilcox' recommended condition of approval - a modified "organic turf management" program. Mr. Best, though, doubted that the "organic" management approach would be sufficient. He argued that the condition would be weakened through subsequent modifications. Mr. Donaroma and Mr. Jason disagreed with Mr. Best. Ms. Sibley supported Mr. Best. Ms. Greene disputed Ms. Sibley's suggestion about a "perpetual" restriction against "chemical" turf management. The members agreed that putting greens should be "lined".

Mr. Colaneri noted the beneficial use of irrigating the golf course with water withdrawn from the nitrogen enriched groundwater plume. Mr. Donaroma include this aspect of the proposal in the "organic" management program.

Mr. Jason suggested that the Applicant's offer to establish and fund The Great Pond Center should be accepted. Ms. Sibley agreed with Mr. Jason that the offer is project-related as is the affordable housing offer. However, she had reservations about the Center's "independence" vis-a-vis its role in monitoring the management and operation of the golf course. Ms. Greene warned against the Commission's membership on the Center's governing board. Mr. Colaneri suggested that the Town of Edgartown have a prominent role in the selection of the Center's governing board. Mr. Best wondered about the permanence of the Center's funding if the Golf Course were to cease operating. Ms. Cini pointed out that a performance bond or surety commitment could satisfy the funding needs.

Ms. Sibley continued discussing the "independence" of the proposed board of trustees. She doubted the ability of the board "to control what [would be] happening" if the Applicant's proposal were to be adopted.

Mr. Colaneri called for a "consensus" as to the members interpretation of the proposed board's structure and responsibilities. Mr. Wilcox noted that the Commission should define the research priorities of the Center. Mr. Donaroma added that the Center should be the organization responsible for monitoring the effects of the golf course on Edgartown Great Pond. Mr. Jason read into the record, the Applicant's outline of the Great Pond Center's concerning the composition of the governing board. Ms. Sibley hoped that Islanders and/or Island conservation groups would dominate the proposed board's membership.

Ms. Greene suggested that the Committee should accept the Applicant's offer to contribute \$1,000 annually to control dust (Meeting House Way).

Mr. Colaneri questioned the proposed allocation of future funds by Meeting House Community Partnership. He suggested the Farm Neck Association's method of competitive applications should guide the Partnership's selection of beneficiaries.

Ms. Brown spoke about making a distinction between financial contributions offered by the

Applicant that were directly related to mitigating the proposal's likely effects and other offers that were less essential. Ms. Greene termed that latter type of financial contributions as "donations". She suggested that the "donations" should be accepted without being considered conditions of project approval. Mr Jason said that the Applicant's "concept is good" but objected to the issue of associating the financial contributions and the DRI review.

Ms. Cini suggested that a preservation restriction with an endowment in order to maintain the Beriah Weeks House would be an appropriate "donation". The members discussed the details of her proposal.

Mr. Colaneri returned to the issue of charitable "donations". Mr. Jason counseled against the Commission's involvement with "donations" to charitable causes not directly related to the proposal. Members discussed the appropriateness of the Applicant's offer to establish a "United Way" type organization. A motion was made by Ms. Sibley to recognize the Applicant's "donations" to Island charities. A majority of the members voted in favor of the motion. Ms. Greene was concerned with the appearance of a "buyout".

The members discussed a suggestion made by the Edgartown Great Ponds Advisory Committee to seek the Applicant's assistance in support of dredging projects. The Committee requested \$100,000 from the Applicant. The members discussed the amount of money to be contributed by the Applicant. Mr. Jason suggested that the amount should not exceed \$100,000. The members agreed with his suggestion so long as the Applicant's contribution is "matched". The members also agreed that the opening of Edgartown Great Pond is not considered to be a dredging project.

Mr. Donaroma returned to the issue of seasonal worker housing. He referred the members to the staff's draft conditions. Ms. Sibley suggested that Applicant and the Golf Club have an obligation to provide housing for its employees. After discussing the matter, the members suggested that the Golf Club provide 50 beds for seasonal workers and 10 beds for year-round employees.

The members debated the consistency of the proposal with the Edgartown Great Pond DCPC regulations. Mr. Wilcox, referencing Routing Plan 13, indicated the relationship between the managed turf areas and the DCPC zones. Afterwards, the members reviewed the Conservation Commission's "waiver" provisions. Ms. Sibley insisted that Chapter 831's authority ruled out the Commission's consideration of a waiver. (A waiver would be needed to permit the proposal within the DCPC.) Committee members discussed various facets of Ms. Sibley's contention - as they did at the May 10<sup>th</sup> LUPC meeting. Each side presented examples of previous Commission DRI project reviews and decisions..

Exasperated, Mr Donaroma asked the members to vote on this question: is the proposed project consistent with the DCPC regulations? Five members voted "yes", five members voted "no".

With respect to Ms. Sibley's interpretation of the Commission's enabling legislation, Mr. Colaneri suggested that counsel's advice should be sought.

Mr. Jason, then, brought up for discussion the Applicant's plan to restore/replicate significant habitats. Ms. Sibley, Mr. Colaneri and Mr. Best offered general comments. The discussion did not lead to any recommendations

Note: End of tape

Before closing the meeting, the members discussed the Applicant's draft Conservation Restriction. During the discussion, the issue of public access to Konomica was aired. The members agreed that the Applicant's "loop trail" extension as described in the application is acceptable (subject to the Edgartown Conservation Commission's approval). The members also agreed that the Conservation Restriction should be revised to permit public access to Konomica Neck.

#### Summary of Project Conditions

Funding of the Regional Housing Authority's affordable housing program and staff position as offered by the Applicant and the Golf Club  
Establishment and funding of The Great Ponds Center, Inc. as offered by the Applicant and the Golf Club  
An integrated pest management/turf management plan based on "organic" agronomic practices  
"Lining" of putting greens  
Irrigation of golf course by withdrawing nitrogen enriched groundwater as offered by the Applicant and the Golf Club  
Preservation restriction with an appropriate endowment in order to maintain the Beriah Weeks House as suggested by the Land Use Planning Committee  
Funding the Edgartown Highway Department's dust control project as offered by the Applicant and the Golf Club  
Funding (by the Applicant) of great pond dredging projects as suggested by the Edgartown Great Ponds Committee. The Applicant's contribution shall not exceed \$100,000 and shall be "matched"  
Provision of 60 beds for Golf Club employees - 50 beds for seasonal workers and 10 beds for year-round workers  
Public access to Konomica Neck

Note:

Funding of other Meeting House Community Partnership programs described in the DRI application is not considered as a condition of approval but is recognized as a commitment by the Applicant and Golf Club to fund worthwhile charitable endeavors.

Meeting adjourned at 7:13 P.M.

Summary prepared by David Wessling