

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of June 28, 1999 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Marcia Cini, Michael Donaroma, Anne
Gallagher, Jane Greene, Megan Ottens-Sargent, Richard Toole,
Staff present: David Wessling, William Wilcox

Others present: See attached list

Meeting opened at 5:50 P.M. by Michael Donaroma

Island Propane Inc. (DRI #495)

Mr. Donaroma introduced the project by stating the meeting's purpose: to prepare recommendations. A public hearing was held on May 27, 1999. Two issues that were discussed at the hearing warranted further information - the affordable housing contribution and the fuel storage capacity.

Staff described how the Applicant has clarified the unresolved issues. The Applicant has agreed to contribute \$1,000 to the "affordable housing fund". The amount is consistent with the Commission's Affordable Housing Policy for non-residential developments. Ms. Greene suggested a reduced contribution. Ms. Brown, however, favored the Applicant's offer.

With regard to the site's fuel storage capacity, the Applicant's license has been amended by the Edgartown Board of Selectmen. As amended, the Applicant will be allowed to store 60,000 gallons of propane gas in two 30,000 gallon tanks AND to store "30,000 [gallons of propane gas] for the cumulative tanks for delivery to customer locations".

Members of the Committee also discussed wastewater flows and the requirement of constructing toilets for employees.

Ms. Brown made the following motion: That the Land Use Planning Committee recommends approval of the proposal with two conditions -

1. Acceptance of the Applicant's offer to contribute \$1,000 to the "affordable housing fund, and

2. Not more than 90,000 gallons of propane gas shall be stored on the premises in the manner restricted by the Edgartown Board of Selectmen (see amended license, dated May 18, 1999).

Mr. Toole seconded the motion. There was no further discussion.

Mr. Donaroma call for a vote. All the members present voted in favor of the motion.

Herring Creek Farm (DRI #500)

Stuart Johnson, a trustee of the Herring Creek Trust, outlined the presentation. He began by reviewing two written decisions concerning the preliminary subdivision of Herring Creek Farm - one by the Martha's Vineyard Commission (11/19/98) and the other by the Edgartown Planning Board (1/5/99).

The definitive subdivision plan, a "lotting" plan and an "illustrative master plan" [to be used in the presentation] were, he said, consistent with the referenced decisions.

David Herzel, the project architect, compared the proposed subdivision plan with the criteria listed in the Commission's decision, point-by-point. Referencing the "illustrative master plan", he described the project's housing, recreation and open space components.

His comments summarized the design concept, density, revised wetland delineation, protective covenants and design guidelines, conservation restrictions and easements.

He spoke in detail about the preservation of the East Field via a transfer of development rights to the Edgartown Conservation Commission and the maintenance of viewsheds.

Mr. Herzel concluded his presentation by summarizing the project's environmental impact statement. (That document along with its technical and documentary appendices were submitted as part of the DRI application.)

Michael McGrath, referencing a map of the site and construction drawings described the proposed RUCK denitrification system. The system would be used in conjunction with an approved Title 5 septic system if a house is located within the 100 year floodplain and if a house, located outside the floodplain, is designed to have more than 4 bedrooms.

Wastewater treated by the Ruck system is planned to be pumped through a force main to the East Field.

Mr. McGrath stated that he discussed the use of the RUCK system with the Edgartown Board of Health.

Ms. Greene questioned Mr. McGrath about holding tanks, wastewater collection and groundwater separation. He replied that the system as proposed will be efficient and practical. The system's design, he added, incorporated detailed groundwater table

information.

Joe Hibbard, one of the site planners, explained how the plan incorporates and maintains the property's visual character. His presentation dwelt on the siting of houses, landscaping, design guidelines, access ways, and future agricultural uses.

Ms. Brown and Mr. Donaroma asked Mr. Hibbard questions as to the site plan, access to the beach and the proposed conservation restriction.

Mr. Herzel continued his presentation. He provided additional details as to the conservation, covenants, traffic analyses and the beach club

Ms. Greene asked for assurances that guest houses would not be allowed. Mr. Johnson stated that there would be no guest houses.

Ms. Cini asked if the property is of archaeological/historical significance. Mr. Johnson and Mr. Herzel were not sure. They agreed to research their records and inform the Commission staff.

The Applicant and Commissioners then discussed the affordable housing offer. The Applicant agreed to correspond with the Dukes County Regional Housing Authority. Ms. Greene noted that full details of the proposal must be presented at the public hearing.

Ms. Gallagher suggested that the current plan and the original plan should be presented at the public hearing. Mr. Johnson agreed, saying "it is good idea".

Mr. Wilcox asked the Applicant questions related to the proposal's nitrogen loading study.

Before adjourning the meeting, Mr. Donaroma instructed staff to proceed with scheduling a public hearing. [Note: Public meeting scheduled for July 29, 1999 and will be held at the Whaling Church in Edgartown.]

Meeting adjourned at 6:55 P.M.

Summary prepared by David Wessling