

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of January 24, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Jane Greene, Marcia Cini,
Richard Toole, Robert Zeltzer

Staff present: Pia Webster, David Wessling, William Wilcox

Others present: See attached list

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

Down Island Golf Club (DRI #515)

Mr. Donaroma began the meeting by explaining the format and purposes of the "working session". The role of the Committee, he said, would be to determine if the application is complete and prepare the Applicant for the public hearing.

Ron Mechur, representing the Applicant, introduced the project team and the owner to the Committee. He then summarized the contents of the application documents.

Mr. Mechur's presentation consisted of a series of "slides" which are appended and maps which are on file. Charles Natale assisted Mr. Mechur.

Ms. Greene questioned the Applicant's decision to seek permits and approvals without the permission of owners of "fractional" land interests. Donald L. Connors, a lawyer representing the Applicant, stated that the Applicant "has a legal right a file for permits". She also asked if the minor property owners have been notified of the Applicant's intention to build a golf club. Mr. Mechur replied by describing the petition to partition the properties.

Mr. Donaroma asked if native grasses will be planted in the "rough". Mr. Natale answered "yes" and went on to describe the vegetation plan. Mr. Donaroma also asked if the proposed course would be like the Farm Neck club as to use of native grasses. Mr. Mechur replied "yes".

Ms. Greene questioned Mr. Natale about the use of pesticides. Mr. Natale admitted that pesticides will be used. Mr. Donaroma noted that the Commission prefers the use of "organic turf products".

Ms. Greene asked questions of Mr. Mechur in order to clarify the number of club members. He stated that the club will have 300 members and that there will be 150 "Island" members. 450 "members" in total.

Mr. Donaroma and Ms. Greene asked Mr. Wessling if the Applicant's habitat studies were sufficient. He replied that the Applicant's submittal requires additional information.

Mr. Donaroma and Ms. Greene asked Mr. Natale questions as to the various soil studies. He and Mr. Mechur explained the nature of the studies which are described in the Applicant's submittal.

Ms. Greene questioned Mr. Natale about the presence of archaeological resources on the property. Upon further questions, Mr. Mechur referenced 3 unresolved matters:
proximity of cultural resources to the 1st fairway,
trails, and
a proposed entrance road.

Mr. Donaroma asked questions in order to clarify the extent of trails to be open to the public.

Mr. Donaroma asked Mr. Natale if, environmentally, the proposed golf course will be better than the woodlands. Mr. Natale answered, "yes".

In reply to Mr. Donaroma's questions, Mr. Natale discussed the lined irrigation pond and the wetlands habitat that is to be constructed.

Mr. Donaroma asked for additional details concerning the club's membership program. Ms. Greene asked if the club is to be open to the public. Mr. Mechur replied, "no".

Mr. Donaroma asked questions about "year-round " public access to walking trails on the property. Mr. Mechur and Mr Natale emphasized the east-west and north-south trails that will be established for public use.

Ms. Greene asked if there will be a parking area for trail users. Mr. Mechur replied that the trails are not destinations, but rather segments of a continuous trail system. Thus a public parking lot will not be constructed.

Ms. Cini asked questions about the Town owned "resident homesite" lot.

Mr Wilcox and Mr. Natale discussed the regulatory status of the proposed wastewater treatment system. Mr. Natale explained the basic technology of the F.A.S.T. method and the proposed enhancements.

Mr. Zeltzer commented on the proposed use of "cides", (i.e., herbicides, pesticides, fungicides...).

Mr. Donaroma asked for additional information concerning employee housing, the management of tournaments and mitigation of their adverse effects, and the membership program. Ms. Greene also asked questions about the membership

program and requested written details.

After the completion of the Applicant's presentation, the Members discussed the schedule of further meetings and the public hearing. Mr. Donaroma "saw the second week in March" as the tentative public hearing date. Ms. Greene and Mr. Zeltzer noted possible conflicts. So, Mr. Donaroma stated that the setting of dates for further meetings/hearings will be discussed at a later time.

Meeting adjourned at 7:05 P.M.

Summary prepared by David Wessling