

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of April 10, 2000 Meeting Olde Stone Building

Members present: Christina Brown, Michael Donaroma, Jane Greene, Lenny Jason,  
Richard Toole

Staff present: David Wessling

Others present: See attached list

Meeting opened at 5:40 P.M. by Christina Brown

### F.O.C.U.S. (DRI #500)

Ms. Brown began the discussion by reviewing the governing conditions and summarizing the site visit that occurred on April 7<sup>th</sup>.

Joey Pierce, representing F.O.C.U.S., also reported on the site visit. He described a "general agreement" as to landscaping, fencing and the construction schedule. He stated that white pines would be planted along the stone wall and that dense planting would fill the residential end of the basketball court. The dense planting would consist of 2 rows of "native cedars", staggered, with a stockade type fence. All improvements would take place prior to the use of the basketball court.

In sum, Mr. Pierce stated that the combination of trees and fence would create a "firm barrier".

In reply to Ms. Brown's questions, Mr. Pierce discussed the basketball court's hours of operation. "Organized use" would be from 1:30 P.M. to 5:30 P.M. Occasionally, the court would be used as early as 8:00 A.M. He emphasized that the court would not be illuminated and would be open to the public.

Mr. Donaroma asked questions about the height of the trees and fence. After Mr. Pierce's reply, Mr. Donaroma, Ms. Brown and Ms. Greene discussed the species types, height and location of vegetation and fencing.

Mr. Toole added that the fence should be 8' (on each side) wider than the width of the basketball court.

Tucker Hubbell, an abutter and member of the West Tisbury Board of Appeal, said that the fence's height must not exceed 6'.

Mary French, an abutter, commented. She insisted that the trees be at least 8' tall, that the fence should be at least 8' tall and that the building inspector should be notified at the time of construction. She also asked that the hours of the basketball court's use be no earlier than 9:00 A. M. and no later than 6:00 P.M.

The Members returned to the issues of screening and hours of the basketball court's use. After a considerable debate, the Members agreed that:

white pines will be planted along the stone wall,  
2 rows of red cedars will be planted in a "zig-zag" pattern,  
the height of trees will be 8'-10' when planted,  
the basketball court will be used between 9:00 A.M. and 6:00 P.M., and  
the 8' tall solid fence will be installed at the residential end of the court and  
will be 8' wider (on each side) than the court's width.

Mr. Pierce objected to the Committee's decision remarking that the conditions were "Inconsiderate". Mr. Donaroma noted that F.O.C.U.S.' lack of oversight required the conditions. Ms. Brown suggested a 1 year trial of the conditions and then another review of the conditions.

On Mr. Toole's motion and Ms. Greene's second, the Members unanimously approved the aforementioned conditions.

#### **Martha's Vineyard Refuse Disposal and Resource Recovery District (DRI #391)**

After greeting Charles Noonan, Ms. Brown reviewed the project's condition concerning cutting of vegetation and the timing of such cutting. She also reviewed the LUPC's subsequent activities.

She then read a letter from the Board of Health concerning its staff review of the District's construction activity. The letter confirmed that the District complied with the terms of the Commission's conditions of approval.

Mr. Noonan then spoke about the conditions and MVRDRRD's construction activities.

Mr. Donaroma added that the District will be expected to return to the LUPC at a later date in order to complete the required landscaping.

Before completing the meeting, the Members and Mr. Noonan discussed the gate location and the need for it, also, to be screened.

A motion was made and seconded that the District is in compliance with the Commission's conditions of approval. The motion passed on a unanimous vote.

**Herring Creek Farm Trust (DRI #500)**

Mr. Donaroma chaired this portion of the meeting. He asked Mr. Wessling about the status of the staff's review. Mr. Wessling agreed that additional time would be needed in order to complete the project review.

Mr. Donaroma asked Stuart Johnson, the Trust's representative if additional review time would be problematic. Mr. Johnson did not object to extending the review period. However, he did suggest that the review be limited to 2 issues: the efficacy of the proposed wastewater management system and the open space management plan.

Ms. Brown, Mr. Donaroma and Mr. Johnson discussed the ramifications of an extended review, cost and selection of a consulting engineer.

Mr. Donaroma decided to seek the advise of the "full Commission". The matter would be discussed at the scheduled April 13<sup>th</sup> meeting. And further, the matter would be discussed at LUPC's April 24<sup>th</sup> meeting.

Notes: Ms. Greene, Mr. Jason and Mr. Toole were not present  
Mr. Johnson's summary and understanding of the meeting is attached.

Meeting adjourned at 7:05 P.M.

Summary prepared by David Wessling