

THE MARTHA'S VINEYARD COMMISSION

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Land Use Planning Committee Summary of June 5, 2000 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Michael Donaroma, Jane Greene,
Tristan Israel, Michele Lazerow, Linda Sibley, Richard Toole

Staff present: Christine Flynn, David Wessling, Bill Wilcox

Others present: See attached list

Meeting opened at 5:44 P.M. by Michael Donaroma

Down Island Golf Club (DRI #515)

Mr. Donaroma began the meeting by noting that the Staff had prepared a series of recommendations and asked the Staff to report on information that had been requested at the June 1st meeting.

Mr. Wessling, referring to questions asked by Member at the June 1st meeting, provided additional information as to the removal of pitch pines. Ms Sibley understood that there will be "some replication" the pitch pines. Ms. Brown asked Mr. Wessling questions about the pitch pine replication. (Note: Tape failed. Remainder of meeting summary taken from written notes.) Mr. Best questioned the outcome of the replication citing the need to know about the sizes of trees lost versus replaced and the density of trees cut versus trees lost. Mr. Israel added that replacement of trees is secondary to replacement of the habitat. Habitat includes soils and grasses, he said. Ms. Sibley asked if pitch pine replacement is an issue or if the issue is moth habitat and loss of birds.

Mr. Wessling then discussed the location of the bike easement along Barnes Road. Mr. Best suggested that the easement could be relocated on the subject property in order to extend its length.

In response to a question asked at the June 1st meeting, Mr. Wessling stated that the cost of upgrading the wastewater system at the Island Elderly Housing complex would be approximately \$30,000 and that amount is included in the Applicant's offer to fund the proposed Lagoon Pond Restoration Program. Mr. Best asked if the \$30,000 included "maintenance and upkeep" of the upgraded system. Mr. Wilcox answered that

maintenance and upkeep would be "an additional cost".

Ms. Brown requested a copy of the Applicant's draft "Nitrogen Mitigation Memorandum of Agreement" that Island Elderly Housing is reviewing.

Mr. Israel questioned the Applicant's estimate of the net reduction of nitrogen in the Lagoon Pond watershed. Mr. Wilcox replied by describing the Applicant's nitrogen reduction program and the proposed FAST denitrification system. He also suggested that, as a possible condition, nitrogen reduction should be based on "mass" or "load". Mr. Wilcox also emphasized the importance of monitoring the wastewater treatment systems.

Ms. Sibley commented on a "maintenance condition" and suggested that the condition be reviewed at a later time.

Ms. Greene commented on the "Mullin report", the Applicant's fiscal impact analysis. Mr. Toole also questioned the results of the fiscal impact analysis in light of a study by Jack Wuerth. Mr. Wessling stated that the Staff is reviewing both the Mullin and Wuerth studies and both will be compared with the Commission's Oak Bluffs cost of services project. The results, he said, will be available at the June 8th Commission meeting.

Ms. Sibley disputed the assumptions contained in the Applicant's fiscal impact analysis: housing prices, number of school children and the mix of seasonal/year-round residents. She requested that the Staff examine the assumptions as part of its review.

Mr. Best brought up the Applicant's estimate of the golf club's labor force. Ms. Sibley agreed with Mr. Best that the additional information is needed: she wanted to know how many of the workers would be year-round employees.

Ms. Lazerow then asked questions about the Applicant's membership programs.

Several Members questioned the results of the Applicant's traffic analysis. Their concerns pertained to traffic volumes, congestion and safety, tournament traffic, construction related traffic and parking. Mr. Wessling conveyed the Staff's evaluation of the Applicant's traffic analysis and mitigation proposals. Mr. Israel urged the Staff to reconsider the results of the Applicant's "road demographics".

Ms. Greene discussed the proposed road location vis-s-vis the designated archaeological preservation area. Her comments engendered other comments about alternative locations for the road. Ms. Brown specifically for a diagram showing the existing and proposed driveway in relationship to the caretaker's cottage. Her remarks included a discussion of a road to the so-called "Town Lot".

Mr. Toole added a different condition by suggesting that the Applicant arrange a land swap: a portion of the golf course for the "Town Lot". Ms. Sibley responded by asking several questions about the "Town Lot". At the root of her questions was her "confusion": in her view, the Applicant's plan does not correctly show the Oak Bluffs Assessor's map of the "Town Lot". She asked the Staff to seek an explanation from the Oak Bluffs Assessor.

Ms. Brown's comments steered the discussion back to the issue of the public benefit of a road to the "Town Lot". Mr. Best stated his opinion that access to the "Town Lot" could be gained through eminent domain proceedings.

Afterwards, Ms. Brown commented on the location of the clubhouse. She asked Staff for the Applicant's rationale for its location. Other Members discussed the matter of alternative clubhouse locations and the club house's size in comparison to the Vineyard Golf Club's clubhouse.

Ms. Sibley followed with questions about the location/relocation of trails. Other members then discussed the location of the parking areas and the vegetative buffer separating the parking area and the Featherstone property.

Having finished their examination of the proposed site plan. The Members asked questions about the proposed golf club's membership plans.

At length, the Members commented on the types of golf club members. Ms. Sibley talked about "fly-in" members, corporate memberships, and other prospective non-resident members. Mr. Donaroma, Mr. Best and Mr. Israel spoke about the preference for members with "Island ties". Mr. Israel demanded to know the membership standards/criteria. "Who is picked?", he asked. Mr. Best wanted to know the connection between the membership criteria and the public benefits. Ms. Sibley concluded the discussion with a request to Staff to review the membership proposals of the previous golf club DRI proposals.

Meeting adjourned at 7:09 P.M.

Summary prepared by David Wessling