

# THE MARTHA'S VINEYARD COMMISSION

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## Land Use Planning Committee Summary of June 12, 2000 Meeting Olde Stone Building

Members present: John Best, Christina Brown, Michael Donaroma, Ann Gallagher,  
Michele Lazarow, Megan Ottens-Sargent, Linda Sibley, Richard Toole  
Staff present: Christine Flynn, David Wessling

Others present: See attached List

Meeting opened at 5:42 P.M. by Christina Brown

### Vineyard Clay House (DRI #489-1M)

Ms. Brown summarized the Applicant's proposal and related it to a previously approved DRI, the Vineyard Service Center. She described several conditions of approval and noted their relevance to the Clay House project.

Ms. Brown, then, stated that the proposal was a "technical modification" of the Vineyard Service Center decision. She framed the issue as a choice of recommending a new DRI public hearing or recommending no further DRI review because the proposal's impacts are "insignificant".

Lisa Spain, the Applicant addressed the Members. Referencing architectural plans, site plans and landscaping plans, she presented the project. Her description of the project included:

- a review of discussions with Tisbury's Board of Health, Planning Board and Building Inspector;
- an offer to comply with the Commission's "new" affordable housing policy;
- a request to amend the previous DRI conditions as to landscaping, hours of operation and exterior lighting;
- the nature of the business (pottery instruction with service of baked goods, non-alcoholic beverages and coffee, and display/retail sale of pottery);
- the instruction schedule and program;
- an offer to dedicate a portion of the profits to Island charities;
- exterior building changes (doors and windows);
- the interior layout;
- parking spaces provided and spaces required; and
- landscaping.

Sean Conley, one of the property owners, outlined the Tisbury Planning Board's site plan review requirements. He stated that the proposed use is a "permitted use".

Ms. Brown encouraged Ms. Spain to explain the need for amending the conditions of approval. Ms. Spain said that the Clay House would be open until 11:00 P.M. during some weekends and until 9:00 P.M. at other times. She also described the type of exterior lighting that would be required as per the State Building Code.

Mr. Donaroma was assured by Ms. Spain that the previous Applicant's landscaping plan parking plan would be carried forward. Ms. Brown asked question about traffic and pedestrian safety to which Ms. Spain referenced the recommendations by a traffic engineer. (See report on file).

Mr. Best asked questions about the Applicant's business and a similar business nearby.

Ms. Ottens-Sargent asked several questions about the parking layout and pavement markings.

Mr. Toole asked questions about the capacity of the septic system. Ms. Spain said that the Board of Health certified the functionality of the septic system.

Mr. Donaroma moved to recommend that the proposal, as presented, is "an insignificant modification of the previous DRI". Ms. Ottens-Sargent seconded the motion. Mr. Best asked if there would be "take-out" service. Ms. Spain said "no". Ms. Ottens-Sargent also asked questions about "take-out" service.

Ms. Gallagher asked if the children/teens enrolled in the instructional would be supervised by adults.

Ms. Brown called the vote. But for Mr. Best who abstained, all the members presented voted in favor of the motion.

Note: Ms. Sibley was not present.

#### **Down Island Golf Club (DRI #515)**

Mr. Donaroma convened the meeting. He asked Mr. Wessling for an informational update. Mr Wessling related his discussion with Mr. Jason. Mr. Jason suggested a yearly membership lottery for prospective "Island" members, an increase in the number of proposed "Island" memberships, a play period for "Island" members similar to that of the Farm Neck Golf Club, an inflation adjusted payment (rather than a fixed payment as per a draft agreement) to the Town of Oak Bluffs, and "greens fee" payments to the Town.

Mr. Donaroma inquired about the "Island membership" programs of the Meeting House and Vineyard Golf Clubs. Mr. Donaroma and Mr. Best argued that the membership limit should related to the capability of the course's turf. Again, Mr. Donaroma requested the Staff to review the membership programs at other Island golf clubs.

Ms. Sibley discussed membership limits and playing times. She was not in favor of expanding the proposed membership limits. Mr. Toole and Mr. Donaroma agreed with Ms. Sibley. However, Ms. Sibley was concerned with one aspect of the "Island" membership - reserving 100 memberships for Oak Bluffs residents.

Ms. Sibley requested that, as a condition of approval, there shall be no corporate memberships. She also spoke about memberships and Island "ties". She asked that the Staff should consult the Edgartown Golf Club as to membership criteria. She added that if the golf course is "to benefit this community", then the members "have to be members of this community".

Ms. Otten-Sargent asked if "Island" members would be able to use the clubhouse. Mr. Kupersmith clarified the matter: all members would have use of the clubhouse facilities.

In reply to Ms. Sibley's question, Mr. Mechur stated that "Island" members would be able to invite members, depending on "space availability".

Ms. Lazerow wondered why anyone would want to pay the high membership fees. Ms. Sibley returned to Mr. Jason's suggestion for an annual "Island" membership lottery.

Mr. Best wanted Staff to examine the economic impacts of a golf course. He argued against limiting membership to individuals with Island "ties". Ms. Sibley defended the Island "ties" theory.

Ms. Brown asked if Staff had discussed the "bike easement" with Cully Vanderhoop. Mr. Wessling said he hadn't talked with Mr. Vanderhoop.

She also asked Staff to report on the fiscal impact of the proposal in light of a study by Jack Wuerth. (The Staff report is appended.) Mr. Wessling explained the report.

Questions from Members led to a discussion of the Applicant's offer to pay a sum (not to exceed \$200,000) to the Town and other contributions to non-profit groups.

Ms. Sibley asked "Is it fair to say that we don't have an objective outside analysis for cost of services...?" Mr. Wessling explained the Commission's cost of services study. She was looking for a cost of services study specific to a golf course. Other members debated the meaning of direct and indirect costs. Mr. Toole wanted to know about the effect of the golf course on surrounding properties. Mr. Toole was concerned that rising property values would adversely affect residents. Mr. Best disputed Mr. Toole's statements.

There being no further comments, Mr. Donaroma stated that a review of the project's benefits and detriments would begin at the Commission's June 15<sup>th</sup> meeting. Ms. Sibley asked if other Members had any questions concerning the project. She had questions for Bill Wilcox concerning water quality. Mr. Toole asked about the status of the breeding bird study. Mr. Mechur explained that the bird study would be submitted to the Commission shortly in rebuttal to comments by Robert Woodruff. Ms. Brown asked if others could also offer rebuttal testimony. Mr. Donaroma said that Ms. Brown's

concerns would be taken up later.

Ms. Lazerow followed with questions about the proximity of the Featherstone Gallery to the proposed clubhouse. Mr. Wessling answered her questions. She also asked questions about the status of the "Resident Homesite Lot". He reported his conversation with the Town's assessor as to the property.

Ms. Gallagher then asked questions about the ownership of the property. Ms. Ottens-Sargent wanted to know if the "Resident Homesite Lot" was included in the petition to partition. Afterwards, she wanted to know if the remainder properties would "encroached upon" by the proposed golf course activities.

Ms. Sibley discussed vehicular access to the "Resident Homesite Lot". Without a vehicular access, she said, the Town would be deprived access to its lot and thus the DRI proposal would be detrimental.

There being no other business, the meeting ended.

Meeting adjourned at 6:56 P.M.

Summary prepared by David Wessling