

**Land Use Planning Committee
Summary of March 12, 2001 Meeting
Olde Stone Building**

Members Present:

Richard Toole, Christina Brown, Marcia Cini

Staff Present:

Jennifer Rand

Others Present:

Paul Mahoney, Tom Mahoney, Jarek Pasicki

Meeting opened at 5:30 PM by Richard Toole

Mahoney's Garden Center

Discussion opened with Paul Mahoney handing out a summary of questions that had arisen at the public hearing that he had developed answers too. These included the storage and handling of commercial liquid fertilizer on site; water runoff control in greenhouses and proposed parking lot improvement; height of the new buildings; and estimated nitrogen use at Mahoney's.

Mr. Mahoney said that Mahoney's was planning to use this construction as an opportunity to actually improve the current handling practices of pesticides and fertilizers. He said that the current handling practices meet EPA standards, to which Ms. Brown asked for an explanation of those standards for the benefit of those that are unfamiliar with them. Mr. Toole asked how the container plants outside were fed. Mr. Mahoney responded that that there was some broadcast feeding and some hand watering and inside the greenhouse it was all done by hand.

When discussing runoff from the parking lot, Ms. Cini asked about the possibility of using pervious pavement to lessen the impacts of the runoff. Ms. Brown asked for more specifics regarding the parking lot as a whole. Mr. Mahoney said he would provide that information. Regarding dry wells collecting water from the roof, Mr. Toole asked about the feasibility of reusing the water in some fashion. Mr. Tom Mahoney responded that it can be done but it is not a practice they prefer due to the vagaries of water quality collected in this fashion. Frequently the water contains too much silt, acid, and here on the Island after a storm, salt.

The applicant was asked how big the trucks were that come with deliveries and how many trucks were anticipated. Mr. Mahoney said the 65' trucks come up until about May and then they use only 35' trucks. Mr. Mahoney added that in the summer they have an

arrangement with BFI to bring items from Falmouth to the Island as their trucks would normally be empty for that return trip.

Mr. Toole said there were two main issues that he felt needed to be addressed, the first being the massing of the building and the second being the potentially threatening competition a venture of this size would pose.

Regarding the building mass issue, Mr. Mahoney responded that the building would be stepped back so that there would not be one gigantic front to the greenhouse. In addition he said that the plan was to landscape in such a fashion as to camouflage the building's size. He also said he would bring in photos of the greenhouse in Osterville to give the commissioners some idea what a greenhouse of this size would look like. Further discussion was held regarding the style of the building and the intent to make it resemble a Vineyard style versus a more "grand" style they might use elsewhere.

Regarding the issue of competition the applicant responded they were more than willing to work with their competition to assure the success of all the businesses. They pointed out the success of their competition in Falmouth even though they have a good-sized operation. In addition he pointed out that Mahoney's has very little buying power advantage over their Island competitors as they use many of the same vendors. Finally they pointed out that if their intention were to put their competitors out of business they would have done it in the five years they have been in business here. He said that is simply not their intention and they feel that healthy competition is good for everyone.

Finally the applicant was asked a question about the affordable housing contribution. They stated they had been confused initially as to whether they had already paid this or not. Upon learning they hadn't they asked for some guidance as to what would be a fair contribution based on the fact that they are not erecting a standard commercial venture but in fact enclosing existing plant storage areas. They said they would work with staff to develop an equitable contribution.

The applicant will provide a corrected site plan showing the parking lot layout, they will provide a list of pesticides used, they will provide an explanation of lighting on-site, and they will provide photos of a similar greenhouse.

Commissioners present discussed a missive from Kate Warner relative to the zoning issues surrounding an agricultural exemption for Mahoney's. Those present felt that was a town issue not relevant to the Commission.

Meeting adjourned at 7:10 PM.