

**Land Use Planning Committee  
Summary of June 4, 2001 Meeting  
Olde Stone Building**

**Commissioners Present:**

Richard Toole, Christina Brown, Linda Sibley

**Staff Present:**

Jennifer Rand

**Others Present:**

Tim Creato

Meeting opened at 5:30 PM by Richard Toole

**Windfarm Golf Practice Facility**

The LUPC heard from Mr. Creato regarding his proposed changes to the Windfarm Golf Practice Facility, they are as follows:

- Prepare food on site: Requesting the ability to sell hot foods such as hot dogs, pretzels, fountain drinks, popcorn, soft serve and so on. The applicant is not planning to increase seating, or become a restaurant. There is no separate signage planned to advertise food. Mr. Creato compared his plan to Island Mini-golf. LUPC suggested that the applicant speak to the Board of Health prior to the meeting and if possible get feedback from them in writing.
- Store boats in the parking lot in the off-season: Great Harbor Boatyard has approached the applicant with a request to store boats when they are not being worked on. The applicant has offered to add plantings along Edgartown-Vineyard Haven Road to screen the view of the boats. He said there was no plan to do any work on the boats, and there was adequate drainage in the parking lot with oil separating catch basins should any fluids leak out of the boats, which was extremely unlikely. LUPC said there would be concerns with the appearance so photos would be helpful, along with a lighting plan if there were any changes planned. (The applicant indicated there were no planned lighting changes).
- Allow functions: The applicant would like to be allowed to host weddings, parties et cetera. The hours for the actually driving range would not be increased, but facility would be open after dark (the facility is currently conditioned to be closed after dark). The LUPC suggested that the applicant be prepared with a full site plan showing all detail including location of tents, define what type of events and how often they would be held, and again a lighting plan.

A site visit was requested; the public hearing was scheduled for June 28, 2001

**MVRRDD**

The LUPC then approved the granting of a Partial Certificate of Compliance to MVRRDD provided the money necessary to comply with the planting plan had been appropriated. (The MVRRDD Board has voted to do this). MVRRDD was given until fall to complete the planting due to the lateness of the planting season.

**Referral from Edgartown ZBA**

Staff then informed the LUPC about a referral that had been sent to the MVC from the Edgartown ZBA. The property at issue is a car rental business that had already been granted a special permit from the Edgartown Planning Board. Staff informed the LUPC that after a conversation with the MVC attorney, this was a case the MVC should have heard, but since the permit had been granted the only recourse was to sue the town of Edgartown. After lengthy discussion, the LUPC determined that they would not recommend this course of action, but they did want to send a carefully worded letter to the town indicting that this was a case that should have been heard by the MVC.

Meeting adjourned at 7:00 PM. (meeting was recorded)