

**Land Use Planning Committee  
Summary of February 4, 2002 Meeting  
Olde Stone Building**

Members Present: R. Toole, C. Brown, M. Donaroma, A. Woodruff, L. Sibley, K. Warner, K. Rusczyk, J. Greene, B. Zeltzer, T. Isreal, M. Ottens-Sargent  
Staff Present: Jennifer Rand, Christine Flynn  
Others Present:

Meeting opened at 5:30 PM by Richard Toole & adjourned at 7:10

**Down Island Golf Club**

The LUPC read Section 15 of Chapter 831 and began to discuss each item individual relative to the proposed golf course project.

- A) Is the project essential? The LUPC discussed how the term essential would be applied. Comments ranged from there is never a need for golf to the fact that other courses had 50 year waiting list shown a real need for golf. No vote was taken.
- B) Will the project have an adverse impact on the environment? The comments ranged from the negative impact of fragmentation, the pesticides and other additives to the land, the destruction of the natural habitat, to similar comments made about the other obvious alternative, which is housing. Concerns were stated about the monitoring of the mitigation program. No vote was taken.
- C) Will the proposed development favorably or adversely affect others? Comments included the low cost of services to a golf course, the benefit of the trails to the public, the benefit of the caddy program to local youths, the negative impact to the ponds, and the increase in tax valuation near the course. No vote was taken.
- D) Will the project have a positive or negative impact on affordable housing? Comments ranged from the project will take land away from affordable housing and project will raise value of surrounding houses to contribution to Housing Authority is significant, and satisfactory to Authority. No vote was taken.

Meeting was recorded.