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## **Minutes of the Commission Meeting Held on June 7, 2007 In the Martha's Vineyard High School Oak Bluffs, MA**

### **IN ATTENDANCE**

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Commissioners: (P = Present; A = Appointed; E = Elected)

- |   |                                      |
|---|--------------------------------------|
| P James Athearn (E – Edgartown)         | P Ned Orleans (A – Tisbury)          |
| P John Breckenridge (A – Oak Bluffs)    | P Jim Powell (A – West Tisbury)      |
| P Christina Brown (E - Edgartown)       | P Doug Sederholm (E – Chilmark)      |
| P Peter Cabana (A – Tisbury)            | P Susan Shea (A – Aquinnah)          |
| - Martin Crane (A – Governor Appointee) | P Linda Sibley (E – West Tisbury)    |
| P Mimi Davisson (E – Oak Bluffs)        | P Paul Strauss (County Comm. Rep.)   |
| - Mark Morris (A – Edgartown)           | - Richard Toole (E – Oak Bluffs)     |
| P Chris Murphy (A – Chilmark)           | - Andrew Woodruff (E – West Tisbury) |
| P Katherine Newman (A – Aquinnah)       |                                      |

Staff: Mark London (Executive Director), Paul Foley (DRI Coordinator), Jim Miller (Traffic Analyst), Christine Flynn (Affordable Housing Coordinator)

The meeting was called to order at 7:15 p.m.

### **1. YMCA: DRI NO. 600 – PUBLIC HEARING**

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Commissioners present: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley, P. Strauss

For the applicant: John Clese, YMCA Executive Director, Mark Baumhauser, YMCA President; Chuck Hughes, President YMCA Board of Trustees; Judy Crawford, Vice President YMCA Board of Trustees; Stephanie Mashek, Architect; Ken McLean, Architect; John Scott, Civil Engineer; Bill Scully, Traffic Engineer

**Christina Brown** opened the public hearing and read the hearing notice.

#### **1.1 Staff Report**

**Paul Foley** gave the staff report.

- The applicant is the YMCA of Martha's Vineyard represented by Mark Baumhauser.
- The proposal is to build a 35,000 sq. ft. recreational facility on 5 acres of a 25.2-acre parcel owned by the high school.
- The site borders the Southern Woodlands DCPC and access is along the Island Roads DCPC.

- The project requires a building permit, a variance from the Zoning Board of Appeals for exceeding the 32 ' height limitation, and a Special Permit for sharing access and parking. The Island Roads DCPC usually requires a minimum of 1,000 feet between curb cuts.
- Surrounding uses include Martha's Vineyard Community Services, Martha's Vineyard Ice Arena, the Skate Park, the Woodland Village of Island Elderly Housing, the Southern Woodlands, and Martha's Vineyard High School.
- The plan evolved from a proposal in 2002 to build an aquatics center.
- The site for the project is 5 acres within a 25.2-acre parcel owned by the High School.
- The YMCA will lease the land from the high school in exchange for approximately 365 hours of pool time per year.
- The project was referred to the Commission by the Oak Bluffs Building Inspector under 3.108 and 3.601.
- Some key issues include whether a facility of this size fits with Island character, traffic, location in Natural Heritage priority habitat, nitrogen loading, and internal access.
- The site is completely wooded, largely with oak and pitch pine, which is Imperial Moth habitat. Natural Heritage and Endangered Species Program (NHESP) has asked for more information.
- If the NHESP determines that this is a take and requires a conservation permit, the project will have to file with MEPA.
- Landscaping will be wildflower and grass gardens with bio-swales for run-off.
- 47% of the property will be retained as open space and the YMCA will share parking with the Ice Arena.
- Exterior lighting will be downward-shielded and a lighting plan has been submitted.
- The planners are developing an energy sustainability plan and the goal is to attain a silver LEED certification.
- 75% of building construction waste is to be diverted from the landfill.
- There are 250 parking spaces, with about 142 of those spaces shared with the Ice Arena.
- Regarding traffic, no accidents have been reported at that location in the last three years. Site distances are adequate.
- The project is anticipated to generate 2,276 vehicle trips on weekdays with 171 trips during the peak hour and 900 trips on Saturday with 116 during peak hour.
- Traffic mitigation measures include stop signs at exits, highly visible pedestrian crosswalks with speed advisories, and some modifications to driveways.
- The VTA has requested an official stop with seating and lighting. The VTA suggests that parking on the site be drastically reduced.
- The affordable housing recommended mitigation is \$71,000. The applicant has discussed the possibility of incorporating residential units into the second phase of the project.
- The Commission has received a letter from the VTA and a letter from Sherm Goldstein, owner of the Mansion House.
- The building will be A.D.A. accessible.
- The architectural style is 'Vineyard Institutional Style'.

**Bill Wilcox** gave the water resource report.

- The site is 90 feet above sea level and approximately 80 feet to groundwater.

- It is in the Lagoon Pond Watershed, which is seriously impacted by nitrogen loading.
- A portion of the site is in Farm Neck Water Supply Well Zone of Contribution. The Planning Board may require a Special Permit for impervious area over 15% of the lot area or 2500 square feet in area for the portion of the property that is within the Zone.
- There may also be an issue within the Water Supply Well Zone 2, which requires 10,000 square feet of lot area for every 110 gallons of wastewater flow.
- The wastewater load without treatment is 87 kgs of nitrogen. The Commission's Policy requirement for the site is 17 kgs. Treatment is needed.
- One option is to pipe effluent to Oak Bluffs wastewater treatment facility with the possibility of piping it back to the high school leaching facility. It would be treated to a level below 10 parts per million.
- Another option is for the YMCA to join with other entities to construct a package treatment facility to treat wastewater to a level below 10 parts per million.
- Currently, if a shared solution can't be accomplished, the YMCA is proposing a standard denitrification system with a request for a waiver of the Commission limit on nitrogen.
- The site will have about 64,000 square feet of parking and access areas with 35 % pervious. A portion of the run-off will go into bioswales where there will be some vegetative treatment. Additional run-off will be processed through a separator system removing oil and runoff.
- He suggested maximizing the use of bio-swale areas and the natural process to treat the stormwater.
- The applicants need to prepare a more detailed stormwater plan.
- The maximum estimated nitrogen loading from stormwater is 9.5 kgs.
- There is 4000 sq. feet of turf and landscaping adding about 1.1 kg of nitrogen per year.
- The total loading from non-wastewater (stormwater, roof runoff and landscaping) is about 13.7 kgs.

**Paul Foley** showed slides indicating the site location, plans and elevations, and topography.

## **1.2 Applicants' Presentation**

**John Clese**, Executive Director of YMCA of Martha's Vineyard, presented information about the project.

- The project started about 10 years ago when marketing studies showed additional programming was necessary to get a swimming program.
- Organizers adopted the mission of the YMCA through which health and wellness is a charitable activity. The association with the Y is attractive because it allows the Island to develop its own programs while relying on the expertise of the national office.
- The Y has been central to many communities for over 150 years.
- The Martha's Vineyard YMCA is an Island non-profit and receives no funding from the national Y.
- They have already established the teen center, healthy eating and lifestyle programs and taken over management of the after school programs for the Island.
- They are eager to provide affordable swim lessons for all Island children, provide activities for families, make an Island swim team possible, and teach and promote a healthy lifestyle.

**Stephanie Mashek** explained the development of the campus plan.

- The YMCA plan represents a strong collaboration between neighbors, abutters, the Martha's Vineyard Commission, VTA, and Oak Bluffs boards and was developed out of the high school area planning session that took place in 2006.
- The original plan was reconfigured so the site could be closer to the road and ice arena where the YMCA could share parking and utilize an existing access.
- The plan requires no additional curb cuts.
- North and west of the Skate Park is green space that will be held as future community recreational space.
- The new plan allows for more contiguous open space to the left of the high school open space.
- The teen center was relocated within the building and the building was moved closer to the ice arena.
- Parking agreements were developed with neighbors.
- There are 240 potential parking spaces, which doesn't include potential to share parking with Community Services and the High School
- The shared parking configuration and the VTA bus stop location are being worked out.
- New access into and around the site are being worked out.
- The landscape plan is conceptual. The goal is to clear as little as possible to preserve oak, pitch pine and the low bush blueberry and huckleberry understory. The landscape plan will include native canopy trees and evergreens.
- Landscaping will use low moisture, no-fertilizer grass. The demonstration garden would be all native species.
- The exterior lighting plan calls for downward-shielded lamps. LEED requirements are being used to guide exterior lighting. When the building is closed, lighting will be turned off.
- They are waiting for determination by Natural Heritage.

**Ken MacLean**, architect, described the building.

- The building is 35,000 sq. feet with room to the north for expansion. The first thing that will be added in the second phase will be a gymnasium of 7,000 sq. feet.
- The building consists of 2 separate and different types of buildings.
- The large volume areas are the pool, fitness center, and future gym.
- The smaller volumes include the teen center, meeting room, kitchen, child watch area, and administration.
- The building is stretched on the east and west with the front of the building facing south.
- The architectural concept is to use smaller volumes on the south and use sloping roofs on the smaller volumes to effect screening on larger volumes. The immediate impression will be a 'familiar scale'.
- The building has one main floor level and a kitchen and teen center close to the rink.
- To the left of the main entrance is the child watch area and administration. There are locker rooms and pool area with pool, showers, family pool, and whirlpool.
- He likes the description of the style as 'Vineyard Institutional Style'. It will have sloping roofs, a wood shingle front with cedar, and natural cement fiberboard in the form of large clapboards.

- The design is intended to be respectful of impact on surroundings and thrifty on energy and water usage.
- The building will consume between 14 and 21% less energy because of use of natural ventilation and light. The design of the roof volumes allows for pulling in fresh air for ventilation.
- The only reason to go up to 34 or 35 feet is to use the natural ventilation
- The design will use passive solar; shaded to allow direct sun in winter. There will be an active solar system to produce hot water. The flat roofs behind the sloping front roof are designed to allow future solar systems.
- Piping and wiring will allow any future solar system easy access.
- 80% of all the spaces will have natural daylight. Lighting controls will automatically shut off or dim lights.
- Rainwater will be collected and used for landscaping.
- Pool backwash water will be used for flushing toilets and the showers will have metering valves.
- One of two treatments systems will be used for pool water. Neither one will be discharged into the groundwater.
- 10% of the building will be recycled materials.
- There will be a permanent CO2 monitoring system for the health of the occupants.
- 75% of the construction waste will be diverted from the landfill.

**John Scott**, civil engineer, reviewed the existing conditions and proposed site plans.

- The site is presently an undeveloped mix of oak and pitch pine.
- The prominent topographic feature is a gentle knoll on the east side. The proposal is to place the building on the knoll so it sits on the high spot of the developed area to shed water and places the building on the prominent part of the parcel.
- The planners are reconfiguring the access that presently serves the ice rink. There will be a second access on Village Road opposite Community Services.
- The grading is natural with no deep cuts or fills. There will be slight reshaping to smooth grades.
- Some stormwater run-off presently crosses over to Community Services and they are concerned about that.
- The stormwater plan handles all of the run-off on the YMCA site except in extreme storms. The run-off will be directed into infiltration galleries under paved areas.
- One of the parking lots will run parallel to Village Road and grading will be adjusted to pick up stormwater that runs off the lot and intercept it with a swale.
- They will use bio-retention swales to intercept metals and a system to intercept oil, grease and sediment.
- 100% of ten-year storm and all storms less than that will be infiltrated into the ground. The plan will take care of 93% of a 25-year storm and 80% of a 100-year storm.
- The plan decreases the volume of site run-off by an average of 20% in all those extreme storms. Community Services will have less of a problem than they have now.
- The project meets and exceeds Massachusetts Stormwater regulations.
- The wastewater option assumes that a community system will come into being at some point. The best option at this time appears to be to pipe it to Oak Bluffs treatment plant.

Another option is to construct a treatment facility at the High School. A fall back is to do an enhanced Title 5 system with a 90-foot square leeching field.

- They will be on town water.
- The building will have fire-prevention sprinklers.
- There will be a 10,000-gallon oil tank for heat fuel.
- Mechanical systems will be designed to National Building Code standards.
- The building will be air-conditioned with the option for natural ventilation.
- The building will exceed the Mass Energy Code by between 14 and 20%.

**Bill Scully**, MS Transportation Systems, reported on traffic.

- The study followed Commission guidelines and standard practice for the State to outline the scope of the traffic study.
- New traffic counts were taken during later winter/early spring.
- The figures are based on worst-case condition with Y and High School in session. They looked at summer conditions when traffic is greater.
- Forecasts are based on full build-out for the 65,000 sq. ft. building.
- Edgartown Vineyard Haven Road is a major two-lane road with high volume. In the summer it's carrying between 14,000 and 15,000 cars a day. April volumes are about 50% of that.
- There are bike paths. Some surrounding land uses are the High School, Ice Arena, Youth Tennis Center, and Mahoney's Garden.
- They examined the intersection and roundabout option. They forecast future build and no-build conditions as if the roundabout would be built within five years.
- Vehicle trip estimation is 171 at weekday peak hour and 117 at Saturday midday peak hour.
- The numbers are conservative for the non-summer period with 14-15,000 residents and are probably right on for summer with 60,000 residents.
- They analyzed both conditions. The site is ideal for potential significant reduction of vehicle trips. A lot of attendees will use non-auto modes but they didn't adjust down for that.
- The analysis has shown that motorists will be able to enter and exit the site safely with short to moderate delay. There is adequate site visibility.
- The project does not impact adjacent intersections to any great degree.
- Recommendations include stop sign control, working with site designers for traffic to flow slowly. They recommended 15 mph signs, pedestrian walkways, and features to make crosswalks on Edgartown Vineyard Haven Road highly visible.

**Judy Crawford** explained the campus plan.

- The plan has been developed over the last 1.5 years by working with abutters, chief stakeholders and neighbors.
- The model for a Memorandum of Understanding is included in Commissioners' packets. The Y has a verbal agreement with Community Services. They tried to address how people in the future will deal with issues such as road maintenance and drainage, parking, construction, maintenance, and signage.
- The Memorandum of Understanding with the Arena will be slightly different because the issues are slightly different.

- They are also working on special events coordination between the Ice Arena, High School, and Y. Their job is to make sure multiple major events don't happen on the same night so they're working on developing a way to schedule major events a year in advance and a way to share parking.
- She pointed out the main entrance to the Y. After construction is over the Ice Arena and Y will have the same entrance.

**John Clese** discussed the economic and positive impacts.

- The land already belongs to the high school so by being a non-profit they are not taking land out of the tax rolls.
- They have no interest in duplicating programs and services that already exist.
- If there isn't support for expansion from the community, they won't expand.
- They anticipate about 52 new full and part-time positions will be created through the opening of the new building. Through spending, suppliers, and maintenance, the Y will be supporting additional jobs on the Island.
- Compensation to employees and suppliers will add \$1 – 2 million to the Island community.
- Marketing research shows that 78% of people are not currently associated with health and wellness facilities. Research shows that 1/3 of their members will come from families with children under the age of 18.
- The Y is a very unique institution and they don't anticipate a significant impact on the Boys and Girls Club.
- They believe that the Y will foster a new group of individuals who will seek healthy activities on the Island.

**Chuck Hughes** said he couldn't be happier with the group of people who are involved, the plan and the location.

- The Island deserves an Island-wide facility like this for families.
- He would like Commissioners' recommendation so they can move forward.

### **1.3 Town Boards & Not-For-Profit Organizations**

**Eric Albert**, Vice President of Skate Park Association, said he hopes the Y goes through.

**Priscilla Sylvia**, Land Bank Commissioner, said she is very happy that the campus plan was able to move the building forward and away from the Southern Woodlands.

- As a member of the High School Land Use Committee and the Regional High School Committee, she is happy with the campus plan.
- The High School is committed to the Y plan for the youth of the high school. They are happy with the plan, which is very workable and positive.

**Pat Manning**, Executive Director of the Island Affordable Housing Fund, and former Dutchess County YMCA Board Member, spoke about community and collaboration.

- The Y came to the Island Affordable Housing Fund to discuss housing for their employees which brings a lot of positive energy to the project.
- The Y in general provides a certain level of competence and cleanliness to people who aren't as high on the economic scale.

- The Vineyard Y will provide a place where kids can be safe and year rounders can pursue a healthy lifestyle.

**Susan Wasserman**, President of the Board of Martha's Vineyard Community Services, is pleased with the Memorandum of Understanding.

- Twenty years ago, Community Services signed an agreement with the High School, but there is no information on what the agreements and understandings were.
- The Memorandum of Understanding with the YMCA outlines the parameters so twenty years from now the parameters are clear for discussion and the inevitable necessary neighborhood discussions.
- Drainage has been a problem.
- They have developed a good working relationship and are glad to have the Y in the neighborhood.

#### **1.4 Members of the Public**

**Christine Todd**, a single mother on the Island for eight years said she is a soccer mom driving year round across the Island for various activities.

- She witnessed the positive impact of the Chilmark community center.
- The community experience is so important and the Y will be nothing but good for us all.

**Paul Foley** outlined, for the record, the letters that have been submitted.

- **Angie Grant**, Vineyard Transport Authority, wrote in support of the project. She recommended a covered pull-in bus stop and reduction of the parking area.
- **Shem Goldstein** wrote in support of the pool but not of the fitness center, which he feels with, have adverse impact on other fitness centers. He submitted a study on the effect of YMCAs on local health clubs.
- **Michael Joye**, Athletic Director at Martha's Vineyard Regional High School, wrote in support of the project.
- **Brad Himmel**, Vineyard Fitness Center, wrote in support of the project and looks forward to the Y training their future clients.

**Dan Waters** responded to the idea that the Y will hurt privately owned gyms.

- He compared the way local public libraries work with bookstores in partnership.
- He seriously doubts that existing clubs will lose clients. A smarter strategy would be to partner with the Y to develop healthy exercise. More people exercising will be more business for everybody. Endorphins can be habit forming.
- The main benefit of the Y will be its package of opportunities. The Vineyard needs a Y. Kids will save themselves if they have a place to go. There is no way a commercial gym can give kids the same life-saving, life-changing option.

**Jan Homans** spoke in support of the Y. Her children swim competitively year round. For this island not to have a pool is almost criminal because children need to know how to swim. She is in total support of the Y proposal.

#### **1.5 Commissioner Questions**

There was a discussion of the wastewater treatment.



- **Doug Sederholm** asked whether the Y, by itself, has enough flow to justify its own package treatment plant to meet Commission guidelines.
- **John Scott** said they would have to look into it. His gut reaction is that it would be pretty expensive.
- **Doug Sederholm** said the best solution is for the Y to partner with somebody else, but he wondered if it's possible to build a package treatment that could create capacity for other organizations in the area to tie-in in the future. He also wondered whether they could run neighbors' wastewater through a denitrification system that would reduce overall numbers. He would like to see a solution other than asking for a waiver.
- **Paul Strauss** asked about the wastewater report figure on page three of 10 parts per million versus Lagoon Pond's more stringent figure of 1-5 parts per million.
- **Bill Wilcox** said the best solution is to take all the area's wastewater and pump it to the Oak Bluffs wastewater treatment facility and reduce it to 4-5 parts per million.

**There was a discussion of LEED certification.**

- **Peter Cabana** asked about the difference between the 14-21% less than Massachusetts Building Code figure and Silver LEED certification. He asked whether the Y had considered geothermal versus oil-fired burner.
- **Ken McLean** explained that the 14-21% decrease in energy use doesn't actually tie into LEED certification. LEED is more related to choice of materials like roofing materials. The southern section of the building has natural ventilation. The locker room and pool don't have operable windows and the pool has high dehumidifying needs. However, conventional systems don't have to be used full time. The building has six handling units so air-related issues can be controlled separately.

**Bill Wilcox** said he believes that a stand-alone denitrification system on just Y property would be pretty expensive for just their program.

- They will have to get down to about 3 parts per million to meet the policy.
- A joint system to reduce total nitrogen reduction could be a very positive effect.
- The idea of piping it over to Oak Bluffs and bringing it back to leach it is viable, but expensive.
- Package treatment would be expensive too, over \$2 million.
- The Southern Woodland DCPC doesn't apply but Lagoon Pond is very sensitive. The lower the nitrogen, the better.

There was a discussion of stormwater design.

- **John Breckenridge** asked whether stormwater design, schematics, and calculations have been submitted.
- **Bill Wilcox** explained that the applicant has just submitted the report. It's important that the Commission get the schematics back. The hospital stormwater is being treated by vegetative swales and vegetative bio-retention areas. Working as a group, the Conservation Commission and the Hospital came up with an effective plan for dealing with reducing stormwater nitrogen and other pollutants.

**Doug Sederholm** asked about wastewater flow of the four immediate neighbors.

- Island Elderly housing has some units denitrified; the rink is low on water use.
- If Community Services flow were denitrified, it would benefit Lagoon Pond.

- DEP may soon require the high school to get below 10 parts per million.

There was a discussion of general impacts of the Y on the community.

- **Jim Powell** spoke about the positive impacts of the YMCA and asked for an explanation of how their mission statement guides their planning. He suggested contacting the Harvard School of Public Health on reduction of costs to towns when YMCA programs begin.
- **John Clese** said the health savings is great, especially related to diabetes and obesity.
- **Jim Powell** asked for specifics on economic impact.
- **John Clese** said they'll be able to plug in some of those numbers. The premise of the Y is to strengthen families, individuals and teens.

**Linda Sibley** made the general comment that there is a lack of detail on many of the topics where the Commission is used to having detail.

- In terms of economic impact, she would like to know actual tangible commitments to construction and long-term commitments to buying local. A lot of the Island's economic future may depend on our learning to do business with each other.
- She suggested that the applicants look into the statement that Edgartown Vineyard Haven Road is locally owned and state maintained. She suggested that the Island may have more control over the road.
- She would like to know the specifics of the crosswalk proposal.
- She suggested rumble strips near pedestrian crosswalks.
- She asked for more information about the VTA's suggestion that they reduce the amount of parking substantially. She asked what their traffic engineer thinks and how they determined the number of parking place.
- She asked about the logistics of not having major events conflict.

**Kathy Newman** said an affordable alternative was mentioned but no one has said what the affordability would be. It would be helpful to understand that. **John Clese** explained that they are still working out the way to qualify people for subsidized memberships, but they have developed a range of affordability.

**Susan Shea** asked about scholarships. **John Clese** said they believe everyone should pay something, but there are always ways to find money; all of that is on the table; funds are available through endowment and annual fundraising.

**John Breckenridge** asked whether the YMCA will be offering childcare services. **John Clese** said there will be a childwatch area; research has shown that childcare is currently well taken care of on the Island; they don't know what the need will be in two years.

**John Breckenridge** asked about rehab services and therapy and whether the YMCA will be coordinating with hospital. **John Clese** said that they would have an open-door policy for physical therapists to use the facility; the YMCA won't have their own physical therapists.

Commissioners identified other questions to be clarified at the continuation of the hearing.

- **John Breckenridge** asked whether the building would be able to have the same ventilation system if they don't get the height variance above 32 feet.

- **Peter Cabana** asked the applicant to delineate what they intend in initial construction to prepare for optional solar panels.
- **Susan Shea** asked for information on how the pool water will be treated and whether chlorine will be used.
- **Paul Strauss** asked the applicant to delineate more clearly the things they want to incorporate as their proposal.
- **Chris Murphy** asked how the pools would be heated.
- **Chris Murphy** asked how the applicant intends to protect the groundwater from leakage from the 10,000-gallon oil tank.
- **Chris Murphy** said he hopes the applicant will consider raised crosswalks and show how they'll use them.
- **Mimi Davisson** listed the following questions:
  - Should she should be concerned that the YMCA will be getting water from Oak Bluffs where there are bans and rationing in the summer.
  - Provide more specifics about the safety of children crossing the street.
  - More information on access to the site, vehicle, bicycle and pedestrian access.
  - Which representatives from Oak Bluffs participated in the campus plan charette and has the Y been talking with them about construction over 18 months to 2 years?
  - There will be traffic diversion for a couple of projects over the next few years. Are they coordinating construction plans with Oak Bluffs?
  - Affordable housing is planned for the expansion. Will they do anything for housing for existing staff, not necessarily on site?
- **Jim Powell** asked:
  - Have they sought out any grants from the State Work Force Board, specifically Dave Agostino?
  - How does their mission statement focusing decision-making?
  - Have they asked the Harvard School of Public Health to provide them with an environmental impact statement?

**Christina Brown** continued the public hearing to Wednesday, July 18<sup>th</sup>. At that time the Commission would like more information on wastewater solutions and Natural Heritage requirements.

Commissioners took a short recess.

## **2. 18 STATE ROAD: DRI NO. 593- WRITTEN DECISION**

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*Commissioners present: J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley, P. Strauss*

***Linda Sibley moved, and it was duly seconded, to approve the written decision as corrected:***

Line 24	Delete gross
Line 77	Change April 2007
LUPC Notes	Change March 2007
Line 105	Delete gross

Line 96      *Principle testimony was given by*  
Page 7      *The votes will be added*  
Line 217     *May 17<sup>th</sup>*  
6.2          *Delete offer 6.2*  
Line 285     *siltation barrier*  
Line 296     *Delete west*  
Line 290     *painted composite*

**A roll call vote was taken. In favor: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley. Opposed: None. Abstentions: None. The motion passed.**

### **3. VINEYARD HAVEN YACHT CLUB: DRI NO. 602 – WRITTEN DECISION**

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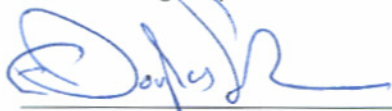

*Commissioners present: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley*

**Linda Sibley moved, and it was duly seconded to approve the written decision as amended.**

Line 55      *2007*  
Line 97      *May 17, 2007*  
Line 98      *June 7 2007,*  
Line 145     *Delete slightly*  
Line 158 -9   *Add except for five shoulder season functions*  
Line 258     *Change semi-colon to a comma.*

**A roll call vote was taken. In favor: J. Athearn, J. Breckenridge, C. Brown, P. Cabana, M. Davisson, C. Murphy, K. Newman, N. Orleans, J. Powell, D. Sederholm, S. Shea, L. Sibley. Opposed: None. Abstentions: None. The motion passed.**

The meeting adjourned at 10:10 p.m.

  
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Chairman  
  
\_\_\_\_\_  
Clerk-Treasurer

*11-15-07*  
\_\_\_\_\_  
Date  
*11-15-07*  
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Date