



Martha's Vineyard Commission

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June 17, 2021

Kevin Banks
Golf Course Superintendent
100 Clubhouse Lane
Edgartown, MA 02539

Re: MVC approval of DRI 484-M10 Vineyard Golf Club Maintenance Facility

Dear Kevin,

I am writing to inform you that on Thursday, June 10, 2021, the Martha's Vineyard Commission held a public hearing to review the proposed expansion of the Vineyard Golf Club maintenance facility (Map 22, Lot 57.2) in Edgartown, which triggered Development of Regional Impact (DRI) Checklist as a modification. The project also triggered Checklist item 3.1b (New construction of 3,500 ft² or more), which required a public hearing. The Commission determined on June 10 that the likely benefits of the project outweighed the likely detriments, and voted to approve the project with conditions.

In particular, the Commission determined that the project will have a beneficial impact with respect to Energy and Climate Change Resilience, Economic Development, Safety and Health, and Island Housing Needs; a neutral impact with respect to Water Quality, Stormwater, Character and Identity, Scenic Values, Social Development, Noise, Lighting, Impact on Abutters, and Burden on Taxpayers; and a slightly detrimental impact with respect to Open Space, Ecology and Habitat, and Public Facilities.

The proposal consists of two parts:

- 1) Expand the existing 6,350 ft² turf maintenance building on the golf course with a two-story ~5,350 ft² addition, including ~3,000 ft² of administrative space, a two-bedroom apartment with two bathrooms on the first floor, and seven employee bedrooms with shared living space and three bathrooms on the second floor. The administrative space would include a locker room, lunchroom, men's and women's restrooms, and two offices with shared restroom.
- 2) Construct a new ~6,700 ft² building for maintenance equipment and chemical storage, plus a new washpad and filtration system for cleaning the equipment.

The following conditions were applied to the approval:

1. Prior to construction, the Applicant shall submit to LUPC for review and approval Standard Operating Procedures and/or an employee manual for how washwater associated with the proposed washpad will be contained onsite and disposed of.
2. Prior to construction, the Applicant shall submit to LUPC for review and approval a final landscape plan showing the extent of tree clearing and any new or relocated vegetation.
3. Prior to receipt of a certificate of occupancy, the Applicant shall submit a lighting plan to LUPC for review and approval.
4. As offered by applicant, 13kWDC/10kWAC solar panels will be installed on the roof of the new equipment building.
5. As offered by applicant, heating and air conditioning for the buildings will be all-electric.
6. As offered by applicant, the buildings will be connected to the town sewer.
7. As offered by applicant, the amount of organic materials stored onsite will not increase as a result of the project.
8. As offered by applicant, two 500-gallon above-ground fuel storage tanks will be relocated to the washpad area, but the total capacity will not change.
9. As offered by applicant, the nine proposed bedrooms will be for Vineyard Golf Club employees only, with either year-round or seasonal residency.
10. Any proposed modifications to DRI 484-M10, as approved herein, including any modification resulting in any change of use or change in intensity of use, shall be referred to the MVC for prior review and approval.

The Town may now proceed with the permitting process.

If you have any questions, or if there is anything we can help with, please let me know.

Sincerely,



Alex Elvin
DRI Coordinator
Martha's Vineyard Commission

cc: Scott Anderson
Jeff Carlson
Doug Finn
Reade Milne