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Martha's Vineyard Commission

Land Use Planning Committee

Draft Notes of the Meeting of July 21, 2008

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 P.M.

Commissioners Present: Richard Toole; John Breckenridge; Susan Shea; Ned Orleans; and Christina Brown.

MVC Staff Present: Mark London, Paul Foley; Christine Flynn

2. MV Arena Wind Tower (DRI 49-M2) Concurrence Review

Applicant: Jevon Rego (Board of Directors), Mike McCormack (Board of Directors), Gary Harcourt (Great Rock Wind, Contractor)

Project Location: Edgartown-Vineyard Haven Road, Oak Bluffs Map 50 Lot 30 (3.28 acres)

Project Summary: To construct 140 foot tall wind tower and a 50 foot diameter turbine (Total height of 165 feet) with a 50 Kilowatt generator at the back of the MV Arena property.

Motion:

- Commissioner Brown said she would like to fast forward to an inevitable conclusion.
- She made a motion that this should go to a public hearing. Ned Orleans seconded the motion.

Commissioner Discussion:

- Commissioner Toole asked if the airport was going to allow them to put it there.
- Gary Harcourt replied that they do not think that is an issue. Jevon Rego added that they have to get FAA Approval. Gary Harcourt clarified that they have to notify the FAA.
- Jevon noted that they are further from the airport than the high school tower.
- Commissioner Cabana said he thinks that they should discuss this process at the public hearing.
- Gary Harcourt said that they have been working with "entegrity" wind systems for quite a while.
- Jevon Rego explained that everyone is experiencing utility costs going through the roof. The Arena is the third largest consumer behind the grocery stores and the school system. Costs are going up every year. They are relying on fundraising more every year. They are trying to figure out how to either decrease costs or generate revenue.
- Commissioner Cabana suggested they might want to look at the recent legislation and the Cape Light Compact. There is some new stuff about renting solar panels.
- Jevon said he had consulted a local expert and they said that solar may not be cost effective.
- Commissioner Cabana said he wants to hear that they looked into this and checked x,y, and z and that of all of the alternates you looked into this was the most feasible. It would be nice to have the numbers that you based the payback on. Provide your electric rates and times of use. The more factual data you can provide the better.
- Gary Harcourt said that the legislation is there but the rules and regulations are not in place.
- When the MVC worked on the Aquinnah DCPC we came up with guidelines. When you erect a large wind turbine it does have impacts. Make sure you have done the other things first.
- A commissioner opined that this is a perfect place for a renewable energy project because there are so few residences nearby.

- Mark London said the issues are:
 - Should we allow it or not.
 - Is it in the best location on the property (pro or cons).
 - Should they have a monopole or a lattice tower?
 - We should also address noise.
- Commissioner Cabana said that they might have restrictions on where they can place it.
- Oak Bluffs does have guidelines on fall zones.
- Jevon Rego said that they have to go to the ZBA.
- Commissioner Breckenridge said they should consider the OB resident homesite property and the YMCA. There are a lot of busses parked back there now. Where are the busses going to go? Part of the YMCA parking scheme includes shared parking at the back of the property. We need to see the big picture (the campus plan).
- Jevon Rego said that the plan that the YMCA presented to the Arena Board is different than the one that they presented to the MVC.
- Jevon Rego pointed out that they had just put a new expensive septic system in before the whole YMCA project came up.
- Commissioner Cabana asked if they had looked into geothermal. There are grants available. You may be able to get more bang for your buck by thinking bigger. He suggested that they should talk to Paul Pimental.
- Commissioner Toole asked what happens to all the heat. Is there a possibility of co-generation with the YMCA?
- Jevon Rego said that they discussed that issue during the YMCA hearings but that for several reasons it would not work out.
- Gary Harcourt asked if the LUPC was looking for these alternatives instead of their proposal or in addition to it. The LUPC replied in addition to it. Gary Harcourt said that the Arena does not have the money to do all of these things.
- Mark London said he wants to get back to the location of the tower on the site.
- Gary Harcourt said that there are no setbacks for cell towers in our district of any height. We have wind measurement across the street at the high school.
- Ned Orleans pointed out that they have an application that they want to make and we have been telling them what they should be applying for.
- Commissioner Toole said that this is going to push the envelope. They should answer all the questions at the PH. More importantly this proposal will make it easier for future applications.
- Mark London said that they should address the noise impacts. We cannot assume that the back of the site is nothing. It is open space that was purchased for \$18 million. One of the impacts will be the visibility. The Arena is not the most beautiful building. The possibility of landscaping the front of the arena to mitigate the impact of the tower should be considered.
- Jevon Rego said he will try to get letters from all of their neighbors. If we move the location forward then it will impact the campus plan
- He added that they have been concentrating on the wind turbine. A cell tower company has been pursuing the Arena to co-locate a cell tower antenna within the wind tower. If we have the ability to co-locate we want to do that but we also have a time constraint.
- The key issues to be addressed at the public hearing are location on the site, height, visibility, and noise.