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## Martha's Vineyard Commission Land Use Planning Committee

### Notes of the Meeting of January 30, 2012

Held in the Stone Building, New York Avenue, Oak Bluffs. 5:30 p.m.

*MVC Commissioners Present: Doug Sederholm; Christina Brown; Fred Hancock; Katherine Newman; Brian Smith, and Ned Orleans.*

*MVC Staff Present: Paul Foley; Mark London; Bill Veno; Sheri Caseau; Chris Flynn; and Mike Mauro*

The LUPC reviewed two projects on January 30, 2012. These notes are just for Vineyard Golf

#### Documents referred to during the meeting

- LUPC Agenda of January 30, 2012.
- DRI 633 MVC Staff Technical Memorandum, January 28, 2012
- DRI 484-M7 Vineyard Golf Course Reconfiguration Staff Report 2012-01-30
- Two colored sketch plans of bus pullout alternatives
- Power point slide show for each project

## **2. Vineyard Golf Course Reconfiguration (DRI 484-M7) Modification Review**

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**Applicant:** Vineyard Golf Course; Sean Murphy (Lawyer); Jeff Carlson (Course manager); Adam Moore (Sheriff's Meadow Foundation); Doug Cooper (Environmental Review).

**Project Location:** Old House Lane off of Edgartown-West Tisbury Road, Edgartown Map 22 Lots 57.11, 57.2, and 57.3 (211.2 acres)

**Proposal:** Re-configuration of the golf course including relocating the 7<sup>th</sup> and 8<sup>th</sup> holes and eliminating the flyover and cart path from the frost bottom between them. The reconfiguration will include taking 9.47 acres out of the golf course area and put into various forms of conservation while 1.35 acres will be taken out of the Frost Bottom buffer and 0.32 acres out of the Frost bottom itself and converted to part of the golf course.

**Purpose:** To review the project and decide whether or not to make a recommendation to the full Commission as to whether this is a significant change to the approved DRI requiring a public hearing review as a Development of Regional Impact.

#### **Introduction:**

- The proposal is for the Re-configuration of the golf course including relocating the 7<sup>th</sup> and 8<sup>th</sup> hole and eliminating the flyover and cart path from the frost bottom between them.
- The reconfiguration will include taking 9.47 acres out of the golf course area and put into various forms of conservation while 1.35 acres will be taken out of the Frost Bottom buffer and 0.32 acres out of the Frost Bottom itself and converted to part of the golf course.

- Sean Murphy noted that the Commission had a condition on the original golf course, Condition 1.L, which stated that Commission shall accept the delineation of the existing frost bottom as submitted by the Applicant; and further...
- Since then the members have taken over the club from the developers. They have come up with a plan to remove the long detour and cart ride around the frost bottom by relocating holes 7 and 8.
- The plan includes:
  - 0.52 Acres will be converted from golf course conservation and limited building (staff housing) areas and put into the frost bottom buffer.
  - 8.73 acres will be converted from golf conservation area to a Conservation Restriction and managed as Frost Bottom buffer.
  - 2.32 acres will convert from the golf course (Hole 8) and be restored to native vegetation.
  - 0.81 acres of Frost Bottom buffer will no longer be a "flyover" area (Hole 8).
  - 1.35 acres will be converted from Frost Bottom buffer to golf course (New Hole 5).
  - 0.32 acres will be converted from Frost Bottom to golf course (New Hole 5).
- This eliminates human activity around the frost bottom and Edgartown-West Tisbury Road.
- Doug Sederholm asked why it was done this way.
- Jeff Carlson said that this is intended to be a walking course. They have lived with the shuttle system around the Frost Bottom but would prefer to remove it by eliminating the holes going around it.
- John Breckenridge asked if this would include filling the 0.32 acres of Frost Bottom.
- Jeff Carlson said it is mostly just stripping the oak and blueberry. They are not going to change the contours.
- Doug Cooper said that he and his wife (biologist) did the environmental review of the project.
  - They reviewed the previous documentation. They visited the site and analyzed the conditions. They verified what is there and what was reported.
  - He added that they made a trial attempt at trans-locating a slice of oak barren. It is highly vigorous and resilient and it appears amenable for trans-locating.
  - He said that the Frost Bottom is exposed to the wind on the Metcalf Road side. This reconfiguration should restore the windward side.
- Adam Moore of the Sheriffs Meadow Foundation (SMF) said that it's a great plan and confident that it will work. There are 17 rare moths; 1 beetle; 2 birds; and 1 rare plant in the Frost Bottom. They cut some pitch pine along the edges and planting some oak at the edges with this plan should help stop the pine. He added that SMF made a controversial decision at the time by setting aside some lots they had control over in order to allow this golf course to go forward because they felt a golf course was better than a large subdivision.
- The Conservation Commission holds the Conservation Restriction and SMF is the managing agent.
- Linda Sibley said that the Frost Bottom is fascination and she would like a presentation on the special nature of it at the review.
- John Breckenridge asked if we have specifics of the change to the Conservation Restriction.
- Sean Murphy said he can provide packets with the change for the state and C.R. change.
- Doug Sederholm asked what the state has done.
- Sean Murphy said that after the Commission they have to file requesting that the CR amendment is not subject to Article 97 so that it does not have to be approved by the Legislature. Then they have to go to NHESP and MEPA to amend the C.R. and the Secretary of Environmental Affairs has to sign off. It will also be signed by the Edgartown Conservation Commission and Sheriff's Meadow Foundation.

- Paul Foley pointed out that the majority (8.73 acres) of the supposed newly protected area is already partially protected as part of the golf course. Most of those acres are not in the field of play and would have to be approved by the MVC to make them part of the field of play.
- Bill Veno said that SMF has been exploring creation of a trail parallel to Metcalf from Dr. Fisher Road and asked about the trail's status.
- Adam Moore said they have talked about it with the State but have not got an answer. He agreed that there is some merit to having a trail but pointed out that Dr. Fisher already connects to Edgartown-West Tisbury road elsewhere. But a trail along Metcalf Road is a possibility.
- Christina Brown said she is leaning towards a public hearing because of the visibility of the golf course.
- Chris Murphy said the bottom line is whether there are neighbors who would be affected. It seems like an improvement.
- Linda Sibley asked what the purpose of a public hearing would be. She said that at the time of the original hearing for the golf course, she was strongly against the flyover wrapping around the Frost Bottom.
- ***Christina Brown made a Motion to recommend to the full Commission that this is within the scope of the approved DRI and does not require a public hearing review as a Development of Regional Impact. Ned Orleans seconded the Motion which was passed unanimously.***
- The Modification Review was scheduled for February 16, 2012.

Adjourned 7:01 pm