

Vineyard Golf Club
Condition 4b Modification
DRI 484-M11

Martha's Vineyard Commission
July 8, 2021

VGC Condition 4b Modification

Applicant: Vineyard Golf Club, Edgartown Conservation Commission

Owner: LSV Realty Trust

Location: 100 Club House Lane, Edgartown

Checklist: 1.3D (Modification to previous DRI)

Referred by Edgartown Conservation Commission

LUPC: 5/24/21

Manuel F. Correllus State Forest

Greenlands



Edgartown

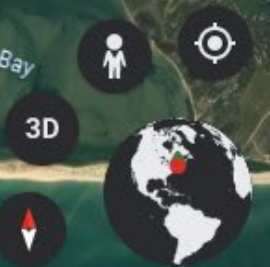
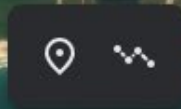
Mytoi Japa

Chappaquiddick Island

Oyster Pond

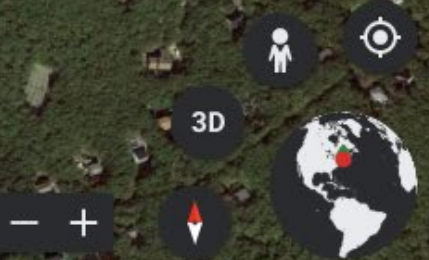
Katama Farm


Katama Bay





Google  100%



 300 m Camera: 2,034 m 41°23'34"N 70°33'28"W 10 m

Project history

VGC approved as DRI 484 in 1999 with conditions including:

- *Organic maintenance practices only*
- *No soil to be removed from site, and all imported soil to be a “green mix”*
- *Only advanced septic systems may be installed*
- *Nutrient loading not to exceed 2.54 kilograms per acre per year*
- *Water withdrawal not to exceed 150,000 gallons per day*
- *No-build zones around a designated frost bottom and wetland area*
- *Review committee to review groundwater monitoring programs*
- *\$10,000 annual contribution to the committee for water quality monitoring and specifically to define and implement a protocol concerning water quality monitoring and denitrification systems*

Project history

484-M (2000): Subdivision of 10.2 acres into six lots on Metcalf Road, with two lots to be gifted to Edgartown and four to become resident homesites (withdrawn)

484-M1 (2000): Subdivision of 222 acres into four parcels, including re-subdivision of an 11-acre lot into 15 lots for housing (no action taken)

484-M2 (2002): Modification of condition 3b, which required the four housing lots, so that it no longer included an acreage requirement (approved)

484-M4: Construction member housing (placed on hold)

484-M5 (2008): Construction of nine houses for members, one 11-bed dormitory for staff, and two bathrooms on the golf course (the member housing was withdrawn, and the rest was approved, but only the bathrooms were constructed)

484-M6 (2011): Permission for six rooms in the clubhouse to be used by members and their guests, and by staff (withdrawn)

484-M7 (2012): Reconfiguration of the golf course by relocating the 7th and 8th holes and eliminating the flyover and cart path from the frost bottom between them; included various land-DRI #484-M10 Staff Report 2021-5-6 2 use swaps, including placing 9.47 acres into conservation and converting part of the frost bottom and frost bottom buffer for golf course use (approved)

484-M8 (2018): Construction of a new learning facility and on-course bathroom; included some additional land-use swapping (approved)

484-M9 (2018): Relocation and enlargement of the on-course bathroom from 484-M8 (no action taken)

484-M10 (2021): Expansion of existing turf maintenance building, including the addition of nine employee bedrooms; and construction of a new building for equipment and chemical storage (approved)

Review Committee and annual contributions

- The applicant has stated that the annual contributions required by Condition 4b have accumulated since 1999 (there is about \$140,000 in the account currently), but the condition is too narrow for the money to be used effectively.
- The Review Committee has not met for about two years, but includes members from the Edgartown Conservation Commission and Board of Health, Edgartown Ponds Advisory Committee, Sheriff's Meadow Foundation, MVC, and a plant health expert on the Cape. The water quality monitoring is done by Craig Saunders.

Condition 4b (original)

That a Review Committee consisting of at least one (1) member of the Edgartown Board of Health, the Edgartown Ponds Advisory Committee, and the UMass/Amherst Extension Service shall be formed to oversee the golf course's groundwater monitoring programs; and that the Applicant shall contribute Ten Thousand Dollars (\$10,000.00) annually, in perpetuity, to the Review Committee to be used for the purposes of water quality monitoring and, more specifically, to define and implement and appropriate protocol concerning water quality monitoring and denitrification systems ...

Condition 4b (proposed)

That a Review Committee consisting of at least one (1) member of the Edgartown Board of Health, the Edgartown Ponds Advisory Committee, The Edgartown Conservation Commission, Sheriff's Meadow Foundation, The Vineyard Golf Club and Plant Health Expert selected by the Committee shall be formed to oversee the golf course's groundwater monitoring programs and organic turf management plan; and that the Applicant shall contribute Ten Thousand Dollars (\$10,000) annually, in perpetuity, to support the review of the organic turf management plan, and to implement and/or fund conservation projects under review as determined by the members of the Review Committee in conjunction with the Edgartown Conservation Commission ...

Condition 4b changes

That a Review Committee consisting of at least one (1) member of the Edgartown Board of Health, the Edgartown Ponds Advisory Committee, **The Edgartown Conservation Commission, Sheriff's Meadow Foundation, The Vineyard Golf Club and Plant Health Expert selected by the Committee** and ~~the UMass/Amherst Extension Service~~ shall be formed to oversee the golf course's groundwater monitoring programs **and organic turf management plan**; and that the Applicant shall contribute Ten Thousand Dollars (\$10,000) annually, in perpetuity, to **support the review of the organic turf management plan, and to implement and/or fund conservation projects under review as determined by the members of the Review Committee in conjunction with the Edgartown Conservation Commission** ~~the Review Committee to be used for the purposes of water quality monitoring and, more specifically, to define and implement and appropriate protocol concerning water quality monitoring and denitrification systems ...~~

Planning concerns

- Water and wastewater
- Municipal services and burden on taxpayers

Water and wastewater

- Organic Turf Management Plan has been provided to MVC
- According to the applicant, an “appropriate protocol concerning water quality monitoring and denitrification systems,” as specified in Condition 4b, was developed early on
- The golf course property is on the town sewer

Municipal services and burden on taxpayers

- Condition 4b is one of three conditions in 1999 that required monetary contributions to the town
 - Condition 4c required that the golf course pay \$25,000 annually (adjusted every three years; currently \$37,248) in lieu of taxes
 - Condition 6c required that the golf course pay \$10,000 to the Edgartown Conservation Commission to coordinate Edgartown land-use goals and byways planning, and the design of signs to educate trail users and golfers about the natural and cultural resources of the site