



BOX 1447, OAK BLUFFS, MASSACHUSETTS, 02557, 508-693-3453,  
FAX 508-693-7894 INFO@MVCOMMISSION.ORG WWW.MVCOMMISSION.ORG

# Martha's Vineyard Commission

## DRI #484-M11 Vineyard Golf Club Condition 4b MVC Staff Report – 2021-5-18

### 1. DESCRIPTION

---

- 1.1 **Applicant:** Vineyard Golf Club, Edgartown Conservation Commission
- 1.2 **Owner:** LSV Realty Trust
- 1.3 **Project Location:** 100 Club House Lane, Edgartown, Map 22, Lot 57.2
- 1.4 **Proposal:** To modify Condition 4b of the original 1999 approval of the Vineyard Golf Club (DRI 484) in regard to the makeup and function of a required review committee, and the purpose of a required annual monetary contribution.
- 1.5 **Zoning:** Residential (R60)
- 1.6 **Surrounding Land Uses:** Other uses in the R60 District, including three other parcels that are part of the golf club, residential developments to the southeast, west, and north, conservation land to the northwest, and undeveloped lots to the northeast.
- 1.7 **Project History:** The Vineyard Golf Club was originally approved with conditions as DRI 484 in 1999. As part of the approval, the golf course was required to use only organic maintenance practices. Among the other conditions were requirements that only advanced septic systems be installed, that nutrient loading not exceed 2.54 kilograms per acre per year, and that water withdrawal not exceed 150,000 gallons per day. The conditions also required that a review committee be set up to review the golf course's groundwater monitoring programs, and that the golf course contribute \$10,000 annually to the committee for the purpose of water quality monitoring and specifically to define and implement a protocol concerning water quality monitoring and denitrification systems.

The following modifications to DRI 484 were proposed between 2000 and 2018:

- 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acres into six lots on Metcalf Road, with two lots to be gifted to Edgartown and four to become resident homesites (withdrawn)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 for the lots (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-

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)

**Project Summary:** The applicant is proposing to modify Condition 4b as follows:

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 ...~~

Original Condition 4b:

*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 as 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 ...*

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 current 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.

## **2. ADMINISTRATIVE SUMMARY**

---

- 2.1 DRI Referral:** Edgartown Conservation Commission
- 2.2 DRI Trigger:** 1.3D (Modification to previous DRI)
- 2.3 LUPC:** May 24, 2021
- 2.4 Public Hearing:** To be determined

## **3. PLANNING CONCERNS**

---

- 3.1 Water and Wastewater:** The golf course has provided its Organic Turf Management Plan to the MVC, along with several other documents related to the 1999 conditions. According to the applicant, an "appropriate protocol concerning water quality monitoring and denitrification systems," as specified in Condition 4b, was developed early on and has not changed much since then, but is not available in written form. The golf course property is on the town sewer.
  
- 3.2 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; and 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.

In addition, the golf course was required to pay \$25,000 annually to the Dukes County Regional Housing Authority (adjusted every three years) and various amounts to the Sheriff's Meadow Foundation for surveys, monitoring, and research related to sandplain grassland and/or frost bottom habitats on the Island; and to acquire four lots owned by Sheriff's Meadow Foundation, with the proceeds donated to the town or qualified conservation group for the purpose of acquiring conservation land.