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# Martha's Vineyard Commission

## DRI #484-M10 Vineyard Golf Club Maintenance Facility

### MVC Staff Report – 2021-5-19

#### 1. DESCRIPTION

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- 1.1 **Applicant:** McCarron, Murphy & Vukota; Kevin Banks, Golf Club Superintendent
- 1.2 **Owner:** LSV Realty Trust
- 1.3 **Project Location:** 100 Club House Lane, Edgartown, Map 22, Lot 57.2
- 1.4 **Proposal:** Expansion of existing turf maintenance building, including the addition of nine employee bedrooms; and construction of a new building for equipment and chemical storage.
- 1.5 **Zoning:** Residential (R60)
- 1.6 **Local Permits:** Special Permit amendment (Zoning Board), Building Permit
- 1.7 **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.
- 1.8 **Project History:** The Vineyard Golf Club was originally approved as DRI 484 in 1999. As part of the approval, the golf course was required to use only organic maintenance practices, with organic defined as “derived from plant materials or biological organisms or mined from natural deposits.” Among the other conditions were requirements that the applicant provide 40 new beds for seasonal employees and four affordable housing lots (two deeded to the Dukes County Regional Housing Authority and two to the town of Edgartown), and that any future housing be for golf course employees only. The conditions also required that no soil be removed from the site, that all imported soil be a so-called “green mix,” 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 established no-build zones around a designated frost bottom and wetland area. The following modifications 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acres into six lots on Metcalf Road, with two lots to be gifted to Edgartown and four to become resident homesites (withdrawn)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 (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 7<sup>th</sup> and 8<sup>th</sup> 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 proposal consists of two parts:

- 1) Expand the existing 6,350 ft<sup>2</sup> turf maintenance building on the golf course with a two-story ~5,350 ft<sup>2</sup> addition, including ~3,000 ft<sup>2</sup> 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 ft<sup>2</sup> building for maintenance equipment and chemical storage, plus a new washpad and filtration system for cleaning the equipment.

Chemical storage: 400 ft<sup>2</sup>

Sprayer storage: 1,350 ft<sup>2</sup>

Equipment storage: 4,810 ft<sup>2</sup>

Other storage: 120 ft<sup>2</sup>

Filtration system: 270 ft<sup>2</sup>

Washpad: 1,440 ft<sup>2</sup>

## **2. ADMINISTRATIVE SUMMARY**

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- 2.1 DRI Referral:** Edgartown Zoning Board
- 2.2 DRI Trigger:** Modification to previous DRI
- 2.3 LUPC:** May 10, 2021
- 2.4 Public Hearing:** To be determined

## **3. PLANNING CONCERNS**

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- 3.1 Water and Wastewater:** The expanded and new buildings will be connected to the town sewer, along with the rest of the property. The addition of six bedrooms required approval for an additional 660 gallons of wastewater per day. The town Wastewater Department voted in February to approve the additional employee housing and maintenance building.

The proposed maintenance building will be part of a larger facility that includes an existing maintenance building, a self-contained washpad for maintenance equipment, and a fuel storage area. The new building will be used to store maintenance equipment and organic chemicals, including herbicides and pesticides, that are currently stored elsewhere onsite. The applicant has stated that the amount of chemicals stored onsite will not increase as a result of the project. The washpad has a system that filters and screens water for reuse. Two existing 500-gallon above-ground fuel storage tanks will be relocated to the washpad area, but the total capacity will not change. The washpad and new storage building will both have spill containment systems.

- 3.2 Housing and Employment:** The golf course has 80-90 employees in peak season and 15-16 year-round employees, two of which have their own housing. The nine proposed bedrooms would be for either year-round or seasonal residency. Combined with the two-bedroom apartment on the first floor, the applicant expects up to nine employees to be housed in the facility. Rent for the bedrooms would be the same as for the existing bedrooms (\$0-\$45 per week) and would include heat, internet, and other amenities. The applicant has stated that with the addition of new rooms it may seek to give up one or two of its existing off-site rentals in the future. The current proposal is expected to generate 1-2 new employees. The golf course currently provides housing for up to 42 employees in dorms and duplexes on the property, with additional off-site housing.
- 3.3 Stormwater and Drainage:** Two existing catch basins will be removed, and two new catch basins installed farther to the south. The proposed washpad will include a Carbtrol system for filtering the water, which can be reused for washing the equipment.
- 3.4 Energy:** All of the new additions as proposed would be heated with propane.
- 3.5 Traffic and Transportation:** The project involves no new roads, and utilizes the existing access way to the maintenance facility. Employee traffic to and from the site may decrease, since up to nine employees would be living onsite, and the improved storage space could reduce the frequency of deliveries.
- 3.6 Night Lighting:** The applicant has provided a lighting plan showing downward-facing wall-mounted fixtures on the existing and proposed structures (14 fixtures total).
- 3.7 Landscaping:** The applicant has not provided a landscaping plan. The site is surrounded by the golf course and the nearest residential building is about 620 feet to the south. Forested land provides additional screening around the maintenance area and the residential area to the south.