

Case No. 37-21
Date Filed: 14 July 2021

RECORD OF PROCEEDINGS

I, Lisa C. Morrison, assistant to the Zoning Board of Appeals of the town of Edgartown, hereby certify that the following is a detailed record of proceedings pertaining to the request of LSV Realty Trust d.b.a. Vineyard Golf for a special permit under sections 10.1 G, 10.2 A, and 10.3 F of the zoning bylaw to (1) expand an existing turf maintenance building by adding administrative space, an apartment, and employee housing and (2) to construct a new 6700 sq. ft. storage building – including a washpad and filtration system for cleaning equipment. The property is located at 100 Clubhouse Lane (Assr. Pcl. 22-57.2) in the R-60 Residential District.

1. On 14 July 2021 the application, a true copy of which is marked "A," was presented to the Town Clerk.
2. An advertisement, a true copy of which is marked "B," was published in the Vineyard Gazette on 16 July and 23rd July 2021.
3. Notice of the hearing, a copy of which is marked "C," was mailed, postage prepaid, to the petitioners; the abutters - owners of land adjacent to the subject property within 300-feet of the property lines - all as they appear on the most recent, applicable, certified tax list; and to all the proper town boards and departments.

On Wednesday, 4 August 2021 at 4:30 p.m. the hearing was opened and held via Zoom. The following board members were in attendance: Martin Tomassian - Chairman, Carol Grant, Nancy Whipple, Pam Dolby, and Julia Livingston – alternate. Mr. Tomassian stated that he has an island membership to the club, but has no financial interest in this project. There were no objections to him sitting.

Kevin Banks, superintendent of the golf club, made the presentation. Currently there is a 6350 sq. ft. turf building located more or less in the middle of the development envelope and well over 500-feet from any residential development. The structures will be well screened by existing vegetation. Mr. Banks said that the club has outgrown its existing storage buildings and would also like to provide employee housing.

The newly renovated turf management building will be enlarged by approximately 5350 sq. ft. and will include a two-bedroom apartment for a year-round manager on the first floor

and four employee bedrooms and a common area on the second floor. Solar panels will also be installed. The new 6700 sq. ft. utility building will be used to store equipment and have an exterior washpad for maintaining equipment. The water will be filtered and recycled.

The project has also been reviewed and approved by the Martha's Vineyard Commission, which included a number of conditions in their decision [see file].

Mr. Tomassian asked if there were any letters from town boards or departments. There were none and there were no letters from abutters or members of the public. There was no one present who wished to comment either for or against the proposal.

Mr. Tomassian then closed the public portion of the hearing for discussion by the board.

Ms. Grant said she had no problem with the project and understands the need for more storage. Ms. Dolby said she approved of providing employee housing.

Ms. Grant made a motion to grant the special permit saying that she found the proposal to be in harmony with the general purpose and intent of the bylaw. She noted that there was no opposition to the project from any abutters or town boards. She said she found the site to be appropriate and noted that the buildings were more than 500-feet from the nearest residential development. She said she did not believe that the project would have a negative effect on the neighborhood.

Ms. Whipple seconded the motion and voted to grant the special permit for the same reasons.

Ms. Dolby, Ms. Livingston, and Mr. Tomassian also voted to grant the special permit for the same reasons.

Unanimously approved by roll-call vote: 5-0.

Respectfully submitted,

Lisa C. Morrison, Assistant