



## OAK BLUFFS PLANNING BOARD

### Meeting Minutes

WEDNESDAY, MAY 4 2022

5:00 p.m. / Virtual Zoom Meeting

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**Members in Attendance:** Ewell Hopkins, Bill Cleary, JoJo Lambert, Erik Albert, Mark Crossland (*recused from High School project*)

**Members Absent:**

**Staff in Attendance:**

**Attendees:**

Aidan Pollard ( <i>MV Gazette</i> )	Edward Cherry	Kristen Mello ( <i>WRAFT</i> )	Mollie Doyle
Ayesha Khan	Eve Zuckoff	Kyla Bennett ( <i>PEER</i> )	Peter Sumners
Becky Nutton	Freedom Cartwright	Louis Paciello	Rebekah Thomson
Brian Patrick Hall	Janet Packer	Lucas Thors ( <i>MV Times</i> )	Richard Toole
Catherine Cherry	Jared Meader	Manny Estrella	Richard Weiss
Chandler Cook	Jennifer Crawford	Marie Rudiman ( <i>Weston &amp; Sampson</i> )	Richie Smith
Charlotte Packer	Jevon Rego	Mark Friedman	Robert Mackay
Christian Huntress	Joe Mikos	Mark McCarthy	Scarlet Johnson
Cindy Flanders	Joe Sullivan	Matthew D'Andrea	Sean Slavin
David and Saskia Vanderhoop	John Zarba	Maura McGroarty	Shawn MacPhail
David Packer	Josh MacArthur	Maureen Best	Steve Auerbach
Diana Carpinone	Kate DeVane	Michelle	Steven LaRosa ( <i>Weston &amp; Sampson</i> )
Diane Huntress	Kathryn Shertzer	Mike Taus	Stina Sayre
Dianne Woelke	Kimberly Biggs		Susan Desmarais
Doug Reece	Kimberly Kirk		Todd Cleland
	Kris O'Brien		Walter Vail
	Kristen Lepine		

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*Chair Hopkins opened the meeting at 5:00 p.m. A quorum of Ewell Hopkins, Erik Albert, Bill Cleary, and JoJo Lambert was present. Member Mark Crossland recused from this project.*

**PUBLIC HEARING: Martha's Vineyard Regional High School Track and Synthetic Turf Field Special Permit Application – continued from April 28, 2022**

*In accordance with the provisions of M.G.L Chapter 40A, Sections 9 and 11, and Oak Bluffs Zoning Bylaw 10.3, the Planning Board held a remote public hearing on Thursday, February 10, 2022 at 5:00 pm and continued to February 24, 2022; continued to March 24; continued to March 31; continued to April 21; continued to April 28, and now continued to May 4, on the application of Superintendent Matthew D'Andrea on behalf of Martha's Vineyard Regional High School, 100 Edgartown-Vineyard Haven Road, Map 55 Parcels 2 and 4. Applicant seeks a special permit under Oak Bluffs Zoning Bylaw Section 8.2 – Water Resource Protection Overlay District (WRPOD) for the installation of a 400m Track and Synthetic Turf Field. The application, plans and all currently available relevant documents are online. Additional studies and reports will be added to the file when they come available. See:*

*<https://www.oakbluffsma.gov/412/High-School-Track-and-Field> Please forward comments to Planning Board Administrator, PO Box 1327, Oak Bluffs, MA 02557 or via email: [planningboard@oakbluffsma.gov](mailto:planningboard@oakbluffsma.gov)*

Chair Hopkins opened the meeting by asking board members if they had any questions to ask.

Member Cleary asked about the filtration system and the monitoring wells and how often they will be monitored (quarterly, biannually monthly). Who will monitor them (outside source or internally). What happens if there's an issue [with PFAS], what would the action plan be.

Chris Huntress said there are two systems in each of the watersheds (Sengekontacket and Lagoon Pond). The MVC required they be monitored annually. This will be an effort paid for by the school but done via an independent third party that would do actual investigation and reporting.

The filtration system is made up of two parts:

- 1) The field's drainage runs vertically straight through the field down to a stone base passing through a Moraphe (sp?) 140 and filter fabric that can capture micro plastics;
- 2) Then through the stormwater and continue down through 12-inch stone base, passing through a second layer of again Moraphe filter fabric before it would enter the sub grade (basically native soil)

The track itself drains into a trench drain, which runs just around the inside of the first line of the track all the way around, and that has about a 6- or 9-inch depth with a catch basin around the perimeter that would lead into a filtration system -- which would again filter out any micro plastics or others before they enter infiltration chambers below the field. That would then store the water, up to and including the 100-year storm event and then slowly the field would infiltrate into the ground but passing through multiple layers (at least two if not three layers) of filter fabric. The MVC did request a special filtering system which would filter down even tighter than the Moraphe which would be on the outfall of the trench drain, as it approaches the infiltration of the overall drain system.

Member Cleary thought they were going to be monitored quarterly and wondered if either quarterly or annually is enough.

Chris Huntress said that the MVC required it be done annually although certainly the planning board could require it be more frequently.

Member Cleary asked again if there has been any discussion about an action plan if we find out the monitoring wells have been infiltrated or compromised.

Chris Huntress said that would depend on what was infiltrated and [what the wells were] compromised by. He said the best way to learn about the product[s] we're going to put in the ground is to test them in advance, which is why they went through \$40,000 or \$50,000 worth of testing with both Tetra Tech and then Horsley Witten. He said that he's open to any suggestions that the planning board would want to impose.

Members Albert and Lambert had no questions.

Chair Hopkins asked the applicant if they understood applicable Mass. General Law Chapter 40A sections 9 and 11 and Oak Bluffs zoning bylaws 8.2 and 10.3. Applicant indicated they did and were ready to move forward.

Chair Hopkins made a motion to bring the board to a vote on the applicant's request to seek a special permit under Oak Bluffs zoning bylaw 8.2 – Water Resource Protection Overlay District (WRPOD) for the installation of a 400-meter track and synthetic turf field.

Member Albert seconded the motion.

Discussion: Member Cleary asked whether it should be 10.3 and was told no – the special permit is under 8.2.

A roll call vote was taken:

Bill Cleary – aye  
Erik Albert – aye  
JoJo Lambert – no  
Ewell Hopkins – no

The vote was 2-2 and the motion failed. **The special permit was denied.**

Chair Hopkins said the decision would be written up and shared with the high school within 14 days.

### **Adjourn**

Member Albert made a motion to adjourn. Member Cleary seconded. All were in favor.

Meeting was adjourned at 5:22 p.m.

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*Minutes approved May 26, 2022*

Documents on File: Agenda; zoom video

Topic: **Planning Board Meeting**

Date: **May 4, 2022 05:00 PM** Eastern Time

### **Meeting Recording:**

[https://oakbluffs.zoom.us/rec/share/HFbEflP-jdZCqLmBNk\\_qjZzpU4wiVDfjQ2Zt8Vm4ioXYUPR7HIYkLW6W6ADq\\_m.ect\\_6Qa9PGa-Rq96](https://oakbluffs.zoom.us/rec/share/HFbEflP-jdZCqLmBNk_qjZzpU4wiVDfjQ2Zt8Vm4ioXYUPR7HIYkLW6W6ADq_m.ect_6Qa9PGa-Rq96)