

THE MARTHA'S VINEYARD COMMISSION

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MINUTES OF APRIL 28, 1988

MARTHA'S VINEYARD COMMISSION MEETING

The Martha's Vineyard Commission held a public hearing at the West Tisbury Elementary School Gymnasium, Old County Road, West Tisbury, MA at 8:00 P.M. regarding the following Development of Regional Impact (DRI).

Applicant: Priester's Pond Subdivision
Mill Brook Associates, Inc.
c/o Howard M. Klebanoff, Esq.
664 Farmington Avenue
Hartford, CT 06105-2957

Location: Off State Highway
West Tisbury, MA

Proposal: Subdivision of 51.9 acres of land into 13 lots plus open space qualifying as a DRI since the proposal is a contiguous ownership of greater than 30 acres; the total number of lots is greater than 10 and the proposal has been the subject of a previous DRI application.

Mr. James Young, Chairman of the Land Use Planning Committee, read the public hearing notice, stated the procedure for the public hearing, and opened the hearing for testimony at 8:10 P.M. Mr. Young asked for the staff presentation.

Mr. Tom Bales, MVC staff, referenced a handout and stated the proposal qualifies as a DRI since it has been the subject of a previous DRI application. The proposal is located on the West Tisbury Assessor's Map 22, access is off of State Road, the proposal is for 13 residential lots plus open space. He referenced two maps one the general site plan of the area showing Crocker and Priester's Pond, the overall lot and the proposed open space area; the other map showing groundwater contours and that the general flow of water is away from Crocker Pond and Priester's Pond. Mr. Bales then showed a video of the area which showed existing access, existing houses, open fields and wetlands. Mr. Bales stated the property provides a variety of landscapes ranging from flat lying grassy areas to gently sloped rolling wooded areas. He stated that according to the Environmental Impact Statement animal species likely to be found in this area are white tailed deer, grey squirrel, raccoon, deer mice, rabbits and various birds further that Crocker and Priester's ponds provide an

additional habitat for species such as fish, frogs, toads, salamanders and several species of ducks.

Mr. Bales stated sections of this proposal fall within two Special Overlay Districts the Inland Coastal District DCPC and the Island Road DCPC and described each. The proposal will leave one field of approximately 4.43 acres unbuilt and will be managed by the homeowners association. He stated that the existing access will be closed and a new access will be created giving additional sight-line.

Mr. Bales stated required separation between septic and fresh water is 200 feet and that the applicant has satisfied the requirement. He stated that the required distance between septic and private wells are also met. He stated that vegetation in the area consist of cedar, oak and locust trees with a canopy reaching 55'. He noted it will be important to preserve the trees along the southern edge of the pond because of concerns raised by abutters regarding their views. The soils in the area range from loamy sand to very loamy sand. He stated the applicant's planner estimates that there will be four bedrooms per home and feels that estimated sewage flow will be within requirements for sewage flow.

Mr. Bales stated that he has been in contact with Bill Haynes, Fire Chief of West Tisbury, who expressed the need for two dry hydrants and access to the hydrants for adequate fire protection to the development and the surrounding area.

Mr. Bales stated there are existing trails on this property however the applicant does not plan to provide access to these trails. The applicant is now talking to the Conservation Commission about a maintenance plan for the trails. He stated the applicant proposes to eliminate runoff from the road areas and construction areas by design and setback requirements. The proposed affordable housing will create two units of affordable housing on lot 13 by dividing this lot into two lots. He added that this is not within the West Tisbury By-law indicating whether this can be done or not. Mr. Bales stated that groundwater flows away from Crocker and Priester's Ponds and that there are ways to limit the impact on groundwater i.e. fertilizing. Mr. Bales noted that the well on lot 4 may be too close to the pond to be safe. He then discussed zoning for this development stating it is located in the Agricultural/Residential 3 zone and restrictions in the area include: 50' setback at the front, sides and rear of each building; 3 acre minimum lot size, and 100 foot road frontage is required. He noted that these requirements have been satisfied by the applicant. Mr. Bales stated that the proposed build-out rate for the 13 lots is 8 lots per year. Mr. Bales then addressed the municipal impacts of the subdivision i.e. schools, traffic increase and property taxes. He stated that the applicant proposes no guest houses for this development.

Mr. Bales stated that Abbie and Tedd Cammon, who are not listed as abutters, live on the northern side of Crocker Pond. They have expressed concern that they may have their scenic view obstructed by the roof lines of the proposed development.

Mr. Bales then noted some development considerations to be addressed: the total area of impervious surface area; possibility of limiting the amount of fertilizer; road maintenance paving of roads and mileage and width of; trees along trail/ponds; parking, outdoor light and drainage plans; maintenance plan for ponds; conditioning of

no guest houses; any outdoor recreation facility; limiting growth rate to 10% per year; the access road breaks through a rock wall between lots 10 and 3; well MW-7 on lot #4 may be located too close to the pond to be safe as it is located within 100' of the pond it may draw unsafe amounts of nutrients and nitrates from the pond water and fire protection and fire truck access.

Mr. Young asked if Commissioners had questions for staff.

Mr. Ferraguzzi asked if the ponds are part of the subdivision. Mr. Bales answered in the negative.

Mr. West asked if there was to be public access to these trails. Mr. Bales answered not as proposed.

Mr. Ferraguzzi asked if the no build zone also meant no cut. Mr. Bales answered this is being worked out with the Conservation Commission as to the trees that will be allowed to be cut. Further that the only intention the applicant has at present is to cut brush from trails.

Mr. Widdiss questioned the number of acres in the subdivision as the public hearing notice reads 51.9 and the staff notes state 47.5 acres on the staff notes. Mrs. Borer stated the total acres is 51.9 including open space and roadways.

Robert Lee asked who maintains the dams to date. Mr. Bales stated he is not sure if they are being maintained.

Mrs. Scott asked if the public has had access to the walking trails. Mr. Bales stated those have been and are private property.

Mr. West asked if the new access will improve the site lines at the access/egress to the subdivision. Mr. Bales answered in the affirmative and stated that he did not measure the distance. Mr. Bales referenced the video. Mr. Young stated that the access has been moved for safety reasons.

Mr. Ewing asked for confirmation that the applicant does not propose guest houses. Mr. Bales answered in the affirmative.

Mr. Kendall, Agent for the applicant, stated he would answer some of the questions. He stated there is a new access which was created for safety reasons as the present access is at a curve and is very dangerous. Further road water runoff as the road now exists goes into the stream. Mr. Kendall stated that new lots will not be seen except for the property for year-round affordable housing. He noted that the acreage has been set aside and it is up to the Town if they wish to further subdivide this lot. He then stated the environmental impact statement deals mainly with the things that are not easy to see on site, i.e. monitoring wells/direction of groundwater flow which was used to design the septic systems and noted they work with the groundwater flow and stated therefore the groundwater flow and the pond are protected. Mr. Kendall stated that the only recreation allowed will be passive recreation in the open space area near the pond. He stated that the property is visually beautiful and the applicant is creating an expensive neighborhood and stated this is why the affordable housing is so important.

Mr. Jason asked how much of the area is wetland. Mr. Kendall stated that Russell Walton went out and flagged all the wetlands and stated there is only one area where wetlands came back into the pond onto the property to the west. Mr. Kendall further stated there are extensive soils information available which show why this area is a wetlands area as it was once dug by hand. Mr. Kendall stated land wet

itself is probably 1/4 acre used for lots and 90% of the second open space lot including the 100' buffer.

Craig Saunders, Agent for the Applicant, talked about the groundwater contours and the groundwater flow in this area. He stated the flow is easterly into Millbrook.

Commissioners asked Mr. Saunders to explain the well which may be too close to the pond. Mr. Saunders stated he doesn't understand the concern - he states he put two 2" wells in by hand to get a water level further they will not be for domestic use.

Mr. Filley asked if there had been any testing of the pond. Mr. Saunders stated the ponds are marginally eutrophic, and all 4 ponds are extremely shallow (Crocker, Priester's, Old Mill & Tisbury Great Pond) Crocker Pond most eutrophic. He stated this is a function of how mill ponds are constructed.

Mr. Filley then questioned what type of contribution this will make. Mr. Saunders stated in terms of the other two ponds very little. The impact will be to Old Mill Pond and Tisbury Great Pond and based on the size of these, Old Mill Pond will continue to become eutrophic and Tisbury Great Pond is too complex a system for an estimate on impact.

Mr. West asked if he is correct in understanding there will be an impact to the ponds. Mr. Saunders answered in the affirmative stating because any mill pond must be dredged after time to be maintained.

Mr. Lee asked if the groundwater flow from the subdivision will drain into Millbrook. Mr. Saunders answered in the affirmative. Further, he explained Millbrook drains into the groundwater system not fed by the groundwater.

Mr. Kendall stated to Mr. Jason's question regarding the number of acres of wetlands that including the edge of the pond the total number of acres equals 4 out of 52 acres and that 1/4 acre is within building lots.

Mr. Ewing questioned the management of the property and the landscaping. Mr. Kendall explained there will be a homeowners association and Architect Review Committee of which the original owners will have a weighted vote until a major proportion of the lots have been built on. He noted that there is a strong legal mechanism to guide these associations. He then stated that the 8 unit buildout is high and stated this is the extreme allowed by the zoning by-laws.

Mr. Ewing stated his main concern is for the types of chemicals which would be put on lawns. Mr. Kendall stated that area near the pond will be left to natural vegetation. Mr. Ewing expressed concern for a couple of lots to the west. Mr. Kendall stated the associations guidelines there are elements of use for area as one approaches the pond. There was discussion of placing restrictive covenants which would oversee any cutting down of vegetation.

Mr. West stated concern for sewer/septic flowing toward the pond and questioned if the Board of Health and Planning Board is capable of handling this. Mr. Young suggested speaking to the Tisbury Great Pond Think Tank to see if they have any input.

Mr. Geller asked if the eutrophic state of the pond can be reversed by dredging and how much this would cost. Mr. Saunders answered in the affirmative and that the cost is offset in the use of the soil itself as it is high in nutrients. He stated that any dredging must be

handled carefully because of the possible impact on Tisbury Great Pond and that it must be dredged while open.

Mr. Geller suggested conditioning dredging periodically. Mr. Saunders stated the only impact is to Mill Pond and further stated this process would be done every 50 years. Mr. Young asked if this subdivision owned the ponds? Mr. Kendall stated the applicant owns a portion of Priester's Pond and Seven Gates owns the other part.

Mr. Jason asked if upon dredging will eutrophic change to mesotrophic. Mr. Saunders answered in the affirmative

Mr. Klebanoff, Applicant, stated it is certainly in his better interest to take care of the pond however, he is only a partial owner of the pond so something has to be worked out. He stated as far as any condition they do not have the power to dredge.

Mr. Lee asked if there are any rare species or animals. Mr. Kendall stated the rare plants are not located on this parcel, however box turtles may be there although never seen.

Mr. Ewing asked who maintains the dams. Mr. Kendall stated most of the dams, according to old maps, are owned by Seven Gates. Further, that Crocker Pond is basically a dammed wetland. Mr. Ewing asked if the dam could be operated to improve the quality of the pond.

Commissioners questioned the siting of the road. Mr. Kendall stated that the road has been sited interior to create historical character with the houses in the development to date. Further, the applicant would like to create an all weather gravel road however West Tisbury ZBL require paved road and stated that the applicant will continue to work with West Tisbury on this issue.

Mr. Jason asked Mr. Kendall to explain the affordable housing proposal. Mr. Kendall stated the lot has been set aside for affordable housing further that there is enough area for the Town to subdivide this land and put two affordable housing units if they wish. Also that the applicant would like to control the building envelope and the exterior material of the house. Mr. Klebanoff stated that although he would like to have design control on these units it is still open to the Town. Mr. Kendall stated that this site has southern exposure and could be passive solar design.

Mr. Young then asked for testimony from Town Boards.

Virginia Jones, WT Planning Board, stated the Board has met with the applicant and his agents a number of times and has gone on two site visits. She stated that the Board encourages a number of changes: that there is a reduction of lots in the west end of the development; that lots 7 and or 8 and or 6 be combined in a different combination to come up with 10 lots including the 2 existing lots plus the affordable housing lot; they would like to see a mechanism to protect all ponds and streams which would include not only a no cut but a no build zone; regarding the overlooks and the current proposal for the Homeowners association with guidance from the West Tisbury Conservation Commission maintaining this area the Planning Board would prefer a mechanism set in place by the MVC; concern for views across Crocker Pond and preservation of the existing vistas and Priester's Pond should also be protected, the open field on southern side of pond. Mrs. Jones stated for the record that this development is off State Road not South Road. She then stated that although a municipal impact is on the school, calculations have not been made on the dump, police etc. Ms. Jones stated that it is not within the Planning Boards controls to create an

additional lot regarding the affordable housing lots as it would not meet with the Zoning although the Board feels this would be in the interest of the Town to allow two lots vs. the 1 lot and asked for guidance regarding this issue from the MVC. She stated another consideration would be the cost of the road association to the residence receiving the resident homesites.

Mr. Young stated that the West Tisbury Planning Board has a 10 lot cutoff as a determining factor as to roads being paved or not.

There was discussion of the town working on a flexible zoning by-law which would allow creation of smaller lots in return for a regional benefit affordable home.

Mr. Young asked for proponents. There was none.

Mr. Young called for opponents. There was none.

Mr. Young asked if there was anyone who would like to speak in general regarding the project.

Ted Cameron, Abutter, clarified that Seven Gates owns and maintains the Crocker Pond dam and that the dam was refaced approximately seven years ago and explained the procedure. He stated there are endangered flowers on Crocker Pond. He also stated that has been no discussion on the impact that the walking trails will have on nesting ducks and otters that come the banks. With respect to Priester's Pond, Godfrey Priester built that dam on his own property, therefore Seven Gates maintains but do not own any part of that dam and therefore it is not their responsibility. He stated preliminary studies have been done to dredge Crocker Pond however at this time they are not ready. Lastly, he stated that the development is working within the confines and letter of the law but not the spirit of the rural area.

Martha Thurlow, resident across State Road, asked what the direction of flow of water is as she has concerns for her private well. Mr. Saunders stated Ms. Thurlow's well is down gradient of flow and is 300+ from the septic systems as shown. She then suggested the encouragement of no cut as this will reduce the noise level.

Frank Dunkl, property owner, stated general comments regarding dredging, trails and endangered and rare species particularly within Mill Brook Watershed and suggested that the MVC does not involve themselves in a dredging project.

Ted Cannon, resident for 12 years, stated with respect to the wildlife that he has observed various aspects of nature and has noticed increase in use of the walking path and therefore a decrease in the wildlife around the pond.

Mr. Klebanoff, Applicant, stated he acquired the land and given strong consideration as to how best utilize this land to best maintain its character and have restored a 1714 house; looked at year round affordable housing and felt this area needs balancing as this is an important issue and yet recoup the cost of the development. He stated that they have worked hard to make sure they are in compliance with the zoning of West Tisbury and has set aside an open field of 4.25 acres attempting to comply with the rural character. He stated that the density of lots are in conformance and setbacks from the pond have been doubled. He stated the walking trails have always been there that he has not created them. He stated the restoration of an existing house and the relocation of the old federal house are important historical components to this subdivision and stated that there is a

possibility of additional old houses to this location. Lastly, he stated he hopes the MVC will find this a well balanced site.

Mr. Young then read the letters of correspondence in their entirety. Summarized letters were received from Mary Louisa B. Hill, abutter, dated 4/21/88 urging the Martha's Vineyard Commission to limit development to a 5 acre minimum. From Joseph J. Hill, President of JoLuJef, Inc., dated April 22, 1988 urging 5 acre minimum density. From Bill Haynes, West Tisbury Fire Department, dated 4/27/88 stressing the importance of having two dry hydrants for protection of the development and surrounding area.

There being no further discussion Mr. Young closed the hearing at 10:00 P.M. and stated the record would be kept open for one week.

The Martha's Vineyard Commission held a public hearing on Thursday, April 28, 1988 at 8:30 P.M. at the West Tisbury Elementary School Cafeteria, Old County Road, West Tisbury, MA pursuant to Section 8, Massachusetts General Laws, Chapter 30A, Section 3, and the Standards and Criteria regarding designation of a District of Critical Planning Concern adopted by the Commission and approved on September 8, 1975 by the Secretary of Communities and Development, to hear testimony and receive evidence as to whether the Commission should designate specific geographic areas of the land and waters of Martha's Vineyard as described below in the boundaries as a Special Place District of Critical Planning Concern. Area Accepted for Consideration of Designation: In the Town of Chilmark beginning at the point where the 130 foot contour meets the 500 foot radius of Wascosim's Rock, northerly and southerly in the Town of West Tisbury along said 130 foot contour to the eastern most point where the contour crosses the 500 foot radius line from Wascosim's Rock and continuing along said radius into the Town of Chilmark to the point of origin.

Following a short recess Michael Lynch, Chairman of the Wascosim's Rock DCPC subcommittee, read the public hearing notice and opened the hearing for testimony at 10:15 P.M. and asked for the staff presentation.

Mark Adams, MVC Staff, showed a video of the area and of the rock and described the proposal while reviewing the video. He stated this area has been nominated for Cultural and Historical Resource District, and stated the site also has some ecological importance. He stated that the Planning Boards of Chilmark and West Tisbury have nominated this area for its geologic, cultural and historic significance. Mr. Adams stated geologically it is one of the largest and most prominent glacial erratic boulders on the Island and part of a series of distinctive glacial boulders on the same ridge. He stated historically the rock was an important landmark in dividing Indian lands before Thomas Mayhew purchased lands in the southern half of Chilmark for the manor of Tisbury in 1668. The "Middle Line" which divided these lands between Indians and settlers originated at Wascosim's Rock and extended westwards to Menemsha Pond. The line is still visible as a series of intermittent stone walls and field boundaries. And according to Banks history, first mention in West Tisbury town records was in 1681 "as a place call Wasqusims," possibly referring to the name of an Indian whose wigwam was nearby. When West Tisbury was incorporated in 1892 the "Great Rock (Wascoseems)" defined part of the Chilmark-West Tisbury boundary. He stated the valley below the Rock has been referred to as Zephaniah's Holler where the historic

farms of James Allen and Benjamin Burgess were located. He stated culturally though now screened by encroaching vegetation, the Rock was formerly visible from surrounding ridges up to 4 miles away. Views across several towns include the State Forest Fire Tower, the wind turbine in Vineyard Haven and the Tisbury water tank. Further, traditions and folklore refer to the Rock as a place of refuge. A large cleft through the middle may have hidden thieves or fugitives. Ecologically the open heathlands on the immediate ridge top have been known to support some state listed rare plants. These plants may require that the open grassy character of the site be maintained.

Mr. Adams stated the Rock is located on a ridge that extends from the town boundary north eastward into West Tisbury, sloping down abruptly into the Mill Brook drainage. The peak elevation of the northern end of the ridge is just over 180 feet. The rock itself has a base elevation of about 175 feet. The immediate valley floor around the ridge begins at about the 120 foot elevation contour and continues to slope downward to Fisher Pond (elevation about 70 feet). The ridge rises above 220 feet to the south. The Rock is 12-15 feet high, about 15 feet long and about 8 feet wide.

Mr. Adams discussed the management and use of the area stating the nomination states that inappropriate development would compromise views from the three most significant rocks on the ridge top. Development may also prevent public access to the site. Also maintenance of vegetation around the rock is suggested, possibly including selective cutting to restore prominence of the rock and pedestrian access is also recommended. Further, because of potential visual prominence of structures on ridges and hilltops, and their increased impact on views from the Island road system, special regulation may be necessary to assure that this impact is not detrimental either to the character of Martha's Vineyard or to the compatibility with the various landscape types on the Island.

Mr. Adams stated the boundary of the Nomination suggested a 500-foot radius around each of three prominent rocks on the ridge top. This was defined by the Commission as follows: In the Town of Chilmark beginning at the point where the 130 foot contour meets the 500 foot radius of Wascosim's Rock, northerly and southerly in the Town of West Tisbury along said 130 foot contour to the eastern most point where the contour crosses the 500 foot radius line from Wascosim's Rock and continuing along said radius into the Town of Chilmark to the point of origin.

Mr. Adams stated current Special Places are: Harlock Pond, Fire Tower Hill & Access Road, Peaked Hill, Christiantown, Prospect Hill Indian Hill (a & b), Devil's Bed, Samson Hill, Duarte Ponds, Toad Rock, Old House Pond, Clay Pit, Seth's Pond, Identified Burial Grounds and Occooch Pond. He noted that general guidelines to protect these special places are: to physically protect the place or resource; to protect visual or other access; to buffer these places with a greenbelt which is natural or landscaped; to keep development in the District from competing for prominence as seen from public roads, places or waterbodies; and generally assure that any development in the immediate vicinity is compatible and does not cause or is not adversely affected by erosion.

Drew Marvell asked if there were no trees could Edgartown be seen from the ridge. Mr. Adams answered in the negative.

Mr. Adams stated there has been one piece of correspondence participate in. The Board concurs with Chilmark Planning Board and that they asked for the Designation and strongly request the MVC concurrence further, they will be writing a letter to reflect this message.

Mr. Lynch asked for testimony from Town Boards.

Russell Walton, Botanist and Chilmark Planning Board Member, stated there is an area near the rock on the ridge does have at least one rare species which does require some openness and some slight disturbance and stated some clearing along the ridge would probably enhance the habitat. The Planning Board would like to retain the area as a place where the public can walk to, look around and go back down. He stated the Board hopes that the MVC will consider a no building requirement for the entire radius as drawn.

Ted Farrow, Member of Chilmark Planning Board, stated the area of the Rock is affected by the recent designation of Tea Lane Overlay District and is directed along with an on-going watershed study for controlling density and still providing public access in this area. He asked that the Commission favorably on this.

Drew Marvell, Chilmark Planning Board, discussed the growth of trees as they effect the visibility. He suggested cutting down trees versus trimming of trees for aesthetic and feels that consideration should be taken in retaining a clear cut area by removing trees at a certain topographic level.

Virginia Jones, West Tisbury Planning and abutter, stated she has been asked to convey a message from the other Members of the Planning Board that they concur with the Chilmark Planning Board, they requested this designation and strongly request MVC concurrence as well. A letter will be written to reflect this statement.

Mr. Marvel suggested trees being cut to the contour line 20' below the rock..

Mr. Lynch then asked for public testimony.

Frank Dunkl, Resident, stated he has been working with landowners since 1970 trying to provide a contiguous public access trail through abutting properties to Wascosim's Rock. He stated reasons for working on this is because of its unusual nature i.e. ecological diversity, scenic beauty, Indian lore and the history. He stated that he would suggest that the MVC not permit any kind of development where any access trail may be a link with the nature trail he has been working on.

Mr. Young asked for the location of the trail. Mr. Dunkl stated that he has submitted a preliminary sketch and can not be specific at this time as negotiations are in the process. He stated that there is a commitment in principal from the MA Heritage Program.

Mr. Jason asked if Mr. Walton as a botanist agrees with Mr. Marvell ideas of managing the area and is this what he had in mind. Mr. Walton answered in the affirmative.

Virginia Jones, Abutter to property, stated this is a special area, it gives feeling of the past, the area is now becoming subject to abuse that this area needs management, the ground needs protection and suggested that access paths should be thought through very carefully.

There being no further discussion the hearing was closed at 10:50 P.M.

Following the public hearing John G. Early, Chairman of the MVC, opened the Special Meeting of the Commission at 10:55 P.M.

Item #1 - Chairman's Report

Mr. Early welcomed Carol Borer back from vacation.

Item #2 - Old Business

Carol Borer, Executive Director, stated that in the Commissioners handout packet each Commission will find copies of the following: MVY Realty Trust EIR, MVC comments on the EIR dated September 22, MVC comments on the FEIR dated April 6, 1988, Rizzo Associates Report on Draft EIR dated 11/17/87, comments from Secretary Hoyte, dated October 2 on the draft EIR and comments from Secretary Hoyte on the FEIR dated April 19, 1988. She stated on Thursday, May 5, 1988 the MVC will meet with Legal Counsel (Choate, Hall & Stewart) and Rizzo Associates to review findings and determine if the Final EIR on the project has disclosed any impacts not previously disclosed. Mrs. Borer asked that all Commissioners review these documents prior to next weeks meeting.

Item #3 - Minutes of April 7, 1988

Mrs. Borer stated that there have been a few changes made to the minutes i.e. adding the letter s to words and changing the name Mr. Rogers to Mr. Wey.

Motion to approve the minutes of April 7, 1988 as corrected by the Executive Director. Seconded. The motion carried with 1 abstention (Eber)

- Minutes of April 21, 1988

Mr. Widdiss stated that the minutes do not include, within the Rankow vote, his condition for a motorcycle parking place. After discussion as to whether this was conditioned it was decided that the minutes would be taken under advisement to give staff time to confirm the motion by reviewing the tapes for exact wording.

Item #4 - Committee Reports

Cape Poge DCPC Subcommittee:

Greg Saxe, MVC staff, stated the Committee met and there was unanimous support of the nomination from members. He noted that Mr. McCavitt and Mrs. Allen were unable to speak in person due to the weather however, a letter of support was submitted. Mr. Jason withdrew from the subcommittee to avoid any possible conflict of interest allegations.

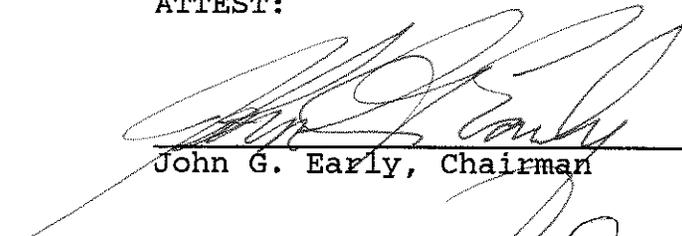
Item #5 - Possible Vote

Written Decision Norman Rankow DRI - As the minutes for April 21, 1988 have not been approved this item is mute.

Item #6 - New Business - There was none.

Item #7 - Correspondence - There was none.

ATTEST:



 John G. Early, Chairman



 J. Woodward Filley
 Clerk/Treasurer

5/12/88

 Date

5/12/88

 Date

Attendance:

Present: Jason, Lynch, Widdiss, Filley, West, Young, Eber, Ferraguzzi, Scott, Early, Wey, Ewing, Lee, Morgan, Geller, Harney

Absent: Evans, Delaney, McCavitt, Allen, Harris