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Decision of the Martha's Vineyard Commission DRI 352-M4 MVRHS Athletic Fields

1. SUMMARY

- Referring Board: Planning Board, Town of Oak Bluffs
- Subject: Development of Regional Impact #352-M4 MVRHS Athletic Fields
- Project: Construct a new 400-meter, eight-lane running track, one multi-purpose synthetic turf field with sports lighting and scoreboard, a 704-seat grandstand with pressbox, a 4,800 ft² fieldhouse (to be constructed once it can be serviced by a wastewater connection), a track and field equipment storage shed, reconfigured parking and pedestrian areas; and renovate one existing natural grass multi-purpose field.
- Owner: Martha's Vineyard Regional High School
- Applicant: Matt D'Andrea, Martha's Vineyard Public Schools Superintendent; Huntress Associates, Inc. (HAI); Daedalus Projects, Inc.
- Applicant Address: 4 Pine Street
Vineyard Haven, MA 02568
- Previous Decision: Book 579, Page 424
- Project Location: 100 Edgartown-Vineyard Haven Road, Oak Bluffs. Map 55, Lots 2 & 4.
- Decision: The Martha's Vineyard Commission (the Commission) approved the application for the project as a Development of Regional Impact with conditions, at a vote of the Commission on June 24, 2021.
- Written Decision: This written decision was approved by a vote of the Commission on August 26, 2021.

The permit-granting authorities of the Town of Oak Bluffs may now grant the request for approval of the Applicant's proposal in accordance with the conditions contained herein and may place further conditions thereon in accordance with applicable law, or may deny the request for approval.

2. FACTS

The exhibits listed below including the referral, the application, the notice of the public hearing, the staff report, the plans of the project, and other related documents are incorporated into the record herein by reference. The full record of the application is kept on the premises of the Martha's Vineyard Commission.

2.1 Referral

The project was referred to the Commission on February 25, 2020 by the Planning Board of the Town of Oak Bluffs, MA for action pursuant to Chapter 831 of the Acts of 1977, as amended (the Act) and the Commission's Standards and Criteria Administrative Checklist for Developments of Regional Impact, DRI Checklist Item 1.2 - Modification to a Previous DRI.

2.2 Hearings

Notice: Public notice of the hearing on the Application was published in the MV Times on December 24 and 31, 2020; notice was also published in the Vineyard Gazette on December 25, 2020, and January 1, 2021. Abutters within 300 feet of the property were notified by mail on December 21, 2020.

Hearings: The Commission held a duly noticed public hearing on the Application that was conducted pursuant to the Act and M.G.L. Chapter 30A, Section 2, as modified by Chapter 831 on January 14, 2021, and continued to February 4, February 18, March 4, March 18, April 1 and April 15, 2021, and was closed that same night with the exception of the written record which was left open until 5:00 pm on May 3, 2021 and closed at that time. The hearing was held entirely using remote conference technology as allowable under Chapter 53 of the Acts of 2020.

2.3 The Plan

The following plans and documents submitted by the Applicant and contained in the Commission's project file constitute "the Plan." All pages are 8.5" x 11" unless otherwise noted.

- P1. Application Package entitled "Martha's Vineyard Regional High School Athletic Field Improvements - Phase One" prepared for Martha's Vineyard Regional School District, by Huntress Associates, Inc. and CHA/Daedalus Projects, Inc. consisting of twenty two (22) 36" x 24" pages scaled to 1" = 30' and dated January 22, 2020 unless otherwise noted: CP-1 Overall Campus Plan prepared; EX-1 Existing Conditions Plan prepared by Marchionda & Associates, dated October 23, 2019 and revised on December 2, 2019; EX-2 Existing Conditions Plan prepared by Marchionda & Associates, dated October 23, 2019 and revised on December 2, 2019; SP-1 Site Preparation Plan; SP-2 Site Preparation Details; L-1 Layout & Materials Plan; L-2 Grading & Drainage Plan; L-3 Landscape Plan, scale 1" = 40'; L-4 Track & Field Construction Details, scale 1" = 1'-0"; L-5 Track & Field Construction Details, varying scale; L-6 Track & Field Construction Details, varying scale; L-7 Track & Field Construction Details, varying scale; L-8 Track & Field Construction Details, varying scale; L-9 Track & Field Construction Details, varying scale; L-10 Grandstand Plans & Details, varying scale; L-11 Enlargement Plan, varying scale; L-12

Layout & Materials Plan (Field #2); L-13 Grading & Drainage Plan (Field #2); A100 Fieldhouse Plans & Elevations prepared by JD LaGrasse & Associates, Inc., scale $\frac{1}{8}'' = 1'-0''$; E000 Electrical Legend & Details prepared by BALA Engineers, no scale, dated December 16, 2019; E001 Electrical Details prepared by BALA Engineers, no scale, dated December 16, 2019; E101 Electrical Site Plan prepared by BALA Engineers, dated December 16, 2019.

- P2. Revised Application Package consisting of P.1 with changes to: SP-1 Site Preparation Plan, revised June 18, 2020; L-1 Layout & Materials Plan, revised April 28, 2020; L-2 Grading & Drainage Plan, revised April 28 and June 18, 2020; L-3 Landscape Plan, varying scale, dated April 28, 2020; L-3.1 Landscape Details, no scale, added April 28, 2020; L-11 Enlargement Plan, varying scale, revised April 28, 2020; L-11.1 Enlargement Plan Entry Plaza, scale $1'' = 10'$, added April 28, 2020; A100 Fieldhouse Plans, scale $\frac{3}{4}'' = 1'-0''$, revised February 1, February 27, and March 26, 2020; and A200 Building Elevations, scale $\frac{3}{16}'' = 1'-0''$, revised February 1, February 27, and March 26, 2020.
- P3. Revised Application Package consisting of P.2 with changes to the following plans on September 16, 2020 unless otherwise noted: CP-1 Overall Campus Plan, revised July 29, 2020; SP-1 Site Preparation Plan; SP-2 Site Preparation Plan; L-2 Grading & Drainage Plan, revised on September 16 and 23, 2020; L-3 Landscape Plan; L3.1 Landscape Details; L-8 Track & Field Construction Details; L-11 Enlargement Plan; L-12 Layout & Materials (Field #2); and L-13 Grading & Drainage (Field #2).
- P4. Revised Application Package consisting of P.3 with changes to the following plans on October 14, 2020: L-1 Layout & Materials Plan; L-2 Grading & Drainage Plan; L-3 Landscape Plan; and L-10 Grandstand Details.
- P5. Revised L-1 Layout & Materials Plan to show locations of proposed groundwater monitoring wells, revised on December 9, 2020.
- P6. Martha's Vineyard Regional High School Athletic Field Master Plan prepared for Daedalus Projects, Inc. & Martha's Vineyard Regional High School by Huntress Sports, consisting of one hundred twelve (112) pages including attachments, dated February 4, 2019.
- P7. Illumination Summary consisting of four (4) $11'' \times 17''$ pages prepared by Musco Lighting, engineered by Tanner Lanphier for Martha's Vineyard McCarthy Field and dated December 19, 2019, including a summary; Football Plan, scale $1'' = 40'$; Track Plan, scale $1'' = 50'$, and Entire Grid, scale $1'' = 120'$.
- P8. Preliminary Cut/Fill Design Documents consisting of two (2) $11'' \times 17''$ pages prepared by Huntress Sports for Martha's Vineyard Regional High School, dated March 28, 2020.
- P9. Sanitary Sewer Holding Tank Site Plan and Construction Details consisting of two (2) $36'' \times 24''$ pages prepared by Marchionda & Associates for Martha's Vineyard Regional High School and Huntress Sports, scale $1'' = 30'$, dated April 15, 2020.

- P10. Pedestrian & Vehicular Improvements, Athletic Field Plans & Details prepared for Martha's Vineyard Regional High School by Huntress Sports, consisting of one (1) page, scale 1" = 180', received by MVC on November 16, 2020.
- P11. Existing and Proposed Field Usage Plans, prepared for Martha's Vineyard Regional High School by Huntress Associates, Inc., consisting of two (2) 36" x 24" pages dated February 26, 2021, including: CP-2 Overall Campus Plan Existing Field Use and CP-3 Overall Campus Plan Proposed Field Use.
- P12. L-15 Traffic Crossing Signal Plan prepared for Martha's Vineyard Regional High School by Huntress Associates, Inc., consisting of one (1) 24" x 36" page, scale 1" = 10'-0", dated March 25, 2021.

2.4 Technical Reports

- R1. Estimating the Required Global Warming Offsets to Achieve a Carbon Neutral Synthetic Field Turf System Installation, by Jamie Meil and Lindita Bushi of the Athena Institute, consisting of nine (9) pages, published June 2006.
- R2. Technical Assessment of the Carbon Sequestration Potential of Managed Turfgrass in the United States, prepared by Dr. Ranajit (Ron) Sahu, Consultant on Environmental and Energy Issues, consisting of nineteen (19) pages, completed in 2008.
- R3. Surface Temperature of Synthetic Turf Presentation prepared by the Penn State Center for Sports Surface Research, consisting of thirty-four (34) pages, dated 2010.
- R4. Synthetic Turf Heat Evaluation - Progress Report prepared by the Penn State Center for Sports Surface Research, consisting of fifteen (15) pages, dated January 2012.
- R5. Material Safety Data Sheet for Qualipur 5052 (track surface) Part A, consisting of seven (7) pages, dated January 3, 2015.
- R6. Material Safety Data Sheet for Qualipur 5052 (track surface) Part B, consisting of ten (10) pages, dated January 3, 2015.
- R7. Material Safety Data Sheet for Polypropylene/Ethylene Copolymer (Brock shockpad) consisting of three (3) pages, issued April 28, 2015.
- R8. Materials Test Report of Merrimack Compost for Agresource, Inc. prepared by Turf & Soil Diagnostics consisting of two (2) pages, dated May 4, 2016.
- R9. Sports Turf Alternatives Assessment: Cost Analysis Preliminary Results prepared by UMASS Lowell Toxics Use Reduction Institute, consisting of thirteen (13) pages dated September 2016.
- R10. Materials Test Report of Topdressing for Agresource, Inc. prepared by Turf & Soil Diagnostics consisting of two (2) pages, dated October 20, 2016.

- R11. Investigation of Reported Cancer among Soccer Players in Washington State, prepared by the Washington State Department of Health, consisting of ninety (90) pages, revised April 2017.
- R12. Surface Flammability of Carpets and Rugs prepared by Pro-Turf Lab, consisting of one (1) page, dated September 21, 2017.
- R13. Material Safety Data Sheets for TenCate Grass consisting of ten (10) pages issued September 27, 2017.
- R14. Test Report - Laboratory test of an artificial turf product, prepared by Labosport USA, consisting of five (5) pages, dated February 1, 2018.
- R15. Assessing the Ability of the Cradle-to-Cradle Certified Products Program to Reliably Determine the Environmental Performance of Products, prepared by Vanessa Bach, Nikolay Minkov, and Matthias Finkbeiner, University of Berlin, published on May 14, 2018.
- R16. Typical Properties & Specifications Report on Expanded Polypropylene, prepared by Powerbase/YSR, consisting of one (1) page, dated October 2018.
- R17. Material Safety Data Sheet for BrockFill consisting of eight (8) pages, revised November 13, 2018.
- R18. Test Report - Laboratory tests of an infill material for synthetic turf product, prepared by Labosport USA, consisting of three (3) pages, dated February 8, 2019.
- R19. Materials Test Report of Grass Field for Martha's Vineyard High School prepared by Turf & Soil Diagnostics consisting of three (3) pages, dated November 5, 2019.
- R20. Per- and Poly-fluoroalkyl Substances (PFAS) in Artificial Turf Carpet prepared by UMASS Lowell Toxics Use Reduction Institute, consisting of six (6) pages, dated February 2020.
- R21. Typical Properties & Specifications Report on BrockFILL, prepared by Brock USA, LLC, consisting of one (1) page, dated March 2020.
- R22. Environmental Performance Review of the proposed athletic field improvements at the Martha's Vineyard Regional High School (MVRHS) - Final, prepared by Horsley Witten Group, consisting of seventy-eight (78) pages, dated August 13, 2020.
- R23. Standard Operating Procedure for Total Oxidizable Precursor Assay (TOPA)- Addendum, prepared by Alpha Analytical, Inc. consisting of two (2) pages, dated October 27, 2020.
- R24. Phase One Preliminary Analytical Report on Greenfield Turf, Brock Shock Pad, Brock Fill, Reynolds 775 Glue, and Mapei Ultra Bond conducted by Alpha Analytical, Inc. consisting of one hundred eighty-six (186) pages, dated January 7, 2021.

- R25. Determination of Selected Per-fluorinated Alkyl Substances (PFAS) by Solid Phase Extraction and Liquid Chromatography/Tandem Mass Spectrometry Isotope Dilution (LC/MS/MS) prepared by Alpha Analytical, Inc. consisting of twenty-nine (29) pages, dated January 18, 2021.
- R26. Phase Two Preliminary Analytical Report - Total Organic Fluorine and Total Oxidizable Precursor Assay of Greenfield Turf, Brock Shock Pad, Brock Fill, Reynolds 775 Glue, and Mapei Ultra Bond conducted by Alpha Analytical, Inc, consisting of sixty-three (63) pages, dated February 11, 2021.
- R27. Laboratory Reports on Greenfield Turf, Brock Fill, Reynolds 775 Glue, Brock Shock Pad, and Mapei Ultra Bond, prepared for Alpha Analytical, Inc. by Galbraith Laboratories, Inc., consisting of two (2) pages, dated February 24, 2021.
- R28. Synthetic Turf Laboratory Testing and Analysis Summary Report prepared for the Martha's Vineyard Commission re: DRI 352-M4 MVRHS Athletic Fields Project by Tetra Tech, consisting of two hundred eighty-one (281) pages, dated February 26, 2021.
- R29. Synthetic Turf Laboratory Testing and Analysis Summary Report Review by Horsley Witten Group, Inc., consisting of six (6) pages, dated March 1, 2021.

2.5 Other Exhibits

- E1. Referral to the MVC from the Oak Bluffs Planning Board, including a cover letter, received February 25, 2020.
- E2. DRI Application consisting of twenty-five (25) pages including attachments, dated January 24, 2020.
- E3. Article entitled "Soil Organic Carbon Input from Urban Turfgrasses," by Yaling Qian, Ronald Follett and John Kimble, consisting of six (6) pages published in the Soil Science Society of America Journal, dated January 8, 2010.
- E4. Article entitled "How sports turf helps reduce the carbon footprint," by Chris Harrison, consisting of three (3) pages, published April 2011.
- E5. Article entitled "Human health issues on synthetic turf in the USA," by T. J. Serensits, A. S. McNitt, and D. M. Petrunak, consisting of nine (9) pages published in the Journal of Sports Engineering and Technology, dated June 2011 and updated on August 15, 2011.
- E6. Guidelines for Synthetic Turf Performance, prepared by the Synthetic Turf Council, consisting of twelve (12) pages, published December 2011.
- E7. Strategies for Managing Heavily Used Fields, by SportsTurf Managers Association, consisting of three (3) pages, dated July 30, 2013.

- E8. Table 8: Recommended Analytes, Concentration Limits, and Monitoring Frequency for Private Wells, prepared by the Department of Environmental Protection, consisting of three (3) pages, dated May 2014.
- E9. Article entitled "Carrying capacity of an athletic field," by Pamela Sherratt consisting of one (1) page published in SportsTurf Magazine, June 2016.
- E10. Article entitled "Comparing natural and artificial turf," by Brian Davidscourt, Alec Kowalewski, John Lambrinos, Bart Eleveld and Michah Gould, consisting of four (4) pages published in Digger Magazine, September 2016.
- E11. Brock Lifetime Recovery and Re-use Guarantee, consisting of two (2) pages, released in 2017.
- E12. Grady Miller, NC State University, presentation of Maximum Field Use Recommendations, consisting of twelve (12) pages, dated January 17, 2017.
- E13. Catalog of correspondence between the Field Fund and MVRHS consisting of thirty (30) pages, May 22, 2017 to January 11, 2018.
- E14. Links to Martha's Vineyard Regional High School Facilities Subcommittee Minutes 2018 to 2021.
- E15. A Guide to Synthetic and Natural Turfgrass for Sports Fields: Selection, Construction and Maintenance Considerations, by SportsTurf Managers Association, consisting of twenty-eight (28) pages, dated September 4, 2018.
- E16. Applicant Memo - MVRHS Facilities Sub-committee follow up questions, consisting of five (5) pages including an Estimate of Probable Long-Term Costs (dated February 2, 2019), dated January 22, 2019.
- E17. Turn Count Summary for Village Road/Sanderson Avenue off Edgartown-Vineyard Haven Road, Oak Bluffs, consisting of three (3) pages, dated March 12, 2019.
- E18. Article entitled "TenCate Grass Group and subsidiary GreenFields partners in first circular artificial grass processing plant in the Netherlands," consisting of two (2) pages, dated May 28, 2019.
- E19. Agreement for Owner's Project Management Services between Martha's Vineyard Regional High School District and Daedalus Projects Incorporated for Track and Athletic Fields Renovation, consisting of nine (9) pages, dated July 19, 2019.
- E20. Memo from Howard Stein Hudson, Traffic Engineering Firm to MVC regarding Oak Bluffs High School Pedestrian Crossing Safety Improvements, consisting of twelve (12) pages, dated August 23, 2019.
- E21. Contract for Professional Services between Huntress Associates, Inc. and Martha's Vineyard Regional School District for Landscape Architectural Services, consisting of nine (9) pages, dated September 17, 2019.

- E22. Memo from Weston & Sampson regarding Potential PFAS presence in Artificial Turf, consisting of two (2) pages, dated October 14, 2019.
- E23. Email correspondence between Joe Fields, TenCate Grass; Mark Curran, GreenFields USA; and Christian Huntress, regarding PFAS in TenCate Fibers, consisting of one (1) page, dated October 17, 2019.
- E24. Memo from Brock USA, LLC regarding PFAS in Brock products, consisting of one (1) page, dated October 23, 2019.
- E25. Article entitled "The Influence of Soil on Immune Health" by Jef Akst, consisting of four (4) pages, dated January 8, 2020.
- E26. Stormwater Report for Martha's Vineyard Regional High School Athletic Field Improvements Phase 1 prepared for Huntress Associates, Inc. by Marchionda & Associates, L.P., consisting of one hundred thirty-two (132) pages, including a narrative, pre-development subcatchment plan, post-development subcatchment plan, peak flow calculations, annual recharge, and operation & maintenance plan, dated January 22, 2020, and revised on September 16, 2020.
- E27. Letter from Joe Fields, TenCate Grass America to MVC regarding recycling, consisting of two (2) pages, dated February 4, 2020; reiterated in another letter consisting of one (1) page, dated October 15, 2020.
- E28. Staff Report dated March 25, 2020, and revised on April 7, and December 31, 2020; January 13, February 17, March 17, April 1, February 4, and May 3, 2021.
- E29. Staff Memos with questions answered by Huntress Associates dated April 3, 2020, and updated on May 26, November 13, November 16, December 2, December 12, December 17 (2), December 28, 2020; January 27, February 17, March 16, April 13, and April 14, 2021.
- E30. Example of Synthetic Field Signage, consisting of one (1) page, submitted to the MVC on April 3, 2020.
- E31. Applicant Memo - Removal and Recycling, consisting of three (3) pages, dated May 1, 2020.
- E32. Natural Grass Athletic Field Annual Maintenance Plan prepared for Martha's Vineyard Regional High School by Huntress Sports, consisting of nine (9) pages, dated June 8, 2020.
- E33. Staff Memo to Richie Smith, Assistant Superintendent of Schools, regarding field usage, consisting of one (1) page, dated June 25, 2020.
- E34. FAA Determination of No Hazard to Air Navigation, consisting of twelve (12) pages, issued July 9, 2020.
- E35. Article entitled "Sports company Rotterdam sees its own artificial turf rolls roll through the process of GBN AGR," consisting of one (1) page, dated July 14, 2020.

- E36. Applicant Memo - Athletic Field Use Analysis, consisting of twenty (20) pages including attachments, dated July 15, 2020.
- E37. Applicant Memo - Warranty Information, consisting of twenty-one (21) pages including attachment, dated July 28, 2020.
- E38. Memo from Horsley Witten Group, Inc. - High School Athletic Field Case Study, consisting of one hundred forty-one (141) pages, dated September 12, 2020.
- E39. Email correspondence from Rebekah Thompson of the Field Fund regarding expenditures for Island school fields in 2018 and 2019, consisting of four (4) pages, dated September 15, 2020.
- E40. Applicant Memo - Horsley Witten Group Peer Review, questions answered by Huntress Associates and MVRHS, consisting of thirty-seven (37) pages, dated September 28, 2020.
- E41. Email Correspondence between Eric van Roekel, GBN, and staff regarding artificial grass recycling, consisting of two (2) pages, dated October 9, 2020.
- E42. Review of Documents & Design of Martha's Vineyard Regional High School Athletic Field Master Plan & Phase One prepared for the Field Fund, Inc. by Jerad R. Minnick, consisting of twenty-seven (27) pages, dated October 14, 2020.
- E43. Email correspondence between Joe Fields, TenCate Grass and Christian Huntress regarding recycling, consisting of four (4) pages, dated October 15, 2020.
- E44. Martha's Vineyard Regional High School Athletic Field Improvements - Final Comment on Huntress Response to Comments dated September 28, 2020, by Horsley Witten Group, Inc., consisting of twenty-six (26) pages, dated October 16, 2020.
- E45. Proposed Grass Types - Turf Facts, prepared by Mountain View Seeds, consisting of six (6) pages, submitted to the MVC on October 19, 2020.
- E46. Staff Presentation dated October 19, 2020, and revised on December 14, 2020; January 14, March 18, April 1, and June 7, 2021.
- E47. Applicant's Presentation dated October 19, 2020, and revised on November 11, and December 14, 2020; and January 14, 2021.
- E48. Email correspondence between Diana Conway; Mark Friedman, MVRHS Finance Manager; and Matt D'Andrea, Superintendent of Schools, regarding the use of Excess & Deficiency funds for MVRHS field project, consisting of six (6) pages, dated October 28, 2020.
- E49. Memo from TetraTech - Scope of Services for Synthetic Turf Laboratory Testing and Analysis, consisting of nine (9) pages, dated October 29, 2020.

- E50. Application and Certificate for Payment from Sprinturf, LLC to the City of Lowell, MA as a sample of cost for turf removal, consisting of two (2) pages, submitted to the MVC on October 31, 2020.
- E51. Sample assessment report for end-of-life determination, prepared by Firefly Sports Testing, consisting of thirty-three (33) pages, submitted to the MVC on November 4, 2020.
- E52. Email correspondence between Kristen Althouse, Sports Turf Managers Association and Alex Elvin, MVC regarding maximum use of grass fields, consisting of three (3) pages not including attachments, dated November 5, 2020.
- E53. Email correspondence between Jerad Minnick, Natural Grass Advisory Group, and the MVC regarding grass field renovation costs, consisting of five (5) pages, dated November 13, 2020.
- E54. Email correspondence between Christian Huntress, Mark Curran of GreenFields USA, and Colin Veditz of TenCate Grass America regarding disinfection plans for synthetic turf, consisting of four (4) pages dated November 23, 2020; forwarded to MVC on December 1, 2020.
- E55. Memo from TetraTech - Sampling Protocol and Recommended Approach for Synthetic Turf Laboratory Testing and Analysis, consisting of six (6) pages, dated November 25, 2020.
- E56. Estimate of Probable Long-Term Costs - Natural Grass Field - 20 Year Cost Analysis prepared by Huntress Associates, Inc., consisting of one (1) page, dated December 10, 2020.
- E57. Staff Memo - Questions answered by MVRHS, dated December 12, 2020.
- E58. Applicant Memo - UMASS Lowell Toxics Use Reduction Institute Marblehead Analysis, consisting of twelve (12) pages, dated December 16, 2020.
- E59. Email correspondence between Derek Norcross, Marblehead Recreation and Parks Commission, and MVC staff regarding the synthetic turf installed on Piper Field, consisting of two (2) pages, dated December 17, 2020.
- E60. Email correspondence between Lindsey Pollard, UMASS Lowell Toxics Use Reduction Institute, and the MVC regarding recycling costs for artificial turf, consisting of four (4) pages, dated December 18, 2020.
- E61. Staff Memo - Cost Estimate Comparisons for Natural and Synthetic Fields, consisting of one (1) page, dated December 22, 2020.
- E62. Photo Examples of synthetic fields of varying ages in Massachusetts, Pennsylvania, and Texas provided by Huntress Associates, Inc., consisting of eight (8) pages, dated December 22, 2020.
- E63. Project Information Binder consisting of one hundred seventeen (117) pages prepared by Huntress Associates, dated December 28, 2020.

- E64. MVRHS Application for use of facilities form example, consisting of one (1) page, submitted to the MVC on December 28, 2020.
- E65. Email correspondence between Rachel Massey of UMASS Lowell Toxics Use Reduction Institute to Rebekah Thompson, Field Fund, regarding Marblehead Case Study, consisting of three (3) pages, dated January 8, 2021.
- E66. Applicant Memo - List of Speakers for Public Hearings, consisting of twenty-four (24) pages, dated January 12, 2021.
- E67. Microplastic Pollution from Artificial Grass Sports Fields: KIMO International Resolution 18/01, consisting of two (2) pages, submitted to the MVC on January 20, 2021.
- E68. List of experts to testify at public hearings on behalf of the Field Fund, consisting of four (4) pages, submitted to the MVC on February 1, 2021.
- E69. Resume for Dr. Laura Green, Ph.D., D.A.B.T., expert on behalf of MVRHS, consisting of twenty-three (23) pages, submitted to the MVC on February 4, 2021.
- E70. Applicant Memo - Questions from Amanda Farber on December 1, 2020, consisting of two (2) pages, dated February 10, 2021.
- E71. MVRHS sprinkler locations map and information on irrigation system, consisting of eight (8) pages, received by the MVC on February 16, 2021.
- E72. Staff Memo - Staff and Commissioner questions for Huntress Associates and MVRHS catalogued by date with links to answers, consisting of twenty-eight (28) pages, dated February 17, 2021.
- E73. Statement made by Dardanella Slavin, the Field Fund, consisting of six (6) pages, presented at the MVC meeting of February 18, 2021.
- E74. Presentation made by Dardanella Slavin, the Field Fund, consisting of eighty-seven (87) pages, presented at the MVC meeting of February 18, 2021.
- E75. Staff Memo - Staff and Commissioner questions for Huntress Associates and MVRHS catalogued by topic with links to answers, consisting of eleven (11) pages, dated February 17, 2021; revised to be thirteen (13) pages on March 31, 2021.
- E76. Joe Sullivan, Daedalus Projects, Inc., response to Field Fund presentations, consisting of three (3) pages, dated February 18, 2021.
- E77. Presentation by Amanda Farber, representing the Field Fund, consisting of ten (10) pages, presented at the MVC meeting of February 18, 2021.
- E78. Presentation by Sarah-Jeanne Royer, representing the Field Fund, consisting of eighteen (18) pages, presented at the MVC meeting of February 18, 2021.

- E79. Statement by Doug Ruskin consisting of two (2) pages presented at the MVC meeting of February 18, 2021.
- E80. Link to GBN Artificial Grass Recycling Video, recorded September 29, 2020, submitted to MVC by the Applicant on February 26, 2021.
- E81. Email correspondence between Dr. Laura Green, representing MVRHS and Ron Myrick, TetraTech, regarding PFAS testing, consisting of twenty-one (21) pages submitted to the MVC on February 27, 2021.
- E82. FAQ document regarding synthetic field at Hull High School, consisting of nine (9) pages, 2018; submitted to the MVC by Dr. Laura Green, representing MVRHS, on February 28, 2021.
- E83. Package from Cape Cod Commission regarding the review of the Cape Cod Training Center, including Cape Cod Commission Decision, Application and Review Materials, and article from the Barnstable Patriot entitled "Cape Cod Commission approves Total Athletics Training Center in Hyannis," consisting of one hundred fifteen (115) pages, dated August 3, 2017; received by the MVC on March 2, 2021.
- E84. Resume for Edmund Crouch, Senior Scientist at Green Toxicology LLC, consisting of fifteen (15) pages, submitted to the MVC on March 3, 2021.
- E85. Resume for Bryan Massa, Horsley Witten Group, consisting of two (2) pages, submitted to the MVC on March 3, 2021.
- E86. Resumes for Mark Curran and John Huard, Jr., TenCate Grass GreenFields USA, consisting of one (1) page, submitted to the MVC on March 4, 2021.
- E87. Presentation by Dr. Laura Green, consisting of fifteen (15) pages, dated January 12, 2021, updated March 3, 2021, and presented at the MVC meeting of March 4, 2021.
- E88. Presentation by Ron Myrick, TetraTech, consisting of fifteen (15) pages, presented at the MVC meeting of March 4, 2021.
- E89. Presentation by Bryan Massa, Horsley Witten Group, consisting of ten (10) pages, presented at the MVC meeting of March 4, 2021.
- E90. Pre-recorded video of presentation by Kristen Mello, which was given live at the MVC meeting of March 4, 2021.
- E91. Statement by Cindy Doyle, consisting of three (3) pages, presented at the MVC meeting of March 4, 2021.
- E92. Email correspondence between Dr. Laura Green and MVC staff regarding effluent from septic tanks as a source of PFAS, consisting of one (1) page, dated March 11, 2021.

- E93. Chart showing locations of Rekortan G13 surfaced tracks, consisting of one (1) page, submitted to the MVC on March 11, 2021.
- E94. Amanda Farber, Field Fund representative, response to Commissioner questions, consisting of four (4) pages dated March 16, 2021.
- E95. Sarah-Jeanne Royer, Field Fund representative, response to Commissioner questions, consisting of two (2) pages, dated March 16, 2021.
- E96. Resume of David Alexander Halsey, M.D., consisting of nine (9) pages, submitted to the MVC on March 17, 2021.
- E97. Field Fund response to Commissioner questions, consisting of three (3) pages dated March 17, 2021.
- E98. Letter from Peter Sumners, legal council for Martha's Vineyard Regional High School Committee, consisting of three (3) pages, dated March 17, 2021.
- E99. Joe Sullivan, Daedalus Projects, Inc., response to Field Fund presentations, consisting of two (2) pages dated March 18, 2021.
- E100. Presentation by Eric Hughes, Brock USA, consisting of two (2) pages, presented at the MVC meeting of March 18, 2021.
- E101. Presentation by Dr. David Halsey, MVRHS Team Physician, consisting of nine (9) pages, presented at the MVC meeting of March 18, 2021.
- E102. Presentation by Jeff Gearhart, representing the Field Fund, consisting of eleven (11) pages, presented at the MVC meeting of March 18, 2021.
- E103. Presentation by Tania Laslovich, MVRHS Athletic Trainer, consisting of thirteen (13) pages, presented at the MVC meeting of March 18, 2021.
- E104. Presentation by Michael Watts, consisting of six (6) pages, presented at the MVC meeting of March 18, 2021.
- E105. Presentation by John Wilson, consisting of thirteen (13) pages, presented at the MVC meeting of March 18, 2021.
- E106. Statement by Samantha Look, consisting of three (3) pages, presented at the MVC meeting of March 18, 2021.
- E107. Statement by Andrew Nutton, MVRHS teacher, consisting of five (5) pages, presented at the MVC meeting of March 18, 2021.
- E108. Statement by Melissa Mahoney, consisting of three (3) pages, presented at the MVC meeting of March 18, 2021.

- E109. Article entitled "So You Want to 'Save Women's Sports'?" published in New York Times magazine on March 24, 2021.
- E110. Email correspondence between Chief John Schilling, interim Oak Bluffs Fire Chief, and Christian Huntress consisting of two (2) pages, dated March 31, 2021.
- E111. Presentation by Joe Mikos, MV Youth Lacrosse, consisting of sixteen (16) pages, presented at the MVC meeting of April 1, 2021.
- E112. Statement by Joe Mikos, MV Youth Lacrosse, consisting of three (3) pages, presented at the MVC meeting of April 1, 2021.
- E113. Statement by Rebecca Nutton, MVRHS Varsity Field Hockey Coach, consisting of three (3) pages, presented at the MVC meeting of April 1, 2021.
- E114. Statement by Noli Taylor, Island Grown Initiative, consisting of three (3) pages, presented at the MVC meeting of April 1, 2021.
- E115. Statement by Susan Desmarais, consisting of three (3) pages, presented at the MVC meeting of April 1, 2021.
- E116. Statement by Rick Mello, consisting of two (2) pages, presented at the MVC meeting of April 1, 2021.
- E117. Presentation by Jeff Gearhart, representing the Field Fund, consisting of seven (7) pages, presented at the MVC meeting of April 1, 2021.
- E118. Presentation by Fred Fournier consisting of twenty-eight (28) pages, presented at the MVC meeting of April 1, 2021.
- E119. Applicant Memo - DRI Benefits vs. Detriments prepared by Huntress Associates, consisting of eight (8) pages, dated April 8, 2021.
- E120. Staff Memo - Questions for Ben Pollimer, consisting of two (2) pages, dated April 15, 2021.
- E121. Email correspondence between Christian Huntress and MVC staff regarding Hauraton CleanFix Sport Trench Drains, consisting of seven (7) pages, dated April 15, 2021.
- E122. Applicant's Presentation on Benefits and Detriments, consisting of eighteen (18) pages presented at the MVC meeting of April 15, 2021.
- E123. Presentation by Christian Huntress, Huntress Associates, Inc., consisting of twenty-two (22) pages presented at the MVC meeting of April 15, 2021.
- E124. Presentation by Kris O'Brien, MVRHS School Committee, consisting of seven (7) pages presented at the MVC meeting of April 15, 2021.

- E125. Presentation by Mark McCarthy, MVRHS Athletic Director, consisting of thirty-four (34) pages, presented at the MVC meeting of April 15, 2021.
- E126. Closing remarks made by Matt D'Andrea, Superintendent of Schools, at the MVC meeting of April 15, 2021.
- E127. Closing remarks made by Richie Smith, Assistant Superintendent of Schools, at the MVC meeting of April 15, 2021.
- E128. Email correspondence between Christian Huntress and MVC staff regarding track surfacing options, consisting of five (5) pages, dated April 22, 2021.
- E129. Rekortan BSS track product information, consisting of two (2) pages, submitted to the MVC on April 22, 2021.
- E130. Rekortan G13 track product information, consisting of two (2) pages, submitted to the MVC on April 22, 2021.
- E131. Rekortan G13 track product specifications, consisting of six (6) pages, submitted to the MVC on April 22, 2021.
- E132. Email correspondence between Richie Smith, Assistant Superintendent and MVC staff regarding budgets for field maintenance, consisting of one (1) page, dated April 30, 2021.
- E133. Synthetic Track Surfacing Scope of Work, consisting of eight (8) pages, dated April 30, 2021.
- E134. Natural Grass Athletic Field Annual Maintenance Plan, consisting of nine (9) pages, dated April 30, 2021.
- E135. Applicant's Final Offers consisting of six (6) pages, dated April 30, 2021.
- E136. Letters from the following citizens in support of the project: Owen Amodio; David Arujo; Brian Athearn; Jonathan Averill; Kimberly Averill; Betsy Baliunas; Joellen BenDavid; Kimberly Biggs (2), February 2, 2020 & January 12, 2021; Adam Bresnick; Sydney Brown; Samantha Burns; Edward Casey; Jonathan Chatinover (2), February 11, 2020 & February 4, 2021; J. Ernie Chaves; Edward Cherry; Steve Correll (3), February 10, 2020 & January 11, 2021 (2); Russ Curan; Michael Cutrer; Sara Ann Dario; Scott Dario; Annemarie Donahue; Terry Donahue; Johanna Douglas; Aaron Duffy; Andrew Fournier; Carlene Gating; James F. Geary; Kristin Pucino Gibson; Celia Gillis (2), February 6, 2020 & January 13, 2021; Donald Gregory; Karen Guillemette; Brian Patrick Hall; Caitlin Hartman; Mary Hartman; Robert Hartman; Donald Herman (4), February 8, 2020, December 5, 2020, February 3, 2021 & April 1, 2021; Drew Kelly; Ryan Kent,; Sandy King; Lisa Knight; Peter Lambo; Matthew Malowski (2), October 16, 2020 & January 11, 2021; Mark McCarthy; John McElinney III; Jack McGroarty; Jessica McGroarty; Bridget Mello; Timothy Millerick; Darren Morris; Meaghan Morris; Kelley Nagi; Heather Neal; Andrew Nutton (2), February 10, 2020 & January 13, 2021; Rebecca Nutton; James Q. O'Brien; William O'Brien III; Beth O'Connor; Maureen O'Malley; Bob Pacheco; Barbara Paciello; Lyra Paciello (2), February 4,

2020 & January 12, 2021; Charlotte Packer; Janet Packer; John Packer; Cola Parker; Chris Porterfield; Kendall Robinson; Deborah Scheller (2), February 9, 2020 & January 13, 2021; Joseph Schroeder; Marianne Sebastian; Katheryn Shertzer; Gary Simmons; Conor Smith; Kyle Stobie; Brian Torres; Walter Vail; Asa Vought (3), February 6, 2020, December 7, 2020 & January 13, 2021; Zeke Vought; Trip Wadleigh; Ryan White,; Anne Whiting; John Wilson; Adam Wynn; and John Zarba.

E137. Letters from the following organizations in support of the project: MVRHS Coaches, January 1, 2020, and updated in January 2021; Mark McCarthy & Coaches; MV Youth Lacrosse (2), January 7, 2021 & January 11, 2021; and a petition from the Vineyard Community Sports Complex, submitted October 16, 2020.

E138. Letters from the following citizens in opposition to the project: John Abrams; Nancy Aronie; Jim Athearn; Simon Athearn; Patricia Bacon; Cathlin Baker; Roger Becker; Holly Bellebuono; Thomas Bena (2), October 20, 2020 & January 22, 2021; Nat Benjamin; Pam Benjamin (2), February 4 & February 11, 2021; Signe Benjamin; Signe Benjamin & George Hearn; Richard Bennett (2) March 4, 2020 & January 14, 2021; Steve Bernier; Jana & Richard Bertkau; Jennifer Blum; Karyn Borella; Geraldine Brooks (2), November 13, 2020 & January 14, 2021; Vasha Brunelle; Allison Burger; Jan Burman; Betsy Carnie; Bob Carnie; Katie Carroll; Joseph Carter; Freedom Cartwright (3), January 7, 2021, March 19, 2021 & May 3, 2021; Robert Chaunce; Zada Clarke; Rebecca Cobb; Tim Colon; Gregory Coutinho (2), June 8, 2020 & May 3, 2021; Virginia Coutinho; George Crawford; Jennifer Crawford; Barbara Dacey; Mimi Davison; Susan Desmarais; Lynn Ditchfield; Michael Ditchfield; Cindy Doyle; Robert Doyle; Betsy Dripps (3), February 13, 2020, January 19, 2021 & April 21, 2021; Elizabeth Durkee; Anna Edey (4), June 30, 2020, January 14, 2021, February 16, 2021 & March 4, 2021; Rebekah ElDeiry; Danielle Ewart; Danielle Ewart, William Sweeney & James Tilton; Leigh Fairchild-Coppoletti; Amanda Farber; Susan Feller; James L. Ferraro, Jr.; Christine Ferrone; E. Katahdin FitzGerald (2), February 10 and February 15, 2020; Wendy Forest (2), January 11 & 12, 2021; Fala Freeman; JoAnn and Jack Fruchtman (2), January 13 and February 20, 2021; Diana Gilmore; Molly Glasgow; Wendi Goldfarb; Lani Goldtharpe; Mary Beth Grady; Ann M. Grand (3), January 7, 12 & 21, 2021; Paul R. Grand; Whit Griswold; Jay Grossman (April 17, 2020 - before he was elected as a Commissioner); Darcie Lee Hanaway; Casey Hayward; Ali Hedin; Jack Higgins; Dana Hodsdon; Gerard Hokanson; Sue Hruby; Brian Hughes; Julie Jaffe; Rex Jarrell (2): February 5 & 9, 2021; Cathleen Jasper; Scarlet Johnson; Virginia Jones (5): June 17, August 12, October 22, December 17, 2020 & January 13, 2021; Sonja Josephson; Cindy Kane & Donald Katzman; Jerald Katch; Marshall Katzen; Roberta Kirn; Jennifer Knight; Margaret Knight; Stefan Knight; Barbara Lampson; Jessica Leaman; Kathy Lewis; Jill Macy; Dan Martino; Stephanie Mashek; Shane McGovern; Tara Meehan; Constance Messmer; Marilyn Miller; Eleanor Mone; Mathea Morais; Lili Morris; Sheila Muldaur; Clark Myers; Katrina Nevin; Renee Nolan; Megan Ottens-Sargent; Melissa Nellis Patterson; Chelsea Pennabaker; Lonni Phillips; Judith Belushi Pisano; Harriet Potter; Annemarie Ralph; Doug Reece; Lilian Robinson; Odin Robinson; Runar Finn Robinson; Walker Roman; Kimberly Rome; Marc Rosenbaum; Ann Rosenkranz; Amanda Saltzberg,; Karen Sankey; Julie Saunders; Stina Sayre (3),

July 8, December 2, 2020 & January 13, 2021; Katherine Scott (2), June 30, 2020 & January 14, 2021; Kerry Scott; Lori Shaller; Kara Shemeth; Candy Shweder; Moira Silva (2), February 13, 2020 & January 16, 2021; Max Simon; Polly Simpkins; Dardanella Slavin; Emily Solarazza; Steve Solarazza; Elliot Stead; Noli Talyor; Josh Thomson; Rebekah Thomson; Ena Thulin; Catherine Tobin; the Vanlandingham family; Phyllis Vecchia; Rosemary Verri (3), August 29 and September 29, 2020 & May 2, 2021; Kris Vrooman; Douglas West; Bonnie Widdoes; Mary Jane Williams; Rez Williams; and Dianne Woelke (4), March 4, 8, 18, and April 1, 2021.

- E139. Letters from the following organizations in opposition to the project: Aquinnah Climate and Energy Committee; Mass Audubon; the Lagoon Pond Association; the Field Fund (9): April 21, 2020, May 4, 2020, May 5, 2020, June 13, 2020, July 9, 2020, October 19, 2020, December 13, 2020 & January 26, 2020 (2); the Fire Emergency Coalition; the First Congregational Church Green Team; Vineyard Conservation Society; BioDiversity Works; the Martha's Vineyard Environmental Educators Alliance; the Mill Brook Watershed Management Committee; the MV Shellfish Group; the Sierra Club; 350MV; Island Grown Initiative; Tisbury Waterways, Inc.; We Stand Together; the West Tisbury Energy Committee; the West Tisbury Conservation Commission.
- E140. Letters from the following citizens expressing concern without an opinion on the project: Donna Arold; Kathleen Burke; Brock Callen; Alex Chan; John Curelli; Jen DeLorenzo; Amanda Farber; Jeff Gearhart (2) November 16 & 20, 2020; Chuck Hodgkinson; Ewell Hopkins (2) December 16, 2020 & January 26, 2021; Rachel Massey; John Mattson; Mike McGrath; Kristen Mello; Jerad Minnick; Bob Murphy; Christine Murphy; Brian Patrick Hall (concern over MVC process); Patricia Peters; Christopher Sitko; Patrick and Polly Toomey; and an unsigned letter mailed without return address, received March 22, 2021.
- E141. Minutes of the Commission's Land Use Planning Committee Pre-Public Hearing Review, October 19, 2020.
- E142. Minutes of the Commission's Land Use Planning Committee Continued Pre-Public Hearing Review, November 11, 2020.
- E143. Minutes of the Commission's Land Use Planning Committee Continued Pre-Public Hearing Review, December 14, 2020.
- E144. Minutes of the Commission's Public Hearing, January 14, 2021.
- E145. Minutes of the Commission's Continued Public Hearing, February 18, 2021.
- E146. Minutes of the Commission's Continued Public Hearing, March 4, 2021.
- E147. Minutes of the Commission's Continued Public Hearing, March 18, 2021.
- E148. Minutes of the Commission's Continued Public Hearing, April 1, 2021.
- E149. Minutes of the Commission's Continued Public Hearing, April 15, 2021.

- E150. Minutes of the Commission’s Land Use Planning Committee Post-Public Hearing Review, June 7, 2021.
- E151. Minutes of the Commission’s Land Use Planning Committee Post-Public Hearing Review, June 8, 2021.
- E152. Minutes of the Commission’s Land Use Planning Committee Post-Public Hearing Review, June 22, 2021.
- E153. Minutes of the Commission’s Deliberation and Decision, June 24, 2021.
- E154. Minutes of the Commission’s Discussion of the Written Decision, August 5, 2021.
- E155. Minutes of the Commission’s Continued Discussion of the Written Decision, August 12, 2021.
- E156. Minutes of the Commission’s Approval of the Written Decision, continued, August 26, 2021.

2.6 Summary of Testimony

The following gave testimony during the public hearing on January 14, 2021:

- Staff presentation by Alex Elvin, DRI Coordinator.
- Presentation of the project by Kimberly Kirk, Chair of the MVRHS School Committee; Christian Huntress, Huntress Associates; Mark McCarthy, MVRHS Athletic Director; and Sara Dingley, MVRHS Principal.
- Oral testimony from Public Officials speaking for their Boards: None.
- Oral testimony from the Public: Donald Herman, football coach, spoke in favor; Lisa Knight, retired P.E. teacher, spoke in favor; Terry Donahue, applicant for previous proposal, spoke in favor; Ryan Kent, current P.E. teacher, spoke in favor; Mackenzie Condon, recent MVRHS graduate, spoke in favor.

The following gave testimony during the continued public hearing on February 18, 2021:

- Staff presentation by Alex Elvin, DRI Coordinator.
- Oral testimony from Public Officials speaking for their Boards: None.
- Oral testimony from Organizations: Dardanella Slavin, representing the Field Fund, spoke in opposition to the project; Sarah-Jeanne Royer, an oceanographer, spoke in opposition to the project on behalf of the Field Fund; Amy Griffin, a professional soccer player and coach, spoke in opposition to the project on behalf of the Field Fund; Amanda Farber, a volunteer with Safe Healthy Playing Fields, spoke in opposition to the project on behalf of the Field Fund; Jack Higgins, an agronomist with EarthWorks, spoke in opposition to the project on behalf of the Field Fund; Jerad Minnick, sports field manager with the Natural Grass Advisory Group, spoke in opposition to the project on behalf of the Field Fund; Susan Bellincampi spoke in opposition to the project representing Mass Audubon; Brendan O’Neill spoke in opposition to the project representing the Vineyard Conservation Society.

- Oral testimony from the Public: Becky Nutton, varsity field hockey coach, spoke in favor of the project; Johanna Douglas, girls lacrosse coach, spoke in favor of the project; Laurie Koster spoke in favor of the project on behalf of the MV Soccer Boosters; Robert Doyle spoke in opposition to the project; Joe Schroeder, coach for the track and field and cross country teams, spoke in favor of the project; John Walsh, varsity soccer coach, spoke in favor of the project; Diana Conway spoke in opposition to the project; Josh Thompson, youth soccer coach, spoke in opposition to the project; Signe Benjamin spoke in opposition to the project; Doug Ruskin spoke in opposition to the project; Steve Auerbach spoke in opposition to the project; Jennifer Blum spoke in opposition to the project; Doug Reece spoke in opposition to the project.
- Applicant Response to Public Comments by Christian Huntress and Richie Smith, Assistant Superintendent.

The following gave testimony during the continued public hearing on March 4, 2021:

- Staff presentation by Alex Elvin, DRI Coordinator.
- Presentations on Toxicology by Ron Myrick, Tetra Tech (MVC Peer Reviewer); Brian Massa, Horsley Witten Group (MVC Peer Reviewer); Dr. Laura Green (for the Applicant); Kristen Mello (Consultant for the Field Fund).
- Oral testimony from Public Officials speaking for their Boards: None.
- Oral testimony from the Public: Brian Patrick Hall, lacrosse coach and employee of the Oak Bluffs Water District, spoke in favor of the project; Louis Paciello, president of the MV Touchdown Club, spoke in favor of the project; Anna Edey spoke in opposition of the project; Brock Callen spoke in opposition of the project; Sam Hall spoke in opposition of the project; Gregory Coutinho spoke in opposition of the project; Cindy Doyle spoke in opposition to the project.

The following gave testimony during the continued public hearing on March 18, 2021:

- Staff presentation by Alex Elvin, DRI Coordinator.
- Presentations on Recycling by Mark Curran, GreenFields USA; Eric Hughes, Brock USA and Dean Sidell, head of Tower School in Marblehead, MA.
- Continued Applicant's Presentation by Mark McCarthy and Dr. David Halsey, orthopedic surgeon.
- Oral testimony from Public Officials speaking for their Boards: None.
- Oral testimony from the Public: Samantha Look spoke in opposition to the project; Tania Laslovich, MVRHS athletic trainer, spoke in favor of the project; Richard Toole spoke in opposition to the project; Freedom Cartwright spoke in opposition to the project; Andrew Nutton, MVRHS teacher and coach, spoke in favor of the project; Zack Smith, current MVRHS student, spoke in favor of the project; Meghan Sonia spoke in favor of the project; Matt Malowski, MVRHS soccer coach, spoke in favor of the project; Sarah Steigelman, president of Go Vineyard Running, spoke in favor of the project; Melissa Mahoney spoke in favor of the

project; Michael Watts cautioned Commissioners to read the sources of information presented; Chris Porterfield spoke in favor of the project.

The following gave testimony during the continued public hearing on April 1, 2021:

- Staff presentation by Alex Elvin, DRI Coordinator.
- Continued Presentation on Toxicology by Jeff Gearhart, Director of the Ecology Center; Ron Myrick; Brian Massa; and Dr. Laura Green.
- Oral testimony from Public Officials speaking for their Boards: None.
- Oral testimony from the Public: Joe Mikos, president of the Youth Lacrosse group, spoke in favor of the project; Christopher Greene, MVRHS lacrosse coach, spoke in favor of the project; Emily Solarazza spoke in opposition to the project; Richard Bennett cited financial concerns and spoke in opposition to the project; Noli Taylor, director for the Island Grown Initiative, spoke in opposition to the project; Rick Mello, spoke in favor of the project on behalf of the MV Diamond Club; Tim Creato spoke in favor of the project; Jana Bertkau spoke in opposition to the project on behalf of the Green Team and the Council of the First Congregational Church of West Tisbury; Jerald Katch spoke in opposition to the project; John Wilson, lacrosse coach, spoke in favor of the project; Susan Desmarais spoke in opposition to the project; Jen DeLorenzo spoke in opposition to the project; Gabriel Bellebuono, recent MVRHS graduate, spoke in favor of the project; Clint Richmond, representing the Massachusetts Sierra Club, spoke in opposition to the project; Clark Myers, spoke in opposition to the project; Carole Vandal spoke in opposition to the project; Janelle Gadowski spoke in opposition to the project; Eva Raposa spoke in opposition to the project; Fred Fournier spoke in favor of the project.

The following gave testimony during the continued public hearing on April 15, 2021:

- Staff presentation by Alex Elvin, DRI Coordinator.
- Presentations of natural grass turf maintenance by Ben Pollimer, fields and grounds coordinator for the Town of Weston, MA.
- Oral testimony from Public Officials speaking for their Boards: None.
- Oral testimony from the Public: Scarlet Johnson spoke in opposition to the project; Mark McCarthy spoke in favor of the project; Terry Donahue spoke in favor of the project; and Anna Edey spoke in opposition to the project.
- Applicant's Closing Statement given by Kimberly Kirk; Matt D'Andrea, Superintendent of Schools; Richie Smith; Christian Huntress; Sara Dingledey; and Kris O'Brien, Oak Bluffs elected member to the MVRHS School Committee.

3. FINDINGS

3.1 Project Description

The proposal is to construct a new 400-meter, eight-lane running track to replace the existing track, one 105,252 ft² multi-purpose synthetic turf field (Field 1) with sports lighting and scoreboard; a 704-

seat grandstand with pressbox and sound system; a 4,800 ft² fieldhouse with locker rooms, bathrooms, trainer's room, concessions, weight room, classroom, and storage (to be constructed once it can be serviced by a wastewater connection); a track-and-field equipment storage shed; reconfigured parking and pedestrian areas; and one 75,600 ft² renovated natural grass multi-purpose field (Field 2). The project is considered Phase 1 of an Athletic Fields Master Plan for the high school.

3.2 Statutory Authority

The purpose of the Commission, as set forth in Section 1 of the Act, is to "protect the health, safety, and general welfare of island residents and visitors by preserving and conserving for the enjoyment of present and future generations the unique natural, historical, ecological, scientific and cultural values of Martha's Vineyard which contribute to public enjoyment, inspiration, and scientific study by protecting these values from development and uses which would impair them, and by promoting the enhancement of sound local economies."

The Commission has reviewed the proposal as a Development of Regional Impact, using the procedures and criteria that the Commission normally uses in evaluation the benefits and detriments of such a proposal. The Commission has considered the Application and the information presented at the public hearing, including listening to all testimony presented and reviewing all documents submitted during the hearing and review period.

3.3 Benefits and Detriments

Based on the record and testimony presented therein, the Commission finds the following pursuant to Sections 14 and 15 of the Act.

A. THE COMMISSION FINDS THAT THE PROBABLE BENEFITS OF THE PROPOSED DEVELOPMENT WOULD EXCEED THE PROBABLE DETRIMENTS, AS EVALUATED IN LIGHT OF THE CONSIDERATIONS SET FORTH IN SECTION 14(a) OF THE ACT.

A1. The Commission finds that the proposed development at this location is essential and appropriate in view of the available alternatives (Section 15(a) of the Act.)

The property is located in the Residential (R3) District in Oak Bluffs, with single-family developments to the west, and an undeveloped strip of forested land to the east. Several community and institutional buildings, including the YMCA, Martha's Vineyard Community Services, MV Ice Arena, and the Martha's Vineyard Skatepark, are located across Edgartown-Vineyard Haven Road. About 46 acres of the high school campus is currently used for athletic use, including 8.67 acres of natural turf playing surfaces. The main high school buildings are located just west of the athletic field campus, across Sanderson Avenue. The property is within the Zone II recharge area for a public well at Farm Neck, and within both the Lagoon and Sengekontacket Pond watersheds.

A2. The Commission finds that the proposed development would have a more adverse impact upon the environment in comparison to alternative manners of development (Section 15(b) of the Act).

With respect to Water Quality (including Groundwater), the project will likely reduce the total amount of nitrogen applied to the high school property, since the synthetic field does not require fertilization; rain gardens will aim to further reduce nitrogen entering the watersheds from the paved surfaces; and an improved maintenance plan including a fertilization program and irrigation will be in place for Field 2. The synthetic field will also reduce demand on the aquifer since it will not require irrigation. However, the project as a whole will impact Water Quality by introducing microplastics, and potentially other contaminants, into the environment despite the Applicant's offers to mitigate. The following additional information is in the record:

- Microplastics would be shed from the field (up to 441-772 pounds per year), according to the International Association for Sports and Leisure Facilities, or 5-10% of the grass blades per year, according to the advocacy group KIMO International), potentially affecting groundwater, Island ponds, and aquaculture.
- The Applicant will install a trench drain with a microfilter around the field to help capture microplastics in runoff, and the field will include two layers of filter fabric to help capture microplastics that migrate downward. It should be noted that the filter fabric is itself plastic and will eventually break down and require disposal.
- The Applicant will submit a Microplastic Reduction Action Plan describing the procedures for preventing and containing microplastic pollution at all stages of the field's life, including construction, installation, maintenance, disposal/recycling, and replacement.
- Stains and other contaminants on the field will be spot cleaned using only water and alcohol, which will most likely not impact the groundwater.
- All components of the synthetic field that must be replaced at the end of life (and all successive replacements) will be recycled in the nearest recycling facility at the time. However, in the event that recycling is not possible or feasible, the materials would be disposed of or reused, potentially impacting water quality in other communities.
- No biocides of any sort will be applied to the synthetic field.
- The fieldhouse will not be constructed until it can be serviced by an approved wastewater connection.

With respect to Stormwater, the project will result in about 79,500 ft² of new impervious surfaces, reducing the natural drainage, erosion, and sedimentation control aspects of natural grass, and will include a series of stone trenches, catch basins, and underground filtration chambers to manage additional stormwater. A drainage system beneath the synthetic field is expected to last 30-40 years, and the new grass field will also include a drainage system. The project will include rain gardens, and the applicant will explore additional options for rainwater harvesting onsite. The proposed changes along Sanderson Avenue will likely improve drainage in that area as well.

Impacts associated with Coastal Erosion and Flooding are not applicable to the project, which is not within a designated floodplain area, and is located inland.

With respect to Energy, the proposed buildings will be all-electric, the proposed fieldhouse will include rooftop solar panels, and the more efficient lighting system for the track and field will likely reduce carbon emissions over time. The Applicant will also provide a plan for electric bus charging stations within two years of completion.

It should be noted that the choice of synthetic materials and the associated components, as well as the fieldhouse, hold a certain amount of embodied carbon emissions which diminish the value of the impacts described above.

With respect to Open Space, the addition of the new buildings and synthetic field will reduce the total amount of natural open space, including the 105,252 ft² field surface.

With respect to Ecology and Habitat, the project will introduce microplastics and potentially other contaminants into the environment, which could affect wildlife including fish and shellfish. The following additional information is in the record:

- MVC peer review by Horsley Witten Group determined that there was insufficient data to conclude how the synthetic field carpet, shock pad, and infill would affect the environment, although the reduction in natural grass and soil will reduce habitat for insects, worms, birds, and other organisms.
- In the event that recycling is not possible or feasible, the synthetic field materials would be disposed of or reused, potentially impacting ecology and habitat elsewhere.

With respect to Climate Change Resilience, synthetic turf has a much larger carbon footprint than natural turf (including its manufacture, shipping, installation, removal, and replacement), and would be a source of heat in the area, replacing natural turf, which has a cooling effect and is known to sequester carbon from the atmosphere. There are currently no facilities in the US that recycle synthetic turf, so recycling may require shipping the materials overseas, which would also have a significant carbon footprint.

The production of plastic and chemicals required for synthetic turf, and the eventual disposal of turf products, are harmful to the environment and human health in general, including communities located near chemical plants. To help mitigate those impacts, the Applicant will develop a long-term Plastic Use Reduction Plan to reduce the use of plastic and/or synthetic materials in its operations and capital projects over time.

A3. The Commission finds that the proposed development would have a beneficial effect upon other persons and property (Section 15(c) of the Act).

With respect to Traffic and Transportation, the project proposes to reorganize the parking area off Sanderson Avenue to allow busses to pull in and out, existing parking spots along Sanderson Avenue will be replaced with a pedestrian corridor and a new 82-car lot near the existing track and practice field, and crossing infrastructure will be added on Edgartown-Vineyard Haven Road, including yield lines and two Rectangular Rapid Flashing Beacons (RRFBs) at one of the two existing crosswalks (with

final location and details to be determined by the Town). The project is designed only for current and future students, and community groups that already use the campus. Use of the game field will likely coincide with existing peak traffic in the vicinity.

With respect to Character and Identity and Scenic Values, the following additional information is in the record:

- A full-size synthetic playing field will be a first for the Island.
- Many Islanders see the project, and the synthetic field in particular, as a major improvement and point of pride for the community as it offers increased opportunities for practice and games.
- Many Islanders note community initiatives surrounding plastic and waste reduction in recent years, including the adoption of town-wide single-use plastic bag bans and prohibitions on the sale of plastic water and soda bottles under 34 ounces.
- Fifteen Island organizations (mostly focused on the environment) have written letters and/or provided testimony opposing the project, in particular the synthetic field, and two Island organizations have written in support of the project.
- Many athletes and coaches testified in support of the project.
- The proposed fieldhouse and outbuildings are designed with a barn-like appearance and shingle siding, and will have only natural materials on the exterior.
- The project site is visible from Edgartown-Vineyard Haven Road, but partly obscured by trees.

With respect to Economic Development, the project will create a small number of temporary jobs in the professional and construction industries, and will require the hiring or assignment of at least one full-time sports turf manager at the high school. There is a possibility that additional microplastics and unidentified PFAS could negatively affect aquaculture in Lagoon and Sengekontacket ponds, which provides year-round economic activity. There is also a possibility that the reduction in nitrogen from this project could have a positive impact on aquaculture in Lagoon and Sengekontacket ponds.

With respect to Social Development, the project would provide a more durable and reliable athletic surfaces (both natural and synthetic) and supporting the physical education of Island students and athletes regardless of their ability. To help ensure this, the Applicant will hire or assign at least one full-time, year-round sports turf manager who will be located on-Island, and the final construction and maintenance plans for Field 2 will be vetted by a qualified natural sports turf professional. The Applicant will also work to use the rainwater sampling ports, rain gardens, monitoring wells, and other features of the project in its science curriculums; and the proposed natural grass maintenance program for Field 2 in its horticulture program. It should be noted that although improved playing fields may offer athletes a better experience, it is also a detriment to society as a whole to their their athletic needs to a synthetic field that contributes directly to environmental degradation, increased carbon pollution, and plastic, requiring continual replacement.

With respect to Safety and Health, the project may introduce potential contaminants associated with the synthetic field. Extensive laboratory testing and analysis by TetraTech and Horsley Witten on behalf

of the MVC concluded that the synthetic field poses a de minimis risk in terms of direct human contact, but that the effects of leaching over time are uncertain. Supplemental tests known as the Total Oxidizable Precursor Assay (TOPA) and Total Organofluorine Analysis (TOF) found that other PFAS compounds beyond those that are currently regulated are likely present in the synthetic products, but it is uncertain how those compounds may affect water quality over time, since there are currently no standardized methods for that type of testing. The Applicant will install two groundwater monitoring wells north of the field (one in each watershed), with annual inspection, sampling, and analysis to monitor potentially harmful substances associated with the field.

In regard to player safety concerns, the following additional information is in the record:

- *Firmness (G-Max and Head Impact Criterion)*: The field will be required not to exceed a G-Max rating of 125 and an HIC rating of 1.2 meters to maintain safety, with annual testing results provided to the MVC. The proposed shockpad will reduce the firmness of the field, increasing safety. The synthetic field will likely be safer to play on than some of the existing fields, although well maintained natural turf would have a similar G-Max rating.
- *Temperature*: Synthetic fields can produce potentially harmful temperatures, with no effective way of cooling them for extended periods. The proposed infill will likely stay cooler than common crumb rubber infills, but will still be hotter than natural grass. The Applicant will submit a Heat Modification Policy for monitoring temperatures on the synthetic field and adjusting playing schedules as necessary.
- *Friction and other concerns*: The proposed carpet material has been tested and approved by FIFA in regard to skin abrasion, rotation resistance, vertical rebound and other player safety standards. However, synthetic turf in general is more abrasive than grass.
- The Applicant will provide a plan to track and report injuries for Fields 1 and 2, with reports submitted to the MVC at least once every two years.

In terms of other safety concerns, the proposed carpet and infill have complied with federal or international fire safety standards, and the former Tisbury and interim Oak Bluffs Fire Chief stated that the project will likely not present an increased fire risk. Access to the proposed grandstand will be ADA-compliant, and proposed changes along Sanderson Avenue and on Edgartown-Vineyard Haven Road will improve safety for traffic and pedestrians.

With respect to Noise and Night Lighting, the project will concentrate more activity on Field 1 and the surrounding track, which will be farther from the abutting Deer Run neighborhood than the existing track and field. The project is not expected to lead to an increase in usage. The new sound system will be similar in amperage to the existing system, which the Applicant has stated has not drawn any complaints from abutters. The proposed sports lighting will replace the existing lighting system, with the closest poles standing 51 feet from the property line along Edgartown-Vineyard Haven Road. All athletic field and site lighting in Phase 1 will comply with International Dark Sky Association Standards, and the sports lighting for Field 1 will also comply with Community Friendly Sports Lighting Program standards.

With respect to Impact on Abutters (after completion), the project would concentrate more activity on Field 1 and the surrounding track, which will be farther from the Deer Run neighborhood than the existing track and field. Some neighbors have raised concerns about the effects of noise and lighting on property values, but neighbors have generally supported the project as proposed. At the same time, residents of both the Deer Run neighborhood and School House Village have strongly opposed the Applicant's stated alternative of clearing additional land for an all-grass campus.

A4. The Commission finds that potential impacts upon the supply of needed low- and moderate-income housing for Island residents (Section 15(d) of the Act) do not apply to the project.

The project is exempt from the MVC Housing Policy because the Applicant is a public entity. No housing impacts are anticipated.

A5. The Commission finds that the proposed development would have a neutral effect on the provision of municipal services or burden on taxpayers in the making provision therefore (Section 15(e) of the Act).

With respect to Municipal Services, the project is not expected to lead to an increase in use and would likely not require an increase in the provision of municipal services such as police and fire.

With respect to Burden on Taxpayers, the project would pledged to have all project costs for Phase 1 will be paid through donations. Synthetic field replacement will also be paid for by donations in perpetuity. Those requirements would eliminate a direct burden on the school budget, but could also limit the availability of donations for other school projects in the future. The project will require hiring additional staff and/or training existing staff to manage the athletic facilities, which may increase the school budget. However, a synthetic field will require significantly less maintenance than natural turf, and will improve the high school's ability to maintain the remaining natural grass fields. Assuming recycling of the synthetic field is feasible at the end of life, the cost of packaging, shipping, and recycling will be covered by the field manufacturer.

If private donations are not able to be secured for future replacement of the synthetic field, the cost of replacement or other actions as necessary to maintain the playing fields may be imposed on taxpayers.

A6. The Commission finds that the proposed development would use efficiently and not unduly burden existing public facilities (other than municipal) or those that are to be developed within the succeeding five years (Section 15(f) of the Act).

The high school is itself a public facility that would benefit from improved playing fields and pedestrian circulation, and from ADA accessibility. The project is not expected to lead to an increase in use, and must be paid for entirely by donations. Future replacement of the synthetic field and removal of the existing track must also be paid for by donations.

A7. The Commission finds that the project as proposed generally does not interfere with the ability of the municipality to achieve the objectives set forth in the municipal general plan, and

would not contravene land development objectives and policies developed by regional or state agencies (Section 14(b), 15(g), and 15(h) of the Act).

Phase 1 of the project generally aligns with Section 4 (Built Environment) and Section 5 (Social Environment) of the Island Plan. The project would specifically support the following:

- Strategy S3-1: Provide greater vocational training geared to employment opportunities.
- Strategy B3-5: Plan and implement improvements to the public realm.
- Strategy B5-1: Require dark-sky compliant lighting.
- Objective T3: Make town and village areas more pedestrian and bicycle friendly.
- Strategy W1-5: Promote limiting water consumption.
- Nitrogen reduction.

However, the project would be at odds with following elements of the Island Plan:

- Comprehensive Goal: In part, to make the Island “a more sustainable, resilient ... and self-sufficient community,” and preserve the Island’s unique natural character. The comprehensive goal also aims to “Use the Island and manage its development in ways that are compatible with the long-term sustainability ... of our natural resources and community.”
- Overall Goal #6: Produce as much of our essentials, such as food and energy, as we can, and convert our waste into useful products.
- Overall Goal #7: Address climate change by reducing use of fossil fuels, harnessing renewable energy sources, and adapting to anticipated impacts on the Vineyard.
- Objective E8: Convert most of our waste into useful resources with an integrated, Island-wide program of waste management.
- Strategy E9-1: Reduce the amount of potential waste brought to the Island.
- Use of green building materials.

A8. The Commission finds that the proposed development as conditioned is consistent with municipal ordinances and by-laws (Section 14(c) if the Act).

The proposal is subject to Special Permit review and approval by the Oak Bluffs Planning Board.

B. THE PROPOSED DEVELOPMENT WOULD BE CONSISTENT WITH THE LAND DEVELOPMENT OBJECTIVES OF THE COMMISSION, AS EVALUATED IN LIGHT OF THE CONSIDERATIONS SET FORTH IN SECTION 14(b) OF THE ACT.

The requested project in general advances the Commission’s land development objectives, as outlined in section A7 of this Decision.

C. THE COMMISSION FINDS THAT THE PROPOSED DEVELOPMENT IS CONSISTENT WITH MUNICIPAL DEVELOPMENT ORDINANCES AND BY-LAWS, TO THE BEST OF THE COMMISSION’S KNOWLEDGE.

The project is consistent with local zoning and would be allowable by Special Permit, as outlined in section A8 of this Decision.

D. THE COMMISSION FINDS THAT THE SITE IS IN CONFORMANCE WITH THE REGULATIONS OF DISTRICTS OF CRITICAL PLANNING CONCERN, AS EVALUATED IN LIGHT OF THE CONSIDERATIONS SET FORTH IN SECTION 14(d) OF THE ACT.

A portion of the site, including part of the proposed synthetic field and an existing parking area, is within the Island Roads District, and the project as proposed is consistent with those regulations.

In sum, after careful review of the plan and its attendant submittals and the testimony presented by the Applicant and others, and the addition of conditions and offers, the Commission has concluded that the probable benefits of this proposed development in this location exceed its probable detriments in light of the considerations set forth in section 14(a) of the Act.

4. DECISION

The Martha's Vineyard Commission deliberated about the application at a duly noticed meeting of the Commission held on June 24, 2021 and made its decision at the same meeting that the probable benefits of the project as conditioned would outweigh the probable detriments as described above.

The following Commissioners, all of whom participated in the hearing and deliberations participated in the decision on June 24, 2021:

- Voting to approve the project: Trip Barnes; Christina Brown; Joshua Goldstein; Fred Hancock; Brian Packish; Ted Rosbeck; Doug Sederholm; Linda Sibley; Ernie Thomas; and James Vercruyse.
- Voting against: Jeff Agnoli; Jay Grossman; Joan Malkin; Kathy Newman; Ben Robinson; and Christine Todd.
- Abstentions: None.
- Recused: None.
- Did not Participate: Michael Kim.

Based on this vote, the Commission approved the application for the project as a Development of Regional Impact with conditions.

This Written Decision is consistent with the vote of the Commission on June 24, 2021 and was approved by a vote of the Commission on August 26, 2021.

5. CONDITIONS

After reviewing the proposal for this Development of Regional Impact, the Commission imposes the following condition in order to minimize the potential detriments and maximize the potential benefits.

1. FUNDING AND WARRANTIES

As offered by the Applicant:

- 1.1 All project costs associated with Phase 1 of the Athletic Fields Master Plan, including the construction of Field #1, Field #2, the fieldhouse, grandstand, and other features, as approved herein; as well as any required testing, reports, and/or third-party review, including as required in the MVC Conditions; and removal of the existing track, shall be covered by private donations prior to award of a construction contract.
- 1.2 The replacement of the synthetic field as required at the end of its life, along with all subsequent replacements as required, shall be covered by private donations.
- 1.3 The final warranty specifications for the synthetic products, including any potential exclusions as they may relate to specific products, shall be submitted to the LUPC for review and approval prior to the solicitation of bids.

2. FIELD INSTALLATION

As offered by the Applicant:

- 2.1 No additional synthetic fields, besides Field #1 as proposed, and its required replacement(s) at the end of life, shall be installed at MVRHS.
- 2.2 The limits of the synthetic turf system shall be located as shown on the Layout and Materials Plan, Sheet L-1, of the record drawings.
- 2.3 The final construction plans for the natural grass field (Field #2) shall be reviewed and approved by a third-party, qualified natural sports turf professional prior to the start of construction of any part of the project. The selection of the third-party qualified natural sports turf professional shall be mutually agreed upon by the MVC and Applicant.

3. FIELD MANAGEMENT

As offered by the Applicant:

- 3.1 The final annual maintenance plan for the natural grass field (Field #2) shall be reviewed and approved by a third-party, qualified natural sports turf professional prior to the start of construction of any part of the project. As part of the natural grass maintenance plan, a Nutrient Management Plan for Field #2 shall be developed by a practicing turfgrass agronomist and/or Certified Nutrient Planner. Prior to construction of phase one, the natural sports turf professional and agronomist/Certified Nutrient Planner shall also develop a report to address the remaining fields at the high school prior to other phases of the project, including timeframes for implementation. The selection of the professional or professionals shall be mutually agreed upon by the MVC and Applicant.
- 3.2 MVRHS shall employ a full-time, qualified sports turf manager (or managers), with training in both natural and synthetic turf management, to oversee and maintain the athletic campus and

grounds on a year-round basis, in accordance with the approved annual maintenance plan for the natural grass field, the maintenance plan for the synthetic field, and then-current best practices applicable to both fields. The staff member (or members) shall be located on the Island and shall be assigned/employed prior to the first intended use of the new fields.

- 3.3 The sports turf manager or other qualified professional shall test the synthetic field at least once a year at various locations throughout the field to determine its G-Max (firmness) and HIC (Head Impact Criterion) ratings, with the scores provided to the MVC. Scores that exceed 125 for G-Max, or 1.2 meters for HIC, shall require immediate remediation by the applicant, prior to continued use, until the required ratings are attained.
- 3.4 No biocides of any sort shall be applied to the synthetic field, except isopropyl alcohol as required for spot cleaning.

4. STORMWATER AND DRAINAGE

As offered by the Applicant:

- 4.1 The applicant shall include two ports for stormwater sampling of the synthetic field subsurface drainage system, to monitor nitrogen loading. In addition, effluent monitoring at the two ports (including for nitrogen) shall be conducted on a regular basis, with results provided to the MVC in perpetuity. A final monitoring plan identifying the frequency of sampling, the materials/contaminants which are the subject of the testing, the safety threshold/standard for each contaminant (if one exists), and the locations and designs for sample collection and analysis shall be submitted to the LUPC for approval prior to the start of construction of any part of the project. Selection of any third-party professional or organization for the monitoring and/or monitoring plan shall be subject to LUPC review and approval.
- 4.2 The renovated natural grass field (Field #2) shall include a subsurface drainage system and irrigation system. A final drainage and irrigation plan for Field #2 shall be submitted to the LUPC for review and approval prior to the start of construction of any part of the project.
- 4.3 The project shall include rain gardens to naturally filter nitrogen from stormwater running off the paved surfaces. The final location and design of the rain gardens shall be shown on sheets L-3, L-3.1 and L3.2 dated 9/16/20 (Rev). A final set of construction documents, including rain garden details, shall be submitted to the LUPC for final approval prior to construction of any part of the project.
- 4.4 The Applicant shall investigate additional options for rainwater harvesting on-site during phase one, including options for collecting and storing runoff for non-potable use (e.g. storage tanks or cisterns), and report back to the LUPC prior to construction of any part of the project.

5. HUMAN AND ENVIRONMENTAL HEALTH

As offered by the Applicant:

- 5.1 Two groundwater monitoring wells shall be installed prior to construction just north of and downgradient of Field #1 (one in the Lagoon Pond watershed and one in the Sengekontacket Pond watershed), as shown on Sheet L-1 dated Dec. 9, 2020. Annual inspection of the wells, along with annual sampling and analysis, shall be conducted by a third-party environmental engineering firm or Licensed Site Professional, following Massachusetts DEP standards in place at the time of sampling and testing. A copy of the current Mass DEP standards for testing of groundwater are attached hereto. Selection of the third-party environmental engineering firm or Licensed Site Professional shall be subject to LUPC review and approval, and the sampling and analysis reports shall be submitted to the MVC and Oak Bluffs Board of Health annually. Any exceedance of the DEP standards shall require immediate action by the applicant until the standards are met.
- 5.2 Prior to construction of any part of the project, the applicant shall conduct baseline groundwater testing from the two (2) groundwater monitoring wells identified in condition 5.1, so that future risks to human health and groundwater quality can be assessed and measured over time. The baseline test results and analysis shall be submitted to the MVC prior to construction of any part of the project.
- 5.3 The synthetic field shall include an applied non-woven filter fabric with a mesh size no larger than 0.212 millimeters (Mirafi 140N filter fabric or approved equal) to help capture microplastics from stormwater infiltration through the turf carpet before entering the base stone drainage system. The filter fabric shall be located as shown on details #1 & #2 of sheet L-4 of the record plans.
- 5.4 The synthetic field shall include a linear trench drain and infiltration system surrounding the field, with a mesh size no larger than 0.45 microns to help capture microplastics that may be shed from the synthetic turf field. Specifications and details for the trench drain shall be submitted to the LUPC for review and approval prior to construction of any part of the project.
- 5.5 The Applicant shall submit a Microplastic Reduction Action Plan to the LUPC for approval prior to the start of construction of any part of the project. The plan shall describe procedures for preventing and containing microplastic pollution associated with the synthetic field at all stages of its life, including construction, maintenance, disposal/recycling, and replacement.
- 5.6 The Applicant shall submit a Heat Modification Policy that describes the procedures for monitoring temperatures on the synthetic field and adjusting playing schedules as necessary. The policy shall be submitted to the LUPC for approval prior to the first intended use of the fields.
- 5.7 MVRHS shall develop a detailed long-term Plastic Use Reduction Plan to reduce the use of plastic and/or other synthetic materials in its operations and capital projects over time. The final plan shall be submitted to the LUPC for approval within six months after the start of construction. (See Condition 5.11.)

5.8 The proposed resilient track surface will minimize/reduce the use of styrene-butadiene rubber (SBR) to the maximum extent possible. SBR may only be used in the fully encapsulated base mat layer. The base mat binding agents shall be plant based, and the wearing surface of the applied resilient track surfacing shall not contain any SBR. A final product specification for the track surfacing material including end-of-life requirements, shall be submitted to the LUPC for review and approval prior to construction of any part of the project. Approved track surfacing products include Rekortan G13 as manufactured by APT, or pre-approved equal.

Further conditions:

5.9 The Applicant shall provide a plan to track and report injuries for fields 1 and 2 (separately) during play and practice, including the number and type of injuries, with reports submitted to the MVC at least once every two years.

5.10 A fire safety plan shall be developed and submitted to the Oak Bluffs Fire Chief for approval prior to the start of construction.

5.11 Upon the Applicant's request, the LUPC may grant an additional three months for the Applicant to complete the long-term Plastic Use Reduction Plan. (See Condition 5.7.)

6. RECYCLING/DISPOSAL

As offered by the Applicant:

6.1 All components of the synthetic field that must be replaced at the end of life shall be recycled in the nearest certified synthetic turf recycling facility or facilities at the time. The applicant shall provide the appropriate chain-of-custody documentation of the entire recycling process, including the location of the recycling facility or facilities, and the total cost of packaging, shipping, and recycling, to the MVC. This condition shall apply to each successive replacement of the synthetic field in perpetuity.

6.2 The entire cost of packaging, shipping, and recycling shall be covered by the synthetic field manufacturer. This condition shall apply to each successive replacement of the synthetic field in perpetuity.

Further conditions:

6.3 The Applicant shall provide an end-of-life alternatives analysis for the proposed synthetic field, including a description of how the field components will be disposed of if recycling is not an option at the time the field needs to be replaced. The analysis shall be submitted to the LUPC for review and approval prior to the start of construction.

6.4 The Applicant shall submit to the LUPC for review and approval a plan for reusing or recycling the proposed track materials, and/or a description of the disposal process for elements of the track that cannot be reused or recycled.

- 6.5 Prior to the start of construction, the Applicant shall present to the LUPC for review and approval a plan for reusing, recycling, and/or disposing the existing grandstand, including any related equipment such as the PA system.

7. TRAFFIC AND CIRCULATION

As offered by the Applicant:

- 7.1 A final traffic and pedestrian circulation plan, including the proposed pedestrian corridor along Sanderson Ave., and the traffic crossing plan for Edgartown Vineyard Haven Road, shall be submitted to the LUPC for approval prior to construction of any part of the project.

Further conditions:

- 7.2 The final plans shall show the location and capacity of bike racks.

8. LANDSCAPING AND LIGHTING

As offered by the Applicant:

- 8.1 The final landscape plan containing the rain garden and native plant details suggested by Horsley Witten, including sheets L-3 and L-3.1 dated 10.14.20 (Rev), shall be included in the final bid documents. A complete and updated set of plans shall be submitted to the LUPC for review and approval prior to construction. (See Condition 8.4.)
- 8.2 All athletic field and site lighting proposed as part of phase one shall comply with International Dark Sky Association standards. The proposed sports lighting for Field #1 shall comply with Community Friendly Sports Lighting Program guidelines and International Dark Sky Association standards.
- 8.3 All exterior lighting, except as needed for egress, access, and life safety, shall be turned off between the hours of 9PM and dawn Monday through Thursday, and 10PM and dawn Friday through Sunday. MVRHS shall notify the MVC should they expect to have an event that exceed these times, including Relay for Life and similar community events.

Further conditions:

- 8.4 The landscaping plan shall include the location of types of recycling and trash receptacles. (See Condition 8.1.)
- 8.5 Prior to the start of construction, the applicant shall present to the LUPC for review and approval a lighting plan indicating the location and types of lighting fixtures for the entire project. (See Conditions 8.2 and 8.3)

9. ENERGY

As offered by the Applicant:

- 9.1 All buildings shall be constructed using all-electric design.
- 9.2 The proposed fieldhouse will include rooftop solar panels.
- 9.3 Within two years of substantial completion, the applicant shall provide a plan and location for electric charging stations for future electric buses, with details to be submitted to the LUPC for review and approval.
- 9.4 The proposed sports lighting system shall use LED lighting technology and shall include a 25-year warranty and maintenance plan to be provided by the manufacturer. Copies of the sports lighting product submittal, including final warranty, shall be submitted to the LUPC for review and approval prior to construction of any part of the project.

10. PHASING

As offered by the Applicant:

- 10.1 The proposed fieldhouse shall not be constructed until it can be serviced by an approved wastewater connection, as confirmed in writing by the Oak Bluffs Board of Health and Wastewater Department. Final plans for the fieldhouse, including the wastewater connection and other features, shall be submitted to the MVC for review and approval prior to construction of the proposed fieldhouse. (See Conditions 10.4 and 13.1.)
- 10.2 A final construction schedule and construction management plan shall be submitted to the LUPC for approval prior to the start of any construction activity on the site.
- 10.3 Within two years of substantial completion, the applicant shall return to the MVC with a plan to upgrade and maintain the remaining natural grass fields at MVRHS, including timetables for implementation and field rest/rotation, and removal and potential recycling/repurposing (to the extent possible) of the former track.

Further conditions:

- 10.4 If construction of the proposed fieldhouse has not begun within three years of the MVC Decision, the Applicant shall return to the MVC for further review and approval of those plans.

11. EDUCATIONAL OPPORTUNITIES

As offered by the Applicant:

- 11.1 MVRHS shall utilize the rainwater sampling ports, rain gardens, monitoring wells, and other relevant site features to enrich its science curriculums as appropriate. Upon completion of the project, and after the first full school year, MVRHS shall provide a report to the MVC outlining how this has been accomplished and how it will continue going forward.
- 11.2 MVRHS shall utilize the proposed natural grass maintenance program, including regenerative landscaping practices, as a possible resource for the Horticulture Program, in line with the

frameworks and guidelines of Massachusetts Chapter 74 College, Career, Vocational, Technical Education. Upon completion of the project, and after the first full school year, MVRHS shall provide a report to the MVC outlining how this has been accomplished and how it will continue going forward.

12. MODIFICATIONS

As offered by the Applicant:

12.1 Any proposed modifications to DRI 352-M4, as approved herein, including any modification to the proposed synthetic turf materials and infiltration system, and including any modification resulting in any change of use or change in intensity of use, shall be referred by the Applicant to the MVC for prior review and approval.

12.2 Any replacement of the synthetic field shall return to the MVC for review and approval. At such time, the high school shall submit a review of the field's performance to date, including any issues associated with usage, the shockpad, carpet, infill, and drainage.

13. OTHER CONDITIONS

13.1 Only natural building materials shall be used for the exterior of the fieldhouse and outbuildings, with a final list of materials subject to LUPC review and approval. The roofs may be made of sheet metal.

6. CONCLUSION

6.1 Permitting from the Town

The Applicants must, consistent with this Decision, apply to the appropriate Town of Oak Bluffs Officers and Boards for any local development permits which may be required by law.

The permit-granting authorities of the Town of Oak Bluffs may now grant the request for approval of the Applicant's proposal in accordance with this decision and may place further conditions thereon in accordance with applicable law or may deny the request for approval. Any permit issued by the Town shall incorporate the plan approved by the Commission.

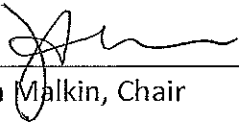
6.2 Notice of Appellate Rights

Any party aggrieved by a determination of the Commission may appeal to Superior Court within twenty (20) days after the Commission has sent the development Applicant written notice, by certified mail, of its Decision and has filed a copy of its Decision with the Oak Bluffs Town Clerk.

6.3 Length of Validity of Decision

The Applicant shall have two (2) years from the date of receipt of the Decision of the Martha's Vineyard Commission contained in this document to begin substantial construction.

6.4 Signature Block

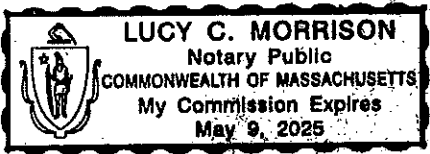

Joan Malkin, Chair

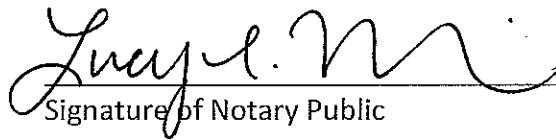
August 27, 2021
Date

6.5 Notarization of Decision

Commonwealth of Massachusetts
County of Dukes County, Mass.

On this 27th day of August, before me,
Lucy C. Morrison, the undersigned Notary Public, personally appeared
Joan Malkin, proved to me through satisfactory evidence of
identity, where was/were personal knowledge to be the person(s)
whose name(s) was/were signed on the preceding or attached document in my presence, and who
swore or affirmed to me that the contents of the document are truthful and accurate to the best of
his/her/their knowledge and belief.




Signature of Notary Public

Lucy C. Morrison
Printed Name of Notary
My Commission Expires May 9, 2025

6.6 Filing of Decision

Filed at the Dukes County Registry of Deeds, Edgartown, on: August 27th, 2021

Deed: Book 1592, Page 724

Document Number: 6968