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Lagoon Pond Association

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"Dedicated to improving the quality of the waters and the environment surrounding Lagoon Pond".

Oak Bluffs Planning Board

Gentleman,

At the meeting last week regarding Lagoon Ridge, there were a few points brought up that made me think more about the plan as a whole.

Nitrogen is still my largest concern and after listening to everyone at the meeting acknowledging that this issue must be addressed, it only makes sense that the 4 lots in Cluster A also be included in the Amphidrome treatment system. Not only are these lots in the Lagoon Pond Watershed, but they are also in the zone (2) of contribution to the town well! If approved, does it not make sense to require this and protect both of these resources?

Secondly, I do not see a "redundancy plan" on the Amphidrome design. I am told that most municipal plants have a "Redundancy or Back Up" system that would handle the treatment and flow (short term) should something go wrong with the main system. While this is not a municipal plant, it is a large onsite, privately owned and managed sewer treatment plant. Has this idea been researched or addressed?

Next, I am confused about the term "open space" and what is allowed to be open space. When I look at Meadow View Farms, the Deer Run Area, Tower Ridge and many other "cluster" type developments allowed in Oak Bluffs over the years, the open space is always an area that is owned by the association and is not part of any privately owned lots. Taxes as paid to the town, by each lot owner, on their percentage of ownership of the common area (open space). When I look at the Lagoon Ridge Plan, it appears that the "open space" is also encompassing the area for the leaching field and a significant portion of the conforming lots. This just does not seem right! How will the open space be taxed?

Lastly, there is a long list of conditions set forth by the MVC on their "conditional" approval. Should you find the need to approve this project, who is responsible for confirming that all the conditions are met and followed?

Thank you for listening.

Doug Reece