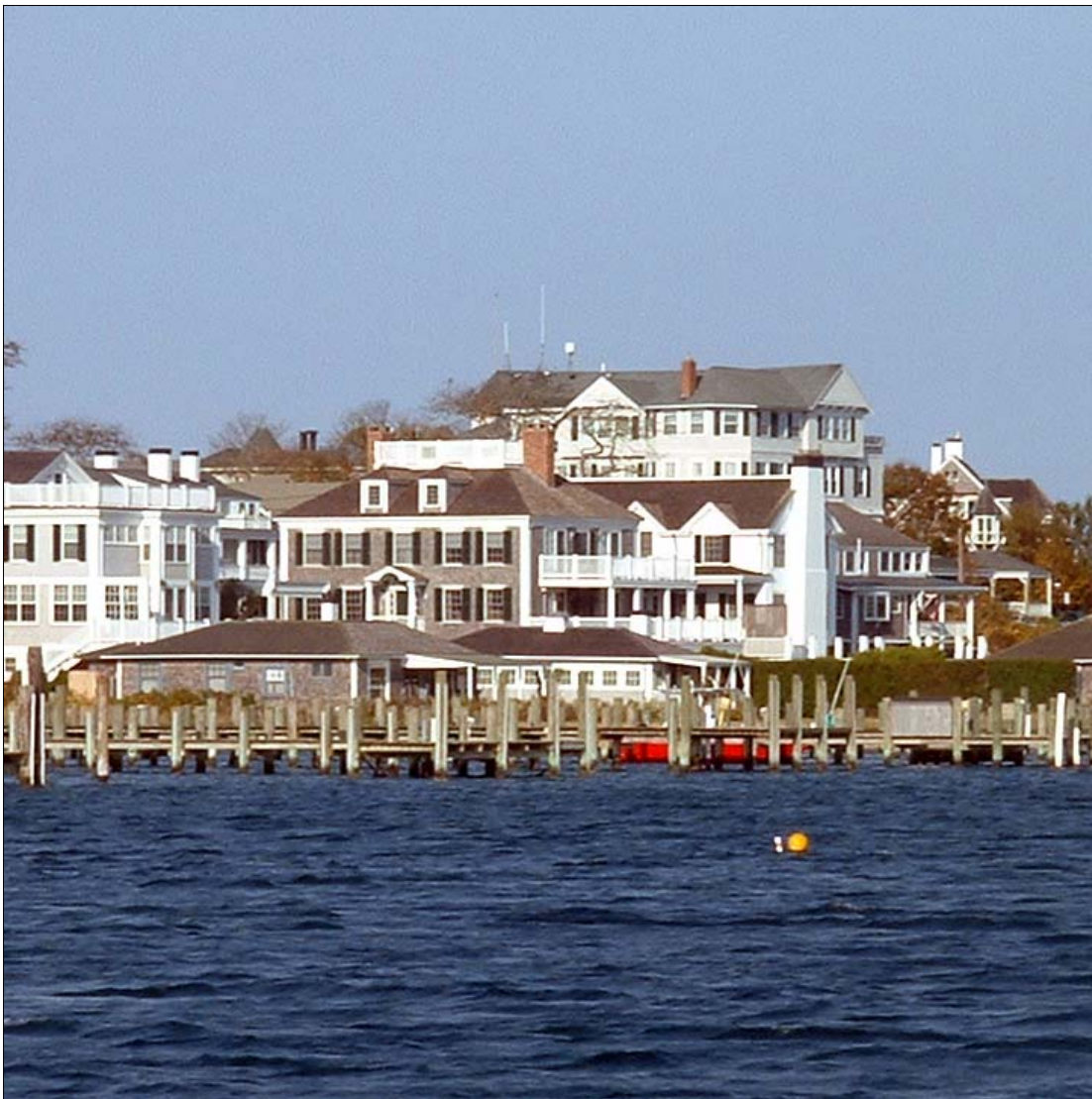




EDGARTOWN

COMMUNITY DEVELOPMENT PLAN



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Edgartown Community Development Plan

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1. INTRODUCTION

1.1 COMMUNITY PROFILE

1.1.1 Martha's Vineyard

Edgartown is one of six towns forming the Island of Martha's Vineyard; a 100-square-mile island located approximately three miles off the coast of Cape Cod. The Island is a terminal moraine, with associated outwash plain, marking the southern progression of the last Ice Age. Home to the Wampanoag Native Americans, it was settled by Europeans in the mid 17th century.

Today, year 'round residents, seasonal residents – many of whom own second homes – and hundreds of thousands of short-term visitors live on or come to the Island, attracted by the unique natural, historical, and cultural values that define the beauty and character of Martha's Vineyard.

As a coastal island, Martha's Vineyard's climate is influenced by warm Gulf Stream waters that moderate the Island's seasons. Summers are a bit cooler than the mainland, providing refuge from nearby hot and humid metropolitan areas such as Boston and New York. Winters are milder and autumn generally lasts longer than on the mainland, providing a more favorable climate for vacationers year 'round.

Each of the Island's towns reflects its origins: Edgartown as the historical home of master seamen during the whaling era and still the seat of County government; Tisbury as the Island's year round gateway and market town, Oak Bluffs as the Island's first summer resort and continued concentration of summer activity, West Tisbury and Chilmark as agricultural villages, Aquinnah (formerly called Gay Head) as the Island's remaining Wampanoag Indian settlement and the site of perhaps the Island's most recognizable feature and only National Natural Landmark – Gay Head Cliffs. Three-quarters of the Island's population is distributed equally among the three "down-Island" towns: Tisbury, Oak Bluffs and Edgartown, each with a busy commercial town center. Vineyard Haven in Tisbury serves as the Island's main port, seconded by Oak Bluffs in the summertime. The three "up-Island" towns, West Tisbury, Chilmark and Aquinnah are more rural in character.

From 1900 to 1960, the year 'round population of the Vineyard increased a bit more than 30%. The population doubled in the last quarter of the 20th Century, increasing 30% each decade. By comparison, in the 1990s, the year 'round population increased only 6% in all of Massachusetts.

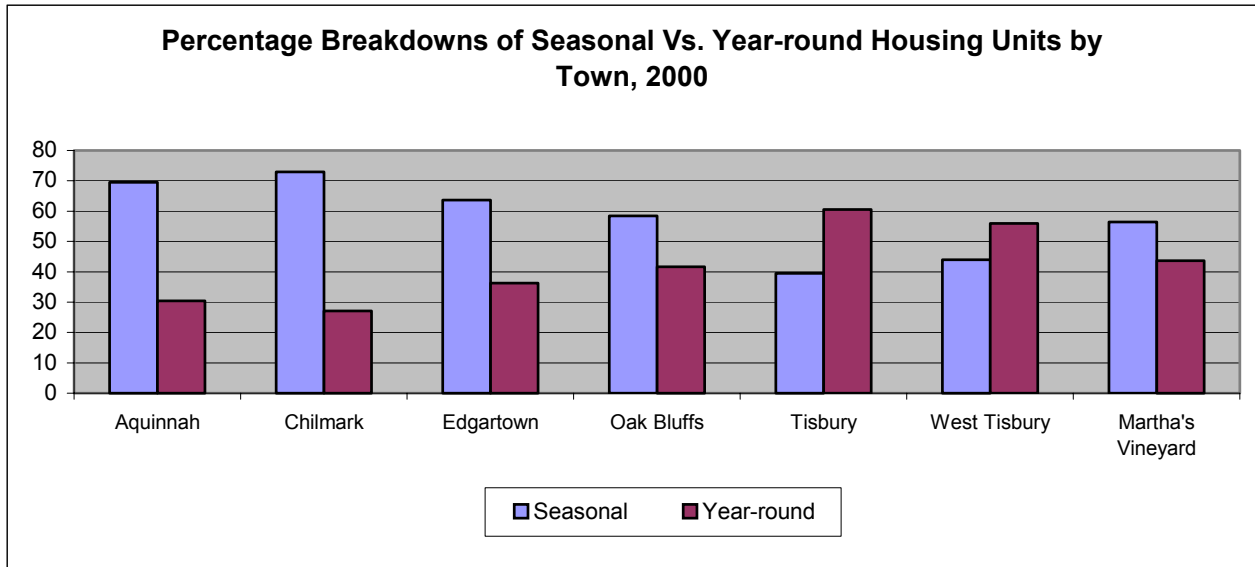
As a seasonal vacation area, the number of people on the Island changes dramatically from one season to the next. The Martha's Vineyard Commission estimates that the nearly 15,000 year 'round Vineyard population in 2000 swelled to about 75,000 during the peak summer months of July and August. This summer population is made up of several distinct groups, each with its own influences and needs.

Estimated Average Summer Population – 2000

	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Total
Year 'round	344	843	3,779	3,713	3,755	2,467	14,901
Guests of Year 'round	141	382	1,582	1,590	1,646	1,034	6,375
Seasonal / Vacationers	1,536	4,894	13,251	10,637	5,123	3,888	39,329
Transients							
lodging rooms	42	158	1,944	1,192	860	190	4,386
on boats			408	504	600		1,512
camping					432		432
Day Trippers			500	5,000	2,500		8,000
Cruise Passengers				1,000			1,000
Total	2,063	6,277	21,464	23,636	14,916	7,579	75,035

- Year 'round population as reported by 2000 US Census. Some people have estimated that there are as many as 1,000 additional year 'round residents and a total of 3,000 additional summer residents who are undocumented aliens. In the absence of clear data, they are not included.
- Guests of Year 'round residents estimated as an average of 1 person for each of the 6,375 year 'round households
- Seasonal Residents / Vacationers include second-home owners and renters who visit for a week or more. They are estimated as an average of 4.77 people for each of the 8,246 seasonal housing units, based on the results of a survey carried out by the Oak Bluffs Planning Board. It is estimated that about two-thirds of these are seasonal residents.
- Transients stay on-island for less than a week. Estimations assume two people per room and 100% occupancy for July and August in the Island's 2,200 lodging rooms, hotels, inns and B&Bs. The Edgartown, Oak Bluffs and Tisbury Harbor Masters estimated 3 or 4 people per boat and occupancy rates between 80% and 100% for the 468 boats that can be accommodated on slips and moorings in these three harbors. Camping is based on an average of 3 people per tent and 80% summer occupancy for the Island's 180 campsites in the MV Family Campground.
- Day Trippers arrive and leave the Vineyard on the same day. Estimates assume two-thirds of the peak passenger ferry ridership of 12,000 on peak summer days are day-trippers and the others stay for a longer period. Allocation among towns is based upon port of entry.
- Cruise Passengers are day trippers. Assumes one cruise ship with a capacity of 1,000 people in harbor on a peak day; in 2002, most cruise ships came in the spring and fall. Allocation among towns is based upon port of entry.

Source: MVC, 2003



Source: U.S. Census

It is easy to understand why the cornerstone of the Island's economy is providing services to seasonal residents and visitors. Island-wide, there are more seasonal homes – houses not occupied in the winter – than year 'round homes. Only Tisbury and West Tisbury have more year 'round homes than seasonal ones. The tourism and service industry is highly image-conscious, seasonal and labor intensive. Nevertheless, a large majority of the businesses on the Island employ four or fewer workers each. As the year 'round population continues to expand, more businesses are needed and supported throughout the year.

Martha's Vineyard is marked by relative seclusion from the mainland, by its highly variable seasonal populations, by its lifestyles and landscapes dominated by the ocean and salt ponds, and by economic constraints unique to island communities.

1.1.2 Edgartown

Edgartown's postmark heralds an "eclectic" community. Edgartown is simultaneously a small New England town, a fishing village, an agricultural village, and a popular resort town. The ocean, ponds, beaches, salt marshes, harbor, bays, forests and fields combine to make Edgartown a town rich in natural endowments as well as an historic town center. Edgartown center is a densely populated grid of charming narrow ways characteristic of New England maritime villages, a compact area of bustling pedestrian-oriented activity, which abruptly gives way to quiet residential and open space lands that dominate the remainder of the town. The terrain is one of flat-forested stretches of outwash slopes that descend gently south at about 20 feet per mile, which are only disrupted, by occasional meadows, farm fields, subdivisions, and streams leading to the heads of the coves on the ponds. Elevations in Edgartown do not reach above 95 feet. The high points in town are Mill Hill at 65 feet above sea level, Washaqua Hill at 70 feet and Sampson's Hill at 94 feet above sea level. Edgartown is approximately 26 square miles (16,640 acres) in size.

Geographically Edgartown occupies the southeast corner of Martha’s Vineyard. On its western boundary Edgartown blends into the Town of West Tisbury through a series of inlets and great ponds. To the north, between Nantucket Sound and Sengekontacket Pond, Beach Road leads to the Town of Oak Bluffs. The 5,200-acre State Forest (more than half of which is located in Edgartown) is in the northwest corner of town. To the south is the Atlantic Ocean, and to the east, beyond Chappaquiddick, is Nantucket Sound. Chappaquiddick can only be reached by the Chappy Ferry or by driving over Norton Point Beach.

1.1.3 Population and Income

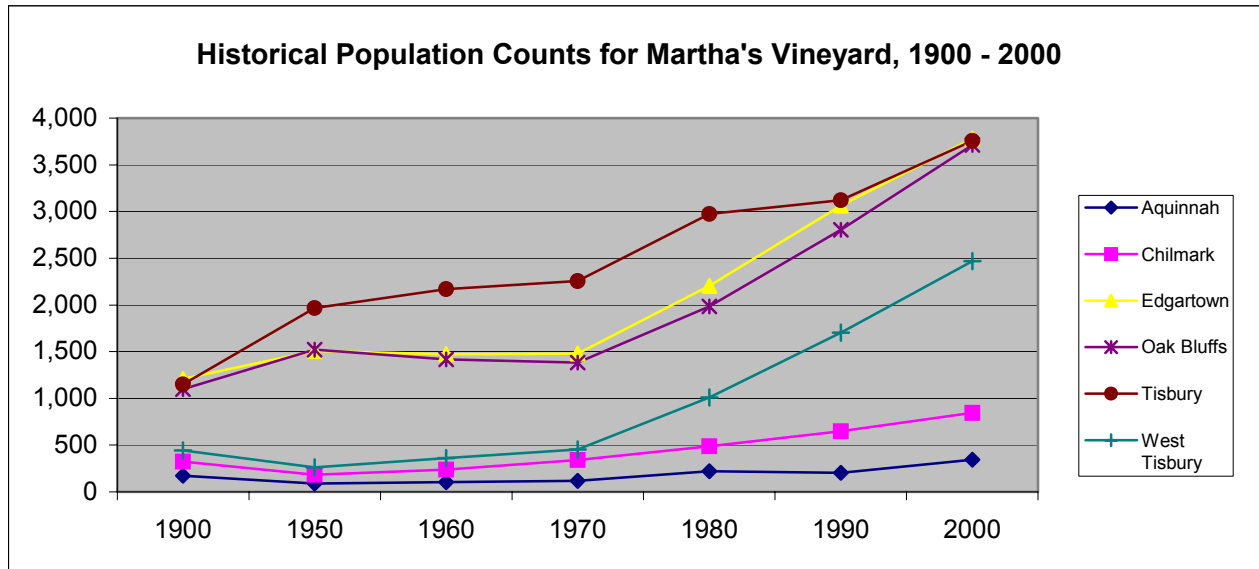
Since 1970, the year ‘round population growth of Edgartown as well as Martha’s Vineyard has been significant. Between 1970 and 1980, the year ‘round population in Edgartown went from 1,481 to 2,204, which is a population growth of 49%. In 1990 there were 3,062 year ‘round residents so between 1980 and 1990 there was a population growth of 39% and in the year 2000, there were 3,779, which resulted in a population growth of 23% between 1990 and 2000.

According to the US Census 2000, the median age for Edgartown was 40.3. The median age for the state was 36.5 while for Dukes County the median age was 40.7. Forty three percent of the population is between the age of 35 and 59. Seventeen percent of Edgartown’s population is 60 or older and sixteen percent of the population is between the ages of 20 and 34. Thirteen percent is between the ages of 5 and 14 and less than five percent of the population is younger than 5 years old.

Median Incomes for Dukes County, 2000		
	Median Household	Median Family
Aquinnah	\$45,208	\$45,458
Chilmark	\$41,917	\$63,750
Edgartown	\$50,407	\$55,153
Gosnold	\$22,344	\$27,500
Oak Bluffs	\$42,044	\$53,841
Tisbury	\$37,041	\$53,051
West Tisbury	\$54,077	\$59,514
Dukes County	\$45,559	\$55,018

The median household income [which is based on non-related individuals living in the same housing unit] in Edgartown was \$50,407, the second highest among the other Island towns; although the median family income [which is based on related individuals living in the same housing unit] was \$55,153 which was the third highest compared to the other Island towns. The area median income, as reported by HUD, for a family of four in FY 2000 in Dukes County was \$53,200. Approximately twenty-nine percent of households in Edgartown were paying more

than 35% of gross income for housing, while just under twenty three percent of renters paid more than 35% of gross income for rent. According to the 2000 US Census, just over four percent of Edgartown's population lives in poverty.



Source: U.S. Census

1.1.4 Zoning and Land Use

The Town of Edgartown has five residential districts and four business districts. The five residential district requirements are as follows: 10,000 square feet minimum lot size, .5 acre minimum lot size, 1.5 acre minimum lot size, and 2 districts of 3 acre minimum lot size. Mixed residential uses are allowed within the B-I and B-II business districts. B-III allows residential and dormitory uses and B-IV business district allows dormitory housing. The Town has taken several steps to promote the development of affordable housing through its zoning bylaws.

Edgartown Land Cover/Use (Acres)	1971	1986	1999
Agriculture	789	761	806
Open Undeveloped Land	3,032	2,901	2,389
Natural Land/Undisturbed Vegetation	11,060	10,193	9,596
Commercial	30	40	52
Industrial/Transportation/Mining	233	274	293
Urban Open/Institutional/Recreation	492	635	550
High Density Residential	233	229	236
Medium Density Residential	132	290	373
Low Density Residential	1,036	1,824	2,758

Using the interpretation of aerial photography, the University of Massachusetts has tracked land cover or land use data (MacConnell Land Use). The data show increases in residential acreage, particularly of low-density residential acreage, which has almost tripled. Because it is low-density housing, the data do not necessarily mean enormous increases in housing, but rather that this type of use has consumed a large amount of land. Overall, the data show developed land to have increased by 12% Island-wide during the twenty-eight year period shown. During that time, developed land in Edgartown was increased by 11.5%. Although the large land area of Edgartown may have something to do with the approximation of the mean, it does appear that Edgartown falls in the middle range with respect to the other towns. It is also interesting to note that more of Edgartown's growth occurred between 1971 and 1985, while more of the Island's growth occurred in the years from 1985 to 1999.

Development Island-wide 1971-1999						
Town	Change from Undeveloped to Developed Land (acres)			Change as Percent of Total Area		
	1971 - 1985	1985 - 1999	1971 - 1999	1971-1985	1985-1999	1971-1999
Aquinnah	56	218	274	1.5%	5.9%	7.4%
Chilmark	371	502	873	2.8%	3.8%	6.7%
Edgartown	1,133	979	2,111	6.2%	5.3%	11.5%
Oak Bluffs	525	555	1,080	11.0%	11.7%	22.7%
Tisbury	465	314	780	11.1%	7.5%	18.5%
West Tisbury	820	1,431	2,251	4.9%	8.5%	13.4%
Vineyard	3,371	3,998	7,369	5.5%	6.6%	12.1%

In 2002, using a different methodology, the Massachusetts' Executive Office of Environmental Affairs Buildout and Land Use Study was published. The total land acreage of Edgartown is 18,184 acres. Edgartown is the largest of all island towns. From the state's buildout analysis, just over 7,138 acres, or 39% of land in Edgartown is permanently protected as open space and not available for development. The study also reported that 35% of Edgartown is already developed and the remaining 26% of the town - 4,664 acres- potentially available for development in the future.

2000 Estimated Protected, Developed and "Available" Land							
Town	AQ	CH	ED	OB	TI	WT	Island
Total (acres)	3,690	13,553	18,184	4,680	4,142	16,878	61,127
Protected Open Space* (%)	15%	29%	39%	30%	20%	42%	34%
Developed/Built** (%)	53%	36%	35%	48%	51%	30%	37%
"Available" *** (%)	32%	35%	26%	22%	29%	27%	29%
"Available" (acres)	1,177	4,792	4,664	1,014	1,214	4,609	17,470

*Protected Open Space includes municipally owned land not necessarily used for open space.

**Developed/Built includes lands that are prevented from being developed, such as wetland buffers.

***Available is defined as land that is neither Protected Open Space nor Developed/Built.

Source: EOEa Buildout Study, 2002

Within the context of the preparation of this Community Development Plan, the Martha's Vineyard Commission revised and updated the analysis of protected, developed and available land. The following table gives the resulting figures.

- 'Protected' areas are lands that, according to the Island's conservation groups, either are under fee ownership or indicated as having a CR or APR. The wetlands displayed are only those that are not currently 'protected'.
- 'Developed' areas were determined by MAPC during the Buildout Study in 2000 and only those 'developed' areas that do not coincide with 'protected' or 'wetland' areas are displayed.
- 'Available' land is any remaining land.

2003 Estimated Protected, Developed and Available Land							
Town	AQ	CH	ED	OB	TI	WT	Island
Total (acres)	3,510	12,442	17,762	4,735	4,300	16,195	58,963
Protected Open Space (%)	22%	20%	40%	30%	20%	40%	32%
Developed/Built (%)	33%	40%	32%	40%	47%	35%	36%
Wetland (%)	13%	6%	7%	3%	5%	2%	5%
"Available" (%)	31%	33%	22%	33%	29%	22%	26%
"Available" (acres)	1,094	4,079	3,827	1,557	1,245	3,632	15,435

Source: Martha's Vineyard Commission and Conservation Partnership, 2004

1.2 CONSTRAINTS ON DEVELOPMENT

1.2.1 Availability of Land

There are many challenges that are unique to Edgartown simply because it is located on an island and it has an economy that relies heavily on the tourist industry. The rising cost of land has been primarily due to the tourist and seasonal nature of the Vineyard. Second homebuyers are able to outbid many year-round residents causing a sharp increase in real estate values. Other development constraints to housing relate to Edgartown's existing infrastructure.

Future residential development of land is limited by the lack of access to town water and sewer services within Edgartown. For this reason, many developable lots are restricted to a development density of one bedroom per 10,000 square feet of lot area. If developable lots are located within wetlands or nitrogen sensitive areas, there are further limitations to the development's size and density. In addition to stricter regulations that could require advanced denitrification wastewater treatment systems, the installation cost and maintenance of these systems can be a financial constraint to the development of affordable housing.

Another development constraint is Edgartown's road network. Issues of access and maintenance of roads can also be a limitation for development. The potential for new residential development is also constrained within certain areas of town due to zoning requirements of 0.5, 1.5, and 3 acre minimum lot size residential zoning.

1.2.2 Drinking Water

Access to Town water could be a limiting constraint for development. The public wells are not sufficiently sized to accommodate anticipated growth as estimated.

According to the MVC-EOEA buildout data (2002), there were 4,360 residences in Edgartown in 2000 and 6,676 projected at buildout.

According to *Martha's Vineyard Source Water Protection Project* (MVC, 2003), 2,700 residences, or 62%, were served by the municipal supply in 2000, consuming 2.031 million gallons per day (gpd) during the peak week. MVC projected at buildout a low estimate peak consumption of 3.264 mgd during the peak week, assuming that water service remained at 62% throughout buildout, or a high estimate peak consumption of 4.269 mgd during the peak week, assuming that water service would be provided to 90% of the residences at buildout. At the time of the report, the Edgartown system was authorized to withdraw 4.3 million gallons per day (mgd). The projection of Edgartown's maximum average daily water withdrawal during the peak month indicates that demand will be between 2.72 and 3.56 million gallons. The projection of Edgartown's maximum average daily water withdrawal during the peak week indicates that demand will be between 3.3 and 4.3 million gallons. The peak-day demand as projected by the average of the 1998-2001 peak-day water consumption indicates that demand could spike to a maximum of 3.7 to 4.8 million gallons. The average figures based on the month and week demands are less than or equal to the permitted withdrawal but the peak day projection approaches and exceeds the current permitted withdrawal.

Regarding water quality issues, the report notes specific land use issues for each Zone II. Two Zone II's serve for the Town of Edgartown's four wells. The Zone II is that area of an aquifer that contributes water to a well under the most severe pumping and recharge conditions that can be realistically anticipated (180 days of pumping at approved yield, with no recharge from precipitation).

Wintucket-Quenomica Zone II

The Wintucket and Quenomica wells are located near the head of Edgartown Great Pond. The Wintucket well has a permitted capacity of 1 mgd and the Quenomica well 1.3 mgd. The Zone II includes 898.3 acres. The vast majority of land within this Zone II is held by the Town or is within the Manuel F. Correllus State Forest. There is some low-density residential use in the southeastern quadrant, identified in yellow on the land use map, including some 170 houses. To the east of that use, the Mac Connell land use for 1999 shows forest use, and the assessors parcels indicate

a subdivision. Much of that land is in the process of being developed as a golf course (not shown in the 1999 database), with the frost bottom area indicated in beige to remain open.

Mashacket-Lily Zone II

This Zone II includes 1,366.9 acres. The Mashacket and Lily Pond wells each have an approved capacity of 1 mgd. The Mashacket well is sited off Mashacket Road, near the Edgartown Landfill, which has been capped. The Edgartown Wastewater Treatment Plant is sited to the northwest of the well, within the Zone II. According to plant records, the average flow is 159,62 gpd, with a Nitrogen concentration of 2.4 mg/l. The Lily Pond well is located near the wetlands associated with Lily Pond. A large amount of land north of the Edgartown-Vineyard Haven Road is held in conservation by the Sheriff's Meadow Foundation. The eastern end of the Lily Pond lobe of the Zone II is zoned commercial (B-II district). Forty-six commercial properties occupy 20.25 acres. Uses allowed are primarily retail and service uses although conditionally permitted uses include some uses that are not desirable within a Zone II. Uses of some concern include: Vineyard Veterinary Clinic, and the MSPCA. The Square Rigger restaurant is the high volume sewage producer. A portion of the driving range for the Edgartown Golf Club is situated in the eastern part of the Zone II. Farming activities within the Zone II include: Morning Glory Farm (vegetables), Sweetened Water Farm (horses). Farming activities occupy 115.4 acres, including 31.4 acres of vegetable row crops and 84.0 acres of pasture. This Zone II also includes large areas of low density and high-density residential use. Of the 2,466 parcels in the Zone II, 1,530 are residential. Although not found in the 1999 land use data, a golf course has been developed on land included near the western tip of the Zone II, in the area shown as forest with subdivision lots on the assessors' parcels.

1.2.3 Wastewater

In the early 1970's, the Town of Edgartown installed a sewer system serving over 300 residences and businesses with approximately 13,800 feet of gravity sewers, 8,800 feet of force sewer mains, and three pumping stations. In 1996 the Town upgraded the plant to include two 500,000-gallon mixing tanks (called carousels), and a tertiary treatment plant, and now serves approximately 600 residences and businesses. The plant has treated approximately 65 million gallons of effluent each of the past several years, with about half, 27 million gallons, being processed from June through August. In addition, the plant treats more than one million gallons of septage per year pumped from on-site residential and commercial systems. The plant is presently licensed to treat up to 750,000 gallons per day. The plant is sited in the Mashacket-Lily public supply well Zone of Contribution. Currently nitrogen concentration in the effluent is averaging 2.4 milligrams per liter. The flow is projected to increase to a maximum average of 600,000 gallons per day in summer and 200,000 gallons per day in the winter, with a similar nitrogen concentration.

Nitrogen loading is a serious concern, particularly within some of the watershed districts and nitrogen sensitive areas of the town. In Edgartown, 29.4% of the Town's "available" land lies within the Edgartown Great Pond watershed, potentially 829 lots. Currently, the majority of

homes adhere to the Commonwealth’s Title 5 regulations, which are enforced by the local Board of Health for individual septic systems. If developable lots are located within wetlands or nitrogen sensitive areas, there are further limits to the development’s size and density. In addition to stricter regulations that could require advanced de-nitrification systems, the installation cost and maintenance of these systems can be a financial constraint to the development of affordable housing.

Potential Development in Watersheds of Nitrogen-Sensitive Great Ponds						
Pond	Percentage of Entire Watershed “Available” for Development	Percentage of Watershed’s “Available” Land Within Town	Percentage of Town’s “Available” Land Within Watershed	Proportion of Town’s Potential Additional Lots Within Watershed	Number	%
Edgartown Great Pond	27.3	97.6	29.4	829		35.8

Source: 2002 EOE A Buildout Study; MVC

1.3 PLANNING CONTEXT

1.3.1 The Island Plan - Martha's Vineyard Regional Plan

In 1991, the MVC published the Regional Island Plan, the result of several years of concerted community effort. It sets out a series of policies for growth management. Following the publication of the Regional Island Plan, the MVC published a series of action plans outlining specific policies and a series of actions for implementing them. These plans are:

- Island Transportation Plan – 2003
- Martha’s Vineyard Housing Report – 1994
- Economic Base Study – 1994
- Open Space Action Plan – 1991

The goals and strategies of the Regional Island Plan have continued to guide the MVC, both in pursuing planning activities and in review of development proposals.

1.3.2 The Edgartown Master Plan

The *Edgartown Master Plan* was adopted in April 1990, following on the 1975 *Edgartown Planning Studies*, incorporating the same theme of managing growth. The Edgartown Planning Board began a series of public discussions and planning studies that culminated in the 1990 plan. The principal goal of the Master Plan, reflecting the drive for growth management, is “To keep Edgartown a community of self-support, livable by people of all walks of life in balance with the natural environment”. Goals and objectives, policies and programs are included for a variety of topics such as natural resources, open character, balanced economy and affordable housing. An update to the 1990 plan is presently underway.

1.3.3. The Edgartown Open Space Plan

According to the 2000 draft Open Space Plan, open space planning began in 1970 when the Conservation Commission prepared the Town's first Open Space Plan. The 1970 Open Space Plan catalogued all the public and semi-public open space resources in the Town and established goals for the Town to preserve and protect its natural resources. The 1979 Open Space Plan revised and expanded the original plan and added maps that showed the water resources, vegetation, wildlife habitats, dedicated open space, potential open space assets, large private landholdings, and land use controls in effect at that time. These plans fulfilled two critical functions for Edgartown. First, the 1970 and 1979 plans were useful working guides for the Conservation Commission, Board of Assessors, Planning Board and Selectmen. Second, these plans made the Town eligible for state Self Help Funds through the Massachusetts Division of Conservation Services, and for Federal Bureau of Outdoor Recreation funds.

The 1987 draft revision of the 1970 and 1979 open space plans included the results of the 1984 Open Space Questionnaire that was distributed at the 1984 annual town meeting. In 1991 The Martha's Vineyard Commission produced an island-wide Open Space Action Plan as part of the Regional Island Plan. This plan included an island-wide open space inventory and survey and an action plan. In 1997 the Town conducted several community visioning workshops that included sections on the environment, open space, and natural resources. The Martha's Vineyard Commission conducted an island-wide transportation survey in 1997 that included several questions pertinent to open space concerns. Also in 1997 the Edgartown Conservation Commission distributed an Open Space Questionnaire. For the 2000 draft Open Space Plan, in addition to reviewing and reiterating the previously stated goals of the town, the 1997 survey was the most recent measure of public sentiment. In addition, the department heads of municipal departments and commissions and the directors of the various conservation organizations were asked to submit their open space comments and suggestions. The inclinations of the community regarding open space, as expressed in these plans and surveys, are reflected in the 2000 draft plan.

1.3.4 The Edgartown Harbor Plan

Edgartown's Harbor Planning Group, appointed by the Board of Selectmen, consists of the three members of the Marine Advisory Committee, the Harbormaster and a representative of the Planning Board. The Martha's Vineyard Commission has provided staff assistance, notably the services of the Coastal Planner, and the staff of the Edgartown Planning Board and Board of Selectmen have responded as needed. The Harbor Plan could not have been developed without the intense cooperation of the Planning Board, Board of Selectmen, Shellfish Department, Conservation Commission, Board of Health, Park Commissioners, Land Bank Advisory Board, Capital Programs Committee and Historic District Commission. These town boards formed a Core Group that met with the Harbor Planning Group for numerous planning sessions from the perspective of management. Those Core Planning Sessions, along with considerable input from the general public, produced the Harbor Plan in the open planning style that builds consensus through exposure of issues and public examination of alternatives for achievement of goals. The

people of Edgartown, both residents and visitors, have contributed considerably through the open planning process. In addition to the contribution of ideas, the public has offered other contributions. Edgartown Harbor Association, Inc. funded extensive water quality research by the Woods Hole Oceanographic Institution, which generated considerable water quality data.

In December, 1993, EOEА Secretary Trudy Coxе approved the Request for Scope for a Harbor Plan for the Town of Edgartown. The first such approval in the Commonwealth, the scope documentation represented approximately half of the approval for Edgartown to be the first community to take full advantage of the Commonwealth's harbor planning regulation, 310 CMR 23, to develop a Secretarially approved Municipal Harbor Plan. The Scope portion consists of definition of the harbor planning area, issues and a study program. That portion was completed and approved in 1993. The remainder of the plan, the implementation program, was completed and submitted, and was approved in September 1997. Approval for the plan was subsequently renewed by Secretary Ellen Roy Herzfelder for 10 years, until April 30, 2013.

1.3.5 Edgartown Visioning Project

In 1997, a steering committee worked with local and consultant planners to produce workshops for the Edgartown Visioning Project, intended to allow a wide range of participants to share their visions of the future of Edgartown. Public visioning workshops were held on April 13, August 18, and November 16, 1997. These workshops were well-attended and productive.

1.3.6 The Buildout Study

In 2002, the Commonwealth's Executive Office of Environmental Affairs released its studies of each town's potential capacity to accommodate additional growth and development. The 'Buildout' study categorized all of the Town's land as developed, permanently protected open space, or developable – potentially available for development. EOEА relied on the MacConnell Land Use identification of land cover from aerial photography to determine developed areas and used the Division of Conservation Services records of permanently conserved lands. Land neither developed nor conserved was considered potentially 'developable.' From the Town's existing land use zoning codes underlying the developable lands, and considering the lot density of properties subdivided over the 1990s, EOEА calculated the number of additional homes that could theoretically be built on the remaining developable land in the Town. The Town's zoning bylaws were also used to identify areas that had partial constraints on the development of lands, such as buffers to wetlands. Once the number of new residential units was estimated, projections of the increases in year round and seasonal populations – and their impacts upon schools, roads and solid waste – were also calculated.

Buildout Study Projections

Town	AQ	CH	ED	OB	TI	WT	Island
Households (seasonal & year 'round)							
1990	82	953	3,053	3,172	2,387	1,320	10,967
2000	141	1,409	4,360	3,820	2,720	1,849	14,299
Additional Projected	265	1,341	2,316	820	1,001	1,289	7,032
Buildout Total	406	2,750	6,676	4,640	3,721	3,138	21,331
Population (year 'round)							
1990	201	650	3,062	2,804	3,120	1,704	11,541
2000	344	843	3,779	3,713	3,755	2,467	14,901
Additional Projected	194	889	1,937	768	1,370	1,692	6,850
Buildout Total	538	1,732	5,716	4,481	5,125	4,159	21,751
Students							
1990	37	53	473	422	440	432	1,857
2000	48	120	569	664	571	483	2,455
Additional Projected	27	126	292	172	475	331	1,423
Buildout Total	75	246	861	836	1,046	814	3,878
Water Use (thousands of gallons/day)							
2000	25,800	63,225	789,000	857,000	609,000	185,025	2,529,050
Additional Projected	25,835	117,846	821,960	86,137	780,805	385,759	2,218,342
Buildout Total	51,635	181,071	1,610,960	943,137	780,805	570,784	4,138,392

Source: EOEa Buildout Studies, 2002, adjusted for corrected calculations by MVC, 2004

The purpose of the Buildout study was to prompt each of the Commonwealth's municipalities into re-evaluating whether its current zoning controls give the kind of direction to its pattern of development that is appropriate and to assess whether the town wishes to take steps to better direct future development and conservation of open space. While there may be questions about some of the specific assumptions and methodology of the Buildout studies, the premise is sound of the community taking stock of the lands that remain open to either development or conservation and to determine what are the best uses of those lands from a community standpoint. This was the impetus to conduct this Community Development Plan.

1.4 THE COMMUNITY DEVELOPMENT PLANNING PROCESS

In April 2003, the Commonwealth of Massachusetts awarded grants – under Executive Order 418, the Community Development Planning Program – to each of the six towns of Martha's Vineyard. The grants allowed the towns to prepare Geographic Information Systems (GIS) mapping to aid in the evaluation of land suitability that will help to plan for appropriate growth management within each town. The Martha's Vineyard Commission worked with the towns to obtain these grants and was selected by each town as its consultant to conduct the planning work and assist in completing its Community Development Plan. Working with all six Island towns simultaneously, the MVC was able to develop a single methodology for determining land

suitability, thereby facilitating comparable analysis on lands adjacent to another town's boundaries as well as coordination of future Island-wide planning efforts.

In evaluating the best or most appropriate uses of each town's remaining land that is not yet either developed or protected as open space, the Community Development Plan was required to address three areas:

1. Open Space and Natural Resource Protection,
2. Housing, and
3. Economic Development.

The housing and economic development elements were required to specifically address improving the conditions and opportunities of low, moderate and middle-income families and individuals. A fourth required area, transportation, was waived for all Island towns due to the MVC's 2003 updating of the Regional Transportation Plan for Martha's Vineyard.

The breadth of issues addressed in developing a Community Development Plan also provides materials a town can apply to other planning efforts such as the town's Affordable Housing Strategy, the update of a town's Open Space & Recreation Plan, and the possible preparation or updating of a town's Master Plan, as well as updating the Martha's Vineyard Commission's Regional Island Plan. Towns with approved CD plans receive bonus points for competitive Commonwealth grant programs, including the popular self-help grants. In addition, the process allows the updating of town records and the provision of digital maps and a database available to all town departments.

In the fall of 2003 a Steering Committee of Edgartown officials and residents was established to work with the MVC on the Community Development Plan. At the initial meeting of the MVC planners and the Steering Committee, on December 9, 2003, the committee reviewed the process and land use/development goals and policies from existing town plans. The Committee met monthly with the MVC planners and more frequently by itself. The Steering Committee identified project goals, assumptions and suitability criteria.

In addition, the planning effort benefited from a series of meetings of All-Island Planning Boards at which various aspects of the plans were discussed. On May 25, 2004, a public meeting was held at which the Steering Committee outlined the preliminary results of the Community Development Planning effort and citizens broke into topic groups to discuss and provide feedback. The results of both of these efforts have been incorporated in the final version of this plan.

1.5 METHODOLOGY FOR DETERMINING SUITABILITY

The basis of the Community Development Planning effort is organizing and, in some cases, updating pre-existing information for the Town in Geographic Information Systems (GIS) format, that is, as computerized maps reflecting information that is easily manipulated and updated. Existing maps were compiled and reformatted. They were also checked for accuracy as much as possible. For example, the Steering Committee performed a parcel level analysis and identified

the current status (i.e. built, un-built, open space, Town-owned, etc.) of each parcel within Edgartown. In addition, a limited amount of data gathering was carried out, notably the preparation of a Scenic Value layer for the Town.

A major focus of the effort was a series of suitability analyses, i.e. the preparation of a series of maps that indicate the suitability of various areas for each of the three functions – open space and natural resource conservation, housing, and economic development – based on a number of criteria chosen by the Steering Committees and at several joint meetings of the Island’s planning boards. All the Steering Committees agreed to use the same set of criteria for all Island towns in order to facilitate getting an Island-wide analysis and perspective. Thus, some criteria do not apply or are of less importance to some towns (e.g. “served by Town sewer” in Aquinnah or “working farm” in Edgartown) but are retained for all towns to maintain consistency.

Each of the criteria was given a point value between 2 and 20, based on how significant it was in determining the suitability of a given piece of land for the land use function under consideration. For example, a working farm was given a value of 20 for open space preservation whereas being within 1000’ from year ‘round shopping was given a value of 8 for housing development.

The next step was to prepare a map for each land use function that compiled the overall rating, combining all the criteria that applied to that function. The result was the overall suitability of using land for that function, based on those criteria and weightings. The specific criteria and weightings are described in their respective chapters.

Subsequently, the housing and economic development maps were combined to give an overall “development” map and then this map was combined with the open space preservation map to indicate which parts of the Island were most suitable for preservation, for development, or for both. This synthesis is described in more detail in section 6.

It is important to note that each of the suitability maps does not take into consideration the present zoning, the present ownership, or how the land rates for other types of suitability. For example, an area may be indicated as “suitable for economic development” merely because it is close to an existing commercial area, even though it is not presently zoned for business and it might also be very highly suitable for open space preservation. This does not suggest that the Town should change its policy to allow for commercial development in this area.

Note that the suitability maps and the plan itself are not zoning maps, nor do they impose any restriction on either landowners or Town decision makers. The plan and maps are one assessment of the suitability of land for different uses based upon certain assumptions and goals. As any of these assumptions or goals change, likely so would the conclusions. Indeed, as the Island communities continue to work with the mapped data and increase their understanding of the implications and potential limitations of the information, the weighting of individual data layers is expected to change. It is even likely that, over time, whole data layers may be dropped or added to the suitability analysis.

With that said, it is also important to underline the limits of this kind of planning effort:

- On Martha's Vineyard, available land is so scarce and property values are so high that decisions on acquisition, say for open space preservation or the creation of affordable housing, will probably depend more on opportunity than on suitability. That is, if a piece of land becomes available, it might well make sense for a town or another entity to use it for open space or for affordable housing, even if it does not rate in the highest category in the suitability analysis.
- This large-scale analysis is very useful to give an overview for the Town and the Island for planning purposes; however, it is not accurate enough to provide specific information about a particular parcel of land.

Notwithstanding the limitations of the methodology for evaluating the suitability of land on Martha's Vineyard for different land activities, the suitability maps provide an additional tool available to citizens and decision makers when evaluating existing circumstances and potential development in their communities.

1.6 MAPS OF EXISTING CONDITIONS

This section is completed with a series of maps of existing conditions in Edgartown, namely:

- Existing Settlement,
- Land Use Cover,
- Water Resources,
- Wetlands
- Habitat
- Soils,
- Slopes,
- Cultural Resources
- Developed, Protected and Available Land

EDG Community Development Plan – 11x17 Existing Settlement
EDG Community Development Plan – 11x17 Land Use Cover
EDG Community Development Plan – 11x17 Water Resources
EDG Community Development Plan – 11x17 Wetlands
EDG Community Development Plan – 11x17 Habitat Areas
EDG Community Development Plan – 11x17 Soils
EDG Community Development Plan – 11x17 Slope
EDG Community Development Plan – 11x17 Cultural Resources
EDG Community Development Plan – 11x17 Developed, Conserved & Available Land

2. VISION

At the onset of the actual planning effort by the Town of Edgartown, on January 14, 2004 an informational meeting was held with a broad representation of Town boards, some Town citizens and Martha's Vineyard Commission personnel. The Steering Committee was formed and met throughout the winter of 2003-4. The group reviewed the land use goals and policies contained in the Town's current planning documents and initiatives and the planning process. The Steering Committee produced the following values and vision for the community, which have guided the formation of this plan.

2.1 COMMUNITY DEVELOPMENT VISION, 2004

PRINCIPAL ASSETS

- Historic buildings in the village center
- The traditional village waterfront
- The harbor
- The beaches
- Cape Poge, Wasque, Katama Bay and Edgartown Great Pond
- The preserved open spaces
- The stable and financially sound municipal government
- The municipal water and wastewater systems
- The excellent available mix of accommodations for seasonal visitors
- The remarkable population mix that is the People of Edgartown

BASIC DEVELOPMENT GOALS

Traffic and Transportation

- Improve traffic flow at the Triangle and on Upper Main Street
- Create alternate routes
- Encourage use of public transportation
- Improve, and possibly relocate, the present Triangle visitor parking area
- Continue to limit number of cars brought to Island

- Reduce impacts of Chappaquiddick ferry waiting line

Growth

- Slow rate of growth
- Limit development

The Economy

- Encourage more year 'round business in the "downtown"
- Encourage business development in locations that avoid the use of cars
- Evaluate whether to concentrate further commercial development at the two existing retail business districts or to begin to develop a new retail district to accommodate anticipated population growth, particularly in the seasonal population

Open Space and the Environment

- Provide more public access to the harbor, beaches and existing conservation land
- Preserve open spaces
- Increase open spaces
- Reduce light pollution and control noise

Develop More Affordable Housing

- Develop land use control tools that will encourage development of affordable housing alternatives
- Find creative funding sources to help create a self-sustaining program to finance the sites for and construction of affordable housing
- Establish an affordable housing goal in terms of the perceived need for the number of units needed and a practical timetable to create such housing

Revitalize the Town Center

- Preserve the cultural and design integrity of the village waterfront
- Dramatize the Historic District
- Consider architectural review for the village
- Consider improving the appearance of the area
 - Underground utilities
 - Historic paving
 - Public-private partnership to enhance and upgrade storefronts
 - Traffic-free pedestrian areas during the summer tourist season

THESE BASIC GOALS WERE IDENTIFIED FROM THOSE ASSOCIATED WITH VARIOUS PROJECTS AND EXISTING PLANS FOR THE TOWN:

2.2 VISION FOR EDGARTOWN HARBOR, 2003 (1997):

From Edgartown Harbor Plan, 1997 (renewed in 2003):

The principle goal of the Town's 1990 Master Plan, "To keep Edgartown a community of self-support, livable by people of all walks of life in balance with the natural environment", is quite appropriate to carry to the waterfront and waters of the harbor planning area. That principle goal recognizes the overwhelming need for proper stewardship of Edgartown's considerable bounty of natural resources in order to protect the health and welfare of its citizens and visitors. Edgartown, "an eclectic community" according to the postmark, is a town built upon commercial and resort seaside traditions and forever linked to its waters through cultural as well as economic bonds.

Edgartown's "Village Waterfront" is a compact hub of residential, commercial, recreational and municipal activity. According to Edgartown's Zoning By-Laws, "The B-1 District is intended to provide a compact pedestrian-oriented environment for a mixture of residential and business uses serving Edgartown's year 'round population and visitors."

Cape Poge Bay and lower Katama Bay are "quiet harbor" shellfish management areas.

Water Use Scenario

The water use scenario which would be consistent with the Harbor Plan is almost identical with the realities of water use in 1995. The old adage "What you see is what you get" adequately sums up the preferred water use scenario. The planning emphasis for water use is to promote continued successful management of existing water uses and to protect them from various types of encroachment.

The harbor planning area includes, by design, protection of the bountiful shellfish beds of Cape Poge Bay and lower Katama Bay, in order that harbor planning activities do not threaten those habitats by default. The primary use for those waters is for managed shellfish production. This policy is a priority of the Harbor Plan and is echoed throughout other local and regional policy plans.

Water use by commercial, recreational and municipal interests is concentrated in the Inner Harbor area, a narrow constriction between the land masses of Edgartown proper and the Island of Chappaquiddick. Edgartown Harbor is a destination port, known for the last hundred or more years as an elegant resort community in summer. Year 'round water activity more prominently features the commercial fishing fleet. The Harbor Plan recognizes the need for only minor adjustments in the Inner Harbor waterway scenario. The Harbor Plan recommends enhanced access for fishermen and others.

The epithet "quiet harbor" is culturally evocative of the residential areas and sensually evocative of the wild and remote places in the remainder of the harbor planning area, where the stillness of the misty atmosphere is seldom broken by evidence of human habitation. The Harbor Plan is specific regarding encroachment of piers and mooring areas so as to keep the "quiet harbor" identity.

Land Use Scenario

The land use scenario which would be consistent with the Harbor Plan is not much different from the realities of land use in 1995, but represents more of a departure than does the water use scenario. In response to specific challenges in the area of access, the Harbor Plan includes measures designed to increase pedestrian access in the "Village Waterfront" and to increase boat launching opportunities throughout the harbor planning area.

At the compact "Village Waterfront", the Harbor Plan envisions the foot of Main Street as the focus for improved pedestrian access and use. Foot traffic would be encouraged and drawn from Main Street to the waterfront, a departure from the 1995 scenario in which the waterfront is distinctly separate from Main Street. The adjacent village waterfront area will serve to link and enhance pedestrian access between Main Street and the waterway.

The Harbor Plan envisions infusion of a number of small-scale unobtrusive launching ramps throughout the remainder of the harbor planning area, in keeping with the "quiet harbor" residential and open space mien.

The Harbor Plan recognizes and promotes the existing land uses where found throughout the remainder of the harbor planning area. Apart from the bustling activity of the "Village Waterfront", some land use is open space, with some low density residential use. Much of the open space is readily accessible to the general public via the local transit system.

2.3 DRAFT EDGARTOWN OPEN SPACE PLAN, 2000:

- 1) Acquisition of properties and/or easements.
 - Town to Pond Greenway
 - Houlahan Property
- 2) Encourage more property owners to choose conservation restrictions/incentives.
- 3) Offer cluster zoning incentives for already approved subdivisions.
- 4) Designate an ancient ways D.C.P.C. (District of Critical Planning Concern)
- 4) Enforce water protection regulations.
 - Board of Health sewage flow limits need to be vigilantly enforced.
 - Continued evaluation of nitrogen loading issues in coastal ponds.
 - Continued inspection and maintenance of underground fuel storage
 - Setting of nitrogen loading limits and devising of necessary by-laws to assure that coastal ponds are not overly impacted by future discharges
 - The town should develop and pass at town meeting a public water supply zoning overlay for water resource protection and devise appropriate buffer zones for all coastal waters.
 - Land acquisition of properties near the State Forest for aquifer protection.
 - Continued monitoring and studies of all water bodies.
- 5) Require some public access and ecologically sound development of any golf course development.

- 7) Improve cooperation and coordination between town boards, towns, regional planning agencies, and conservation organizations.
- 8) Target Vistas and historic places.
- 9) Conservation education in schools.
- 10) Reestablish sand plain environment in State Forest.
- 11) Control siting of wireless communication (cell phone) towers.
- 12) Put open space plan on Internet. Update information annually.
- 13) Create a greenways network throughout Edgartown

2.4 EDGARTOWN VISIONING PROJECT, 1999:

Issues:

Traffic
 Environment and Open Space
 Housing
 Growth
 Town Center Vitality

Ideas, Goals and Objectives:

More year 'round community
 Improve traffic flow, transport system: alternate routes
 Slow growth (tax incentives, zoning)
 Preserve open space
 Respect environment and community: cut light, noise pollution
 Self-sustaining economy: e.g. Katama and Herring Creek Farms
 Affordable housing, summer dorms and year 'round
 Downtown year 'round goods and services, walking mall
 Harborfront Square with farmers' market & eliminate parking
 Tax credits for useful downtown stores

2.5 FROM EDGARTOWN MASTER PLAN, 1990:

To keep Edgartown a community of self-support, livable by people of all walks of life in balance with the natural environment

3. OPEN SPACE AND NATURAL RESOURCES

3.1 PROFILE

From the Open Space Inventory in the draft Edgartown Open Space Plan, 2000

3.1.1 Scenic Landscapes

Survey after survey, year after year, tourists to Martha's Vineyard point to the Island's natural beauty and scenery as its major attribute. Among island towns, Edgartown possesses some of the best scenery the island has to offer.

A long list of stunning natural and manmade landscapes make Edgartown the unique place it is. A popular sail from the busy inner harbor lined with 19th century whaling captain's homes to the natural beauty of Katama Bay, separated from the Atlantic by a thin barrier beach famed for its sport fishing, contains so many beautiful vistas it is difficult to take them all in. Sengekontacket, a tidal estuary with salt marshes and spectacular beaches, hosts one of the most impressive bird sanctuaries in the country. The Katama sandplains are a bio-reserve that the Nature Conservancy calls one of the 40 last great places in America. The Edgartown Great Pond looking out over the Atlantic has finger like coves that thread their way into the woods. Most years the Great Pond also hosts a thriving shellfish population. The unspoiled beaches from Wasque point to the Cape Poge lighthouse could make you think you have been washed up on a deserted island, but you're only minutes from the bustling historic downtown of Edgartown. Likewise, a stroll in the State Forest for a couple of hours could convince you that you are far inland while you're only a few minutes drive from one of the premier public beaches on the east coast, South Beach. A drive from the forest to the beach takes you through a thick canopy of trees interspersed with fleeting glances over rolling farm fields, meadows of wildflowers, and down long dirt roads that wind into secluded camps, estates, and neighborhoods. Edgartown is truly a visual splendor.

3.1.2 Major Characteristic or Unusual Geologic Features

The entire island of Martha's Vineyard is a geologic feature, a collection of glacial deposits upon which a thin layer of vegetation tenuously clings. In Edgartown outwash left by the receding glaciers has interacted with the winds, tides, and time and resulted in a variety of water bodies and land features. The barrier beaches and great ponds, inlets and bays, the points and capes are all testament to the continuing story of the ice age. Presently, the Edgartown Great Pond is 40% the size it was 200 years ago. The original site of the Cape Poge lighthouse, which was built in 1793, is now 1800 feet out to sea. The receding beaches, the pounding of the surf, and the shifting sands of the dunes and cape are ever-present reminders that the earth does not stand still, especially on the Vineyard.

3.1.3 Cultural, Archeological and Historic Areas

Edgartown is rich with significant cultural and historic sites. The picturesque downtown harkens back to the mid 1800's when great sailing ships roamed the far oceans in search of the sperm whale. The imposing Greek revival entrance to the Whaling Church welcomes visitors to the downtown. A sacred burial grounds on Chappaquiddick is among the numerous archeological sites associated with the Wampanoags. The gingerbread cottages of Oak Bluffs were built when that area was part of Edgartown.

3.1.4 Inventory of Open Space and Natural Resources

Town of Edgartown

- a) Katama Farm (188 acres)
- b) Memorial Wharf
- c) Ed Case Memorial Park
- d) Katama Plains Airpark and Conservation Area (180 acres)
- e) Gardner Property (7.9 acres)
- f) Lighthouse Beach (11 acres)
- g) Lighthouse Park (3 acres)
- h) Wilson's Boulevard (75 acres)

Commonwealth of Massachusetts

Department of Environmental Management:

- a) Manuel F. Correllus State Forest (1,848.4 acres in Edgartown)
- b) South Beach (71.35 acres)
- c) Joseph A Sylvia State Beach (49.4 acres)

Massachusetts Highway Department:

- a) MHD Edgartown Depot 5-D5 (4.1 acres)

Fish and Wildlife Enforcement:

- a) Chappaquiddick Beach National Area (99.5 acres,)
- b) Katama Plains Non Game Management Area (18.52 acres,)

Division of Fisheries and Wildlife:

- a) Katama Plains Non Game Management Area (20.5 acres, \$390,600)

United States of America

- a) Cape Poge Lighthouse
- b) Edgartown Lighthouse

Daughters of American Revolution

- a) Wayside Historical Marker to Reverend Mayhew

The Martha's Vineyard Land Bank:

- a) Katama Point Preserve (1986, 2.1 acres, Map 46, Lots 50, 51, and 52)
- b) Norton Fields Preserve (1986, 12 acres, Map 36, Lot 18.11)
- c) Muskoday Farm (1986, 28 acres)
- d) Brine's Pond Reserve(1988, 44.9 acres, Map 31, Lots 45.1 & 45.2)
- e) Chappy Five Corners Preserve (1988, 27.2 acres, Map 34, Lot 28.1)
- f) Poucha Pond Reserve(1988, 98 acres, Map 34, Lot 231.21 & 231.22)
- g) Chappy Point Beach (1994, 2.9 acres, Map 19b, Lot 12)
- h) Cape Poge Pond Preserve (1988, .74 acres, Map 18, Lots 12 & 14.3)
Cape Poge Pond Preserve became North Neck Highlands Preserve in 1996 with addition of Lot 16 to 12 & 14.3 making a total of 5 acres.
- i) North Neck Highlands Preserve (1996, 4.3 acres, Map 18, Lot 16)

Massachusetts Audubon Society's Felix Neck Wildlife Trust

- a) Felix Neck Wildlife Sanctuary (350 acres)

The Trustees of Reservations was the first land trust organization founded in 1891 to "preserve the public places of natural beauty and historic interest in the Commonwealth of Massachusetts." The Trustees have been active on Martha's Vineyard since 1959 and presently own and manage over 1,800 acres and administer over 1,700 acres through conservation restrictions.

The Trustees of Reservations properties:

- a) Wasque Reservation (200 acres)
- b) Cape Poge Wildlife Refuge (509 acres)
- c) Mytoi (14 acres)

The Sheriff's Meadow Foundation properties

Sheriff's Meadow Management Unit:

Public Access

Sheriff's Meadow (18 acres, 1958, Map 20b, Lots 8,14,53,65,110)

Oxpond Meadow (3.7 acres, 1976, Map 20b, Lot 115)

Little Beach (17 acres, 1979, Map 19a, Lot 1)

No Public Access

Oxpond Meadow extension (1.28 acres, 1995, Map 20b, Lot 75)

W. Eberstadt, et ux, Planting Field Way (6.4 acres, 1983, Map 13, Lot 25.2)

Tuthill/Johnson, by Eel Pond (3.7 acres, 1989, Map 20b, Lot 77)

Pocketapaces/Oyster Pond Management Unit:

Public Access

Pocketapaces (120 acres, 1986, Map 38, Lot 3.0, 3.11, 3.29)

Vineyard Acres II (4 acres, 1992, Map 22, Lots 184, 185, 186, & 187)

No Public Access

Oyster-Watcha Midlands (138.4 acres in Edgartown {10.9 in West Tisbury}, 1982, Map 41, Lot 1.14)

Conservation Restrictions

Wilda J./Albert White (5 acres, 1985, Map 40, Lot 1.13)
Allen W. Norton (31.7 acres, 1985, Map 40, Lots 1.1, 1.3, & 1.7)
Richard L. Friedman (8.5 acres, 1985, Map 40, Lots 1.5, 1.8, & 1.9)

Reynolds and Great Pond Management Unit:

No Public Access

M.C. Reynolds, Turkeyland Cove, (91.7 acres, 1983, Map 37, Lots 101, 102.1, 105, 106, 113, 73.1, 73.2)
King Point, Great Pond (9.1 acres, 1983, Map, 44, Lot 10.13)
Edgartown Pond Lot w/ VOLF (17 acres, 1986, Map 46, Lot 12)
Armour, Great Pond (29 acres, 1995. Map 44, Lot 10.2)

Conservation Restrictions

MacKenty/Forrester, Great Pond (15.1 acres, 1981, Map 27, Lot13.5)

Caroline Tuthill Management Unit:

Public Access

Caroline Tuthill Wildlife Preserve (153.8 acres, 1973, Map 12, Lots 5,6,7:12b-137)

No Public Access

Dark Woods, off Dark Woods Road (28.4 acres, 1986, Map 21, Lot 124.11)

Chappaquiddick Management Unit:

Public Access

Indian Lots off Litchfield Rd (4 acres, Map 35, lots 7, 10,12, 16)
V. Packard (6.7 acres, 1979, Map 47 Lot 98.3)
North Neck Rd (1.3 acres, 1994, Map 31, Lot 172)

No Public Access

Enos Lots off Chappaquiddick Rd (4 acres, 1972-87, Map 34, Lots 81, 82, 83, 86.2, 86.3, 130, 134, 158, 175, 177)
Chappy Ave/ Rogers Rd (4.8 acres, 195, Map 30 Lots 145, 146.2, 147, 148)
Sampson Hill (8 acres, 1974-76, Map 30, Lots 151, 152, 153, 159, 160, 166, 171, 172, 176, 177, 184, 185, 189. 191, 200, 225, 226)
Adibi et al (.5 acre, 1995, Map 31, Lot 131)
Chappy Ave/ Narragansett Ave (3.96 acres, 1971, Map 31, Lots 108, 110, 170)
Island Park, Boldt (1.5 acres, 1972, Map 34, Lot 112)
West Brine, North Neck (2.8 acres {partial interest}, 1971, Map 31, Lot 170)
Nickerson, Huxford Ave (.25 acres, 1978, Map 30, Lot 89)
Jussel-Brown, Long Point (6.6 acres, 1983, Map 35, Lot 33.4)
M. Brown, Long Point (6.9 acres, 1983, Map 35, Lot 33.2)
Getsinger-Patterson (3.8 acres, 1983, Map 35, Lot 5.2)
Marshall w/VCS, Chappaquiddick Rd (3 + acres, 1989, Map 30, Lots 31, 209, 156, 169, 173, & Map 31, Lots 122 &141)
Chapel Ave (.5 acres, 1993, Map 30, Lots 164 &199)
Chappaquiddick Road (1.6 acres, 1994, Map 30, Lot 227)
H.H. Stevens, Beach Road Ave (1.44 acres, 1984, Map 47, Lots 48, 49, 55, 56)
Ellis D. Slater, Chappaquiddick Rd (13.5 acres, 1981, Map 30, Lot 136)
Coughlin, Chappaquiddick Rd (4.1 acres, 1996, Map 30, Lot 210)
Francis, Chappaquiddick rd (5.2 acres, 1997, Map 30, Lot 61)

Conservation Restrictions

Sampson Hill (4 + acres, 1974-76, Map 31, Lots 104, 20, 162, 119, 125, 126, 117, 137, 143, 134, 135)

North Neck Rd (14.96 acres, 1994, Map 18, Lots 28.3, 32.5)

Self, North Neck Road (34.05 acres, 1992, Map 18, Lot 72 & 31.1)

Tilghman, North Neck Road (1.85 acres, 1991, Map 31, portion of Lot 171)

3.2 SUITABILITY ANALYSIS

The following criteria were used in the Open Space and Natural Resources suitability analysis using the methodology described in section 1.3.



1. **Agricultural Land:** Working Farm, Prime Agricultural Soil
2. **Water Resources – Coastal and Surface Water:** Proximity to Wetlands and Flood Hazard Area; Coastal District; Surface Water Bodies
3. **Water Resources – Groundwater:** Zones of Protection Around Public Wells; Nitrogen-Sensitive Watersheds
4. **Habitat and Woodlands:** Core and Supporting Habitat; Other Large, Unfragmented Woodlands;
5. **Scenic and Cultural:** Viewsheds and Vistas from Island Roads; Cultural Landscapes
6. **Recreation and Access:** Beaches

On the following pages, each of these criteria is mapped for the Town as well as the entire Island, accompanied by an explanation of the criteria and how they were used in the suitability analysis.

The results of the analysis are in section 3.2.7.

3.2.1. Agricultural Land

Although representing just a fraction of the land from previous generations, many areas of the Vineyard are still strongly associated with farming. Farming represents scenic, economic and cultural sensibilities. The selection of these criteria reflects the desire to preserve the remaining working farms and to provide for the possibility for prime agricultural land to be returned to farming.

Criteria for Open Space Suitability Agricultural Land in Edgartown		
Criterion	Points	Area (acres)
 Working Farm	20	574
 Prime Agricultural Soils	6	3,274

Island-Wide Agricultural Land

Source: Farms - MassGIS (1999 ground cover] and MVC 2004;
Natural Resources Conservation Service / Mass-GIS 2003 and West Tisbury Steering Committee

Edgartown Agricultural Land

3.2.2. Water Resources – Coastal and Surface Water

The presence of the ocean, ponds or streams makes land more desirable for preservation as open space, both from ecological (water quality, habitat) and cultural (scenic, recreational) perspectives. Wetlands may not be built on but they and the adjacent areas offer resources of interest for preservation of open space or natural resources. Similar considerations apply to ponds and streams and their adjacent areas. The Coastal District of Critical Planning Concern identifies the natural areas along the sea’s edge, great ponds and their tributaries. Higher weighting was given to the criteria that were most restrictive to development.

Criteria for Open Space Suitability Coastal and Surface Water Resources in Edgartown		
Criterion	Points	Area (acres)
Wetlands	20	1,547.2
Within 200' of wetlands	6	5,088.1
Flood Hazard Area	10	2,801.6
Coastal DCPC	8	3,960.1
Surface water	20	5,494.4
Within 200' of surface water	6	2,736.8

Island Wide Coastal & Surface Water Resources

Source: DEP/MassGIS 2003; FEMA/MassGIS 1997; MAPC 2000; MassGIS 2003

Edgartown Coastal & Surface Water Resources

3.2.3. Water Resources – Areas of Protection

Development places stress on groundwater resources and ideally, would be located outside areas highly sensitive to ground water contamination. Preserving lands within the areas of protection of public wells – Zone I, operational zone of influence, and Zone II – protects public health as well as public investment in infrastructure. The operational zones of influence were determined by the MVC as areas more likely to infiltrate to groundwater than the rest of Zone II. The vitality of the Island’s great ponds also affects human health, but also involves habitat, cultural, scenic and recreational values. Identified are the pond watersheds that are already at or beyond nitrogen limits, or are projected to reach those limits.

Criteria for Open Space Suitability		
Groundwater Resource Protection in Edgartown		
Criterion	Points	Area (acres)
Public well – Zone I	20	46
Public well – operational zone of influence	6	552
Public well – Zone II	4	2,046
Pond watershed at or beyond nitrogen limit	6	5,152
Pond watershed projected to reach nitrogen limit	4	483

Island-Wide Groundwater Resource Protection

Source: DEP/MassGIS 2003; MVC 2003

Edgartown Groundwater Resource Protection

3.2.4. Habitat and Woodlands

Martha’s Vineyard is the site of some globally important habitats such as the distinctive sandplains. Core and Supporting Habitat are areas identified by the Commonwealth that provide habitat for several species that are Endangered, Threatened, or are of Special Concern, including the Harrier Hawk and various types of moths. This is evident from the extent of significant “core” and supporting habitat. In addition, large unfragmented woodlands not already included in the habitat criteria are identified because they may still be potentially important open spaces from a scenic or recreational standpoint.

Criteria for Open Space Suitability Habitat and Woodlands in Edgartown		
Criterion	Points	Area (acres)
Core Habitat	10	9.015
Supporting Habitat	6	1,762
Additional Unfragmented Woodland (50+ acres)	8	336
Additional Unfragmented Woodland (10-50 acres)	4	28

Island-Wide Habitat & Woodlands

Sources: Habitat - Natural Heritage/MassGIS 2002
Woodland - MacConnell 1999 ground cover





Edgartown Habitat & Woodlands

3.2.5. Scenic/Cultural

The character of the Island is derived to a great extent by how it looks from public spaces, including major roads and the water. A preliminary identification of views from the main Island roads includes:

- wooded areas within 200' from roads as well as adjacent fields and ponds;
- larger vistas from public overlooks and particularly scenic roads and,
- the axis of view corridors at the ends of certain roads.

A secondary buffer area, generally an additional 300' from roads, was also identified as was the coastal viewshed made up of land within 1000' from the coast and of other navigable waters. Cultural landscapes that towns have previously designated as Special Places are also included. This analysis in particular will likely be subject to future refinement by the towns and MVC.

Criteria for Open Space Suitability Scenic/Cultural in Edgartown		
Criterion	Points	Area (acres)
 Primary Vista/Viewshed	20	1,563
 Secondary Vista/Viewshed	4	1,516
 Cultural Landscape	20	46
 1000' from Coast/Great Pond	6	5,993


Island-Wide Scenic/Cultural Areas

Sources: Viewsheds - MVC/Steering Committees 2004
Cultural landscapes - Town DCPCs/MVC 2004

Edgartown Scenic/Cultural Areas

3.2.6. Recreation and Access

In addition to their indispensable role of buffering the Island (and Great Ponds) from the sea, beaches are, understandably, the most used recreational spaces on the Vineyard. Public access to beaches varies greatly among Island towns but is generally less available to the public up-Island (where there are also fewer people). Other existing recreational areas such as golf courses and ball fields should be mapped in the future. Mapping the bike paths and walking trails would help identify gaps in the town and Island-wide network of trails and paths.

Criteria for Open Space Suitability Recreation and Access in Edgartown		
Criterion	Points	Area (acres)
 Beach	20	443

Island-Wide Recreation & Access

Sources: MacConnell 1999 ground cover

Edgartown Recreation & Access

3.2.7 Open Space and Natural Resources Suitability Map

This maps below and opposite show the overall suitability of land for preservation of open space and natural resources based on a combination of the criteria described in this section. Land across the Island was divided into four categories based on the total 'points' accumulated from all the mapped features. In illustration, the higher intensity of color or shading reflects a higher degree of suitability, according to the criteria measured and the weighting of values. Lands that are already preserved or developed are overlaid with a diagonal crosshatch.

On Martha's Vineyard as a whole, the map indicates that lands close to the ocean are particularly important to preserve as open space. In general, there is a narrow beach or bluff that serves as storm damage prevention for the interior wetlands and built areas, as recreation, scenic vistas, and in some cases, habitat. Serving a variety of functions, these areas tend to score highly when points are summed. On the map below, these areas tend to appear as colored the darkest green, the equivalent of a high score. These shore areas form a relatively narrow fringe, extensive in total area only because they surround the entire Island. The scenic vistas afforded by the rural roads constitute another narrowly focused resource, extensive in total area only because of the extensive length of this grid network. Working farms and prime agricultural soils constitute very little of the total area of the Island. Much more extensive in area are the habitat and water resource areas. Core habitat, primarily in the form of the globally rare sandplain grassland, covers much of the total area of the Island. The watersheds of the great ponds cover large land areas. Many of the great ponds are projected at or near their nitrogen loading limits, and lands within those watersheds are targeted for open space protection. Zones of contribution for public water supplies cover large areas of lands in the down-Island towns and also in West Tisbury, although that town does not pump for its own municipal water service.

Edgartown includes more coastline than any other Island town. The beaches and pondfront areas are all marked with high suitability for open space. Inland, the watersheds of Trapp's Pond and Edgartown Great Pond are marked. Much of the western part of town is designated as core habitat. Lands are marked that contribute to the public water supplies of Edgartown and Oak Bluffs. Where large marked areas overlap with one another or with the smaller scale areas marked, suitability is heightened. Several working farms are noted. Several roads are marked for their scenic qualities.

Island-Wide Open Space Preservation Suitability

Open Space and Natural Resource Protection Suitability		
	<i>Martha's Vineyard (% of Island)</i>	<i>Edgartown (% of Town)</i>
Most Suitable	23,722 acres (40.4 %)	8,001 acres (46.1 %)
Suitable	20,267 acres (34.5 %)	5,227 acres (30.1 %)
Somewhat Suitable	9,500 acres (16.2 %)	2,519 acres (14.5 %)
Neutral	5,205 acres (8.9 %)	1,624 acres (9.3 %)

It bears repeating that, in Edgartown as on all of Martha's Vineyard, virtually all land has some degree of suitability for open space preservation – whether for environmental, health, economic or cultural reasons. Due to the scarcity and extraordinary cost of land on the Vineyard, the decision to preserve a particular piece of land will likely be based far more on opportunity than on suitability; in other words, if a parcel of land becomes available, it might well be worth preserving as open space, even if it has not rated highly in this suitability analysis.

EDG Community Development Plan – 11x17 Open Space Preservation Suitability

3.3 ORIENTATIONS

Over the years the citizens of Edgartown have expressed a desire to protect and procure open space. Plans and surveys conducted over the past twenty years consistently reiterate a broad consensus to maintain and extend the open space resources of the town (detailed in section 6 of this plan). Several core goals are found in all of these plans and public surveys, they are protection of water quality; preservation of Edgartown's historic character; conservation of wildlife habitats; and increasing recreational access.

The various plans and opinion surveys represent a portrait of what and how the citizens of Edgartown think about the town and what they want its future to be. A large part of that future includes a respect and honor for the past. In essence, the people appreciate Edgartown's historic downtown and harbor, the natural beauty of the ocean, ponds, bays, sandplains, woods, and farm fields, and the small town character. The peace and quiet of the natural areas coupled with the friendly and safe downtown make Edgartown a place that its inhabitants are proud to call home. The people of Edgartown recognize that one of the keys to their strong economy is a careful maintenance of the historic character of the town. This includes the historic downtown and the protection of the rural character of the township.

The 2000 draft Open Space Plan focuses on the connection of open space areas with greenway corridors, and includes the following open space recommendations.

- 1) Acquisition of properties and/or easements.
 - Town to Pond Greenway
 - Houlahan Property
- 2) Encourage more property owners to choose conservation restrictions/incentives.
- 3) Offer cluster zoning incentives for already approved subdivisions.
- 4) Designate an ancient ways D.C.P.C. (District of Critical Planning Concern)
- 5) Enforce water protection regulations.
 - Board of Health sewage flow limits need to be vigilantly enforced.
 - Continued evaluation of nitrogen loading issues in coastal ponds.
 - Continued inspection and maintenance of underground fuel storage
 - Setting of nitrogen loading limits and devising of necessary by-laws to assure that coastal ponds are not overly impacted by future discharges
 - The Town should develop and pass at town meeting a public water supply zoning overlay for water resource protection and devise appropriate buffer zones for all coastal waters.
 - Land acquisition of properties near the State Forest for aquifer protection.
 - Continued monitoring and studies of all water bodies.
- 6) Require some public access and ecologically sound development of any golf course development.
- 7) Improve cooperation and coordination between town boards, towns, regional planning agencies, and conservation organizations.
- 8) Target Vistas and historic places.
- 9) Conservation education in schools.

- 10) Reestablish sandplain environment in State Forest.
- 11) Control siting of wireless communication (cell phone) towers.
- 12) Put open space plan on Internet. Update information annually.
- 13) Create a greenways network throughout Edgartown

4. HOUSING

The seasonal and tourist-based economy of the Vineyard has greatly affected the home rental and ownership market in Edgartown. Rapidly escalating property values have made affordable housing a critical issue for all of Martha's Vineyard and costs here have risen to the point where housing affordability is now considered one of the most important challenges in the Town. This section of the Edgartown Community Development Plan deals with the issue of housing development and especially the provision of affordable housing.

4.1. HOUSING PROFILE

4.1.1 Existing Housing Stock

Housing Characteristics - Edgartown			
	1980	1990	2000
Total Households	976	1,297	1,582
Total Housing Units	2,255	3,053	4,360
Owner Occupied	714	926	1,147
Renter Occupied	262	371	435
Seasonal Units	1,199	1,506	2,642
Vacant Year-round	80	250	136
Vacancy Rate for Year-round Housing Units: Ownership	na	3.4	0.9
Vacancy Rate for Year-round Housing Units: Rental	na	12.9	4.0
Total Units	2,255	3,053	4,360

Housing Characteristics - Martha's Vineyard			
	1980	1990	2000
Total Households	3,963	4,955	6,375
Total Housing Units	8,700	11,439	14,621
Owner Occupied	2,708	3,541	4,560
Renter Occupied	1,135	1,414	1,815
Seasonal Units	4,084	5,278	7,829
Vacant Year-Round	773	1,206	417
Vacancy Rate for Year-Round Housing Units: Ownership	na	3.46	1.3
Vacancy Rate for Year-Round Housing Units: Rental	na	8.7	3.6
Total Units	8,700	11,439	14,621

The Town of Edgartown is a predominantly residential community with 3,779 year-round residents. According to the 2000 US Census, the town has a total of 4,360 housing units, of which 3,965 (91%) were single-family homes. The make-up of the remaining nine percent of Edgartown's housing stock includes 2- or 9-unit structures or houses with detached dwelling units on the property. Statistically the Town does not have a diverse housing stock. In 1980, there was a total of 2,255 housing units in Edgartown, and in 1990, there were 3,053 housing units. Between 1980 and 2000, there was a 93% increase in the number of housing units in Edgartown.

Seasonality: There are more homes in Edgartown than year-round residents, but only about a third of the housing stock is occupied year-round. According to the 2000 US Census, there has been a gradual decrease in the ratio of year-round to seasonal housing occupancy for the past three decades: 43% year-round occupancy in 1980, 42% in 1990 and 36% in 2000.

For some year-round communities, the seasonal and vacant housing categories may not be of any great significance when examining population growth and housing trends for their town. But for seasonal and tourist based communities, detailed housing information can be an important factor to consider when projecting future growth scenarios - particularly population projections should the year 'round occupancy ratio shift sizably in either direction.

Building Permits: The Town granted 528 residential building permits from 1998 to 2002 while a total of 2,745 residential building permits have been granted since 1980. In 1999, the Town enacted a two-year residential building permit cap that was extended for an additional two years to slow down the rate of development. At the 2004 Annual Town Meeting, voters did not support extending this cap. Despite the building cap for new homes and an economic recession in 2000, the construction industry continues to be a strong element of the economy due in large part to the remodeling and renovation of existing homes.

Residential Building Permits Issued for New Construction							
	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Total
1999	13	43	139	66	60	59	380
2000	5	20	95	30	33	53	236
2001	7	19	74	31	23	31	185
2002	4	16	93	29	26	33	201
2003	9	16	88	46	27	48	234
Total	38	114	489	202	169	224	1236

Rental Registration: In 2003, the Board of Health proposed a bylaw that would require homeowners who rent their property to register with the Town Clerk. The Board of Health would determine the maximum occupancy of the property to ensure that overcrowding of a home is prevented. This requirement would apply to both year 'round and seasonal rentals. Information

regarding rental rates of those properties would not be collected. However, at the 2003 Annual Town Meeting, the rental registration bylaw was defeated by a narrow margin of fifteen votes.

4.1.2 Impact of the Real Estate Market on Housing

From 1997 to 2003, the real estate market in Edgartown has seen the median price for a home increase from \$192,372 to \$547,500. Between 1997 and 2003, there was a total of 1,218 homes sold in Edgartown. In 2002, there were 144 homes sold but only six houses were sold for less than \$250,000. In 2003, there were a total of 155 home sales of which, seven homes sold below \$250,000 in Edgartown. According to a 2001 housing needs assessment study for Martha's Vineyard, between 2000 and 2001 the number of homes across the Island selling for less than \$200,000 dropped from 35 sales to just 9 sales. The number of homes selling for under \$250,000 dropped from 82 to 39 within the same time period.

Median Home Sale Prices, 1997 - 2003							
Year	Aquinnah	Chilmark	Edgartown	Oak Bluffs	Tisbury	West Tisbury	Martha's Vineyard
1997	\$380,000	\$505,000	\$192,372	\$170,000	\$220,000	\$282,250	\$205,000
1998	\$457,500	\$764,250	\$225,000	\$186,170	\$220,000	\$279,000	\$231,750
1999	\$520,000	\$955,000	\$275,000	\$200,000	\$236,750	\$339,000	\$260,000
2000	\$900,000	\$1,300,000	\$379,000	\$275,000	\$292,500	\$425,000	\$369,500
2001	\$962,500	\$885,000	\$467,500	\$279,000	\$350,000	\$549,000	\$395,000
2002	\$1,027,000	\$1,237,500	\$517,500	\$325,000	\$357,100	\$500,000	\$400,000
2003	\$1,200,000	\$1,487,500	\$547,500	\$419,125	\$432,000	\$670,000	\$506,013

Source: Martha's Vineyard LINK

The current market indicates that there is a serious gap between what the market rate home costs and what families can afford. The median household income for Edgartown was \$50,407 as reported by the 2000 US Census. According to Housing and Urban Development's income limits, the median family income for a family of four was \$61,100 in FY 2003. Individuals or families earning \$61,100 could not afford a home that costs more than \$230,000 or should not pay more than \$1,530 per month on rent. According to HUD guidelines individuals or families who either own a home or are rent should not pay more 30% of their gross income for housing costs, which include taxes, principle, interest, insurance, and utilities if renting. The 2003 median sales price of a home in Edgartown was \$547,500, causing an affordability gap of \$317,500.

One aspect of the housing dynamic on the Vineyard is that year-round residents, especially first time homebuyers, are competing with second homebuyers who are often in the position to outbid them. The same also holds true for those renting a housing unit. As a seasonal community, year-round residents renting do not always have stable year-round housing. The seasonal rental market on the Vineyard provides a lucrative opportunity for landlords to rent their homes on a weekly or monthly basis during the summer months. As a result, year-round residents renting that housing unit are given a short-term fall, winter and spring lease and are then forced to compete

with vacationers in addition to seasonal workers for summer housing at sharply higher rents. This also results in the all too common “island shuffle” of having to move two or more times each year, which has physical and sociological impacts in addition to economic effects.

Another aspect of the strong seasonal demand for rental housing is that year-round owners can also benefit from renting out space for vacationers or summer workers. In fact, the prospect of this income stream from rentals is such that lending institutions will take it into account in determining a mortgage limit. Island towns, Edgartown included, provide for guest-houses or even detached bedrooms to help Islanders to supplement their incomes. However, one downside to this practice, with respect to housing affordability, is that the income-generating potential of housing is one more factor pushing up the value of property.

4.1.3 Affordable Housing Needs

The rising cost of housing across the Commonwealth has posed serious challenges to Commonwealth and local governments to address the issue of affordable housing more aggressively, particularly as it threatens the stability of local and Commonwealth economies to retain an adequate workforce. Since 1999, there has been a grassroots effort on the part of town governments, non-profit, religious / ecumenical organizations, private businesses and residents to address the issue of affordable housing on the Vineyard.

In 2001, the Island Affordable Housing Fund hired consultant John Ryan to conduct a housing needs assessment. *“Preserving Community: An Island-wide Housing Needs Assessment”*, highlighted options for the towns when addressing the issue of affordable housing. One of the prominent conclusions of the study was the need for additional affordable rental housing. Other aspects of the study included the rising affordability gap between what an individual can afford and the actual cost of a home on the Vineyard. The decline of homes sales below \$250,000 was also a key element of the study. The report recommended the number of affordable housing units each town would need to produce within the next five years to have a solid affordable housing base.

Recommended Affordable Housing Targets – Ryan Study				
	Below-Market Rental	Market Rental	Ownership (for Qualified 10- Year Residents)	Total
Aquinnah	6	0	24	30
Chilmark	12	2	45	59
Edgartown	48	14	47	109
Oak Bluffs	48	12	40	100
Tisbury	56	10	61	127
West Tisbury	20	2	20	42
Total	190	40	237	467

Source: Preserving Community: An Island-wide Needs Assessments by John Ryan, 2001

The Town of Edgartown has worked toward addressing its affordable housing needs primarily through its Resident Homesite Program. The Resident Homesite Program has allocated 21 homeownership units, which do not qualify for the state's Chapter 40B subsidized affordable housing inventory, since the early 1980's. The Town allows and encourages mix-used development within commercial areas, as well as accessory apartments and multi-family housing within certain residential zones. The housing units created from these zoning initiatives may not be part of a subsidized affordable housing program but does provides rental housing options for town residents. Edgartown has 0.47% of its year 'round housing stock that qualifies for the state's Chapter 40B Subsidized Housing Inventory. In 2003, the Town voted to designate 12 acres of town owned land to build 60 rental units for low, moderate, and middle-income individuals and families.

Projecting the number of units created over the next five years while meeting Executive Order 418 criteria is difficult. Despite development constrains, the Town of Edgartown does not regulate free market units; therefore, the target for newly created units over the next five years was set at the number twenty.

4.2 HOUSING SUITABILITY ANALYSIS

The preparation of this Community Development Plan has allowed for the preparation of a Housing Suitability Analysis, identifying which parts of the Town are most suitable for the development of housing and especially affordable housing. The criteria are based largely on Smart Growth principles of favoring development that uses existing infrastructure and consolidates existing neighborhoods rather than sprawling into environmentally sensitive and other rural areas. As much of Martha's Vineyard is rural – indeed, much of the Island has a minimum lot size of 1.5 acres – the identification of suitability criteria was difficult. Some of the Smart Growth principals, such as proximity to public transit, when applied as a suitability criterion on the Vineyard, produced distinctly un-Smart Growth results. A half dozen potential suitability criteria in addition to those listed below were tried in more than a dozen trial models of the analysis and were ultimately discarded as being inappropriate for evaluating housing suitability on Martha's Vineyard.



The following are the criteria used in the housing suitability analysis.

1. **Existing Neighborhoods:** In or Near Existing Neighborhoods
2. **Access to Services:** In or Near Village Center; Close to a Grocery
3. **Municipal Services:** Served by Town Water; Served by Town Sewer; Close to School
4. **Water Resources:** Not in Nitrogen-Sensitive Watershed

These are explained in more detail in the following tables, followed by the resulting housing suitability map.

4.2.1. Existing Neighborhoods

The principles of smart growth suggest the desirability of building new housing in or near already existing neighborhoods where the physical and social infrastructure already exist, rather than sprawling into rural areas. An existing 'neighborhood' for this analysis is defined as an area of ten or more adjoining properties (with houses) of less than 1.5-acre parcel size. The effect of this definition removed most residences up-Island, where minimum lots sizes generally start at 1.5 acres, from being classified as 'neighborhoods.'

Criteria for Housing Suitability		
Existing Neighborhoods in Edgartown		
Criterion	Points	Area (acres)
 Infill within Existing Neighborhood	20	2,131
 Within 1000' of Existing Neighborhood	10	3,700

Island-Wide Existing Neighborhoods

Source: Towns' Assessors/Cartographic Assoc. 2003;
MV Conservation Partnership 1999

Edgartown Existing Neighborhoods

4.2.2. Access to Services

Locating new housing close to village centers – defined here as the areas where Town Hall, libraries and post offices are typically clustered – or close to service shopping – identified here by the existence of a grocery store – means that residents have easy access to services, reducing the amount of driving for errands or employment. This also helps create lively mixed-use neighborhoods.

Criteria for Housing Suitability		
Access to Services in Edgartown		
Criterion	Points	Area (acres)
■ Within 2500' of village center	10	569
■ Within 1000' of grocery	10	55




Island-Wide Access to Services

Source: Towns' Assessors/Cartographic Assoc. 2003;
MV Conservation Partnership 1999; MVC 2004

Edgartown Access to Service

4.2.3. Municipal Services

From a public health perspective as well as from an environmental standpoint, it is preferable to locate housing where it can be served by public water and/or sewer services. Routine but necessary maintenance of homeowners' private wells and septic systems frequently goes undone, leading to problems. Building new housing in areas already close to schools facilitates access without necessarily having to drive. These access issues are especially appropriate in consideration of the needs of low, moderate and middle-income individuals and families who may have less access to private automobiles. (Note that an attempt to use public transit as a criterion resulted in a land use pattern of strip development, contrary to other objectives for directing future development and, thus, was discarded as a criterion for this analysis.) Future refinements of this suitability analysis may reintroduce transit as a criterion, as well as additional criteria such as proximity to recreational open space.

Criteria for Housing Suitability		
Municipal Services in Edgartown		
Criterion	Points	Area (acres)
 Served by Town Sewer	6	588
 Served by Town Water	6	2,984
 Within 2000' of school	6	301

Island-Wide Municipal Services

Source: Towns' Assessors/Cartographic Assoc. 2003;
MV Conservation Partnership 1999; MVC 2004

Edgartown Municipal Services

4.2.4. Water Resources

In order to limit the impact of development on precious water resources, it is preferable to limit development in water-sensitive areas. This criterion identifies those locations that are not in the areas of protection of public wellheads (Zone I, Operational Areas of Contribution, and Zone II) as well as outside the watersheds of coastal ponds at or beyond their nitrogen limits. Despite the potential impact to water quality, not a great number of points were given to this criterion because there are a variety of options to mitigate the potential impacts of development in these areas.

Criteria for Housing Suitability		
Water Resources in Edgartown		
Criterion	Points	Area (acres)
■ Lower sensitivity water area	4	10,827

Island-Wide Water Resources

Source: DEP/MassGIS 2003; MVC 2003

Edgartown Water Resources

4.2.5 Housing Suitability Map

These maps show the overall suitability of land for the creation of housing, based on a combination of all the criteria described in this section, with the intensity of the color reflecting the degree of suitability. Lands that are already preserved or developed are overlaid with a diagonal crosshatch.

On Martha's Vineyard as a whole, the map indicates that the most suitable areas for housing development and particularly for affordable housing that is likely to be higher-density are in and close to the centers of the three down-Island towns as well as infill areas within and near existing subdivisions.

In Edgartown, the areas marked as most highly suitable for housing form an outer core surrounding the downtown, with its businesses, churches, community facilities and services. Suitable to a lesser degree are lands adjacent to existing subdivisions. The Airport Business Park appears marked as somewhat suitable. Minor areas on Chappaquiddick appear as suitable and somewhat suitable.

Housing Suitability		
	<i>Martha's Vineyard</i>	<i>Edgartown</i>
Neutral	42,191 acres (73.8 %)	11,082 acres (64.7 %)
Suitable	7,374 acres (12.9 %)	3,297 acres (19.2 %)
Highly Suitable	5,627 acres (9.8 %)	2,238 acres (13.1 %)
Very Highly Suitable	1,984 acres (3.5 %)	513 acres (3.0 %)

Island-Wide Housing Suitability

EDG Community Development Plan – 11x17 Housing Suitability

4.3 ORIENTATIONS

4.3.1 Goals

The Town of Edgartown recognizes that the issue of affordable housing is a regional issue that must be addressed. The Town of Edgartown is committed to increasing the supply of affordable housing in the hopes of allowing current and future residents the opportunity to continue to reside within the community. It further recognizes the need to have a diverse housing stock in order to have a healthy and economically diverse community because the escalating rise in property values will continue to challenge affordable housing initiatives. The Town of Edgartown hopes to produce 20 affordable housing units over the next five years. Edgartown has participated in workshops and housing forums regarding innovative ways of addressing affordable housing. The Town will continue to work with the other island towns, the Dukes County Regional Housing Authority, the Martha's Vineyard Commission, as well as other affordable housing groups to address the need for affordable housing.

4.3.2 Objectives

- A. The Town will work toward the Commonwealth's goal of designating 10% of its year 'round housing stock for affordable housing, as defined by DHCD, to be counted towards the state's Chapter 40B Subsidized Housing Inventory
- B. The Town will continue to identify and designate developable vacant town-owned land that is appropriate for purposes of affordable housing
- C. The Town will support housing for both rental and home-ownership but with a greater emphasis on rental housing for households earning up to 140% of the area median income.
- D. The Town will continue to seek monetary funding from the Commonwealth, local, or private resources for the development or rehabilitation of homes for the purposes of affordable housing initiatives for both individuals and families earning at or below 80% of the area median income or earning up to 140% of the area median income.
- E. The Town will continue to refine its zoning bylaws for the purposes of encouraging affordable housing
- F. The Town will encourage public or private development of affordable housing at increased density that is not currently allowed by zoning within certain areas of the town, provided that water resources and nitrogen-loading goals are met.
- G. The Town will continue to support its Resident Homesite Program but would like to encourage the Resident Homesite Committee to refine the program to include income eligibility and to ensure that these lots remain affordable in perpetuity by deed restriction or other mechanism as deemed reasonable by the town

4.3.3 Ongoing Affordable Housing Efforts

The Town of Edgartown is active in several fronts listed above:

1. In 2003, the Town adopted a zoning bylaw to allow for cluster development of residential homes with an increased density bonus.

2. The Town participated in a regional housing rehabilitation program funded by DHCD's Small Cities Program in 2002, 2003, and 2004.
3. The Town has participated in the Dukes County Regional Housing Authority's Rental Assistance Program
4. In 2003, the Town established an Affordable Housing Committee that is currently working on the development of a 12-acre town owned parcel to build 60 rental units for affordable housing.
5. In 2002, the Town voted to designate 12 acres of town owned land to be developed for the purposes of rental housing.
6. In 2002 and 2003, the Town voted to fund administrative costs of the Dukes County Regional Housing Authority.
7. The Town is represented on the Dukes County Regional Housing Authority Board of Directors.
8. The Town and the Affordable Housing Committee are actively working to create more resident homesite lots.
9. The Town will continue to support its Resident Homesite Program.

5. ECONOMIC DEVELOPMENT

5.1 ECONOMIC DEVELOPMENT PROFILE

The economies of all the towns of the Island are intimately interconnected. A large number of the commercial services – shopping, offices, and other commercial and industrial activities – used by the citizens of Edgartown are located in other towns. Therefore, this section gives an overview of the Island's economy as a whole and then calls out the specifics related to Edgartown within this overall context.

5.1 PROFILE

5.1.1 The Seasonal Nature of Martha's Vineyard's Economy

For decades Martha's Vineyard has been a classic seasonal economy. With the exception of some remaining commercial fishing, which employs only a very small number of people, there are no significant exports of Island goods. People come to the Vineyard for the sun, sand and natural beauty and to get away from the mainland's hustle and bustle. The Martha's Vineyard Commission estimates the number of people on the Vineyard in the peak summer months swells to five times the number of year-round residents. These visitors bring an economic boon by way of purchasing goods and services during their stay. In addition, the real estate taxes from second homes across the Island and the philanthropy of the seasonal residents allows for a much higher level of services on the Vineyard – both government and private – while also keeping tax levels low.

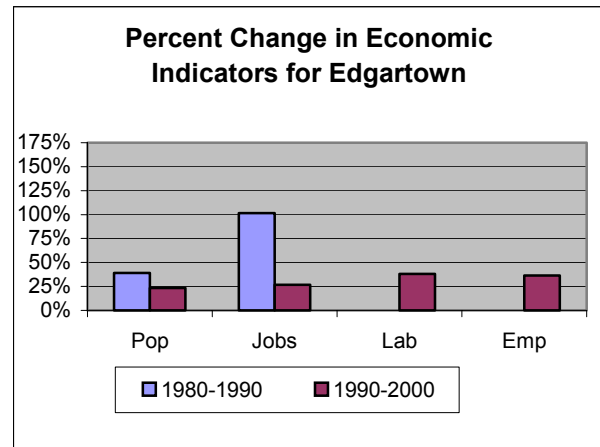
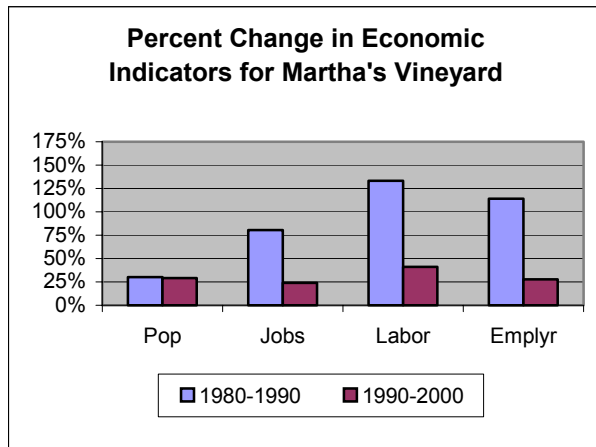
There are many layers to the economic structure of any tourist and seasonal community. Identifying the makeup of the seasonal population is essential to understanding the overall complexities of the Vineyard economy. The ratio between year-round and seasonal housing occupancy is a vital component of the dynamics of the Island economy. The driving force of the island's economic base is the second homeowner. Vineyard towns are financially dependent on seasonal residents and second-home owners because while they pay property taxes, and they do not require the most costly of public services – education of children. However, visitors do require higher levels of some town services, emergency services in particular. The extreme fluctuations from peak season to the winter season place severe strains on town infrastructure for water, sewer, solid waste, and especially the Island's road network. The tourist and seasonal nature of the Vineyard poses significant challenges to the Island towns to be able to balance the needs of a growing year-round population while accommodating the seasonal population.

Population, Jobs (Workforce), Labor Force and Number of Employers by Location

	1980				1990				2000			
	Pop	Jobs	Labor	Emplry	Pop	Jobs	Labor	Emplry	Pop	Jobs	Labor	Emplry
AQ	220	85	na	na	201	85	59	12	344	102	77	14
CH	489	228	na	na	650	359	152	35	843	448	303	59
ED	2,204	1,011	na	na	3,062	2,039	1,451	226	3,779	2,581	2,004	308
OB	1,984	764	na	na	2,804	1,700	1,210	173	3,713	2,027	1,849	193
TI	2,972	1,383	na	na	3,120	1,870	1,971	324	3,755	2,145	2,327	361
WT	1,010	509	na	na	1,704	1,124	221	48	2,467	1,584	578	109
MV	8,879	3,980	2,172	382	11,541	7,177	5,064	818	14,901	8,887	7,138	1,044

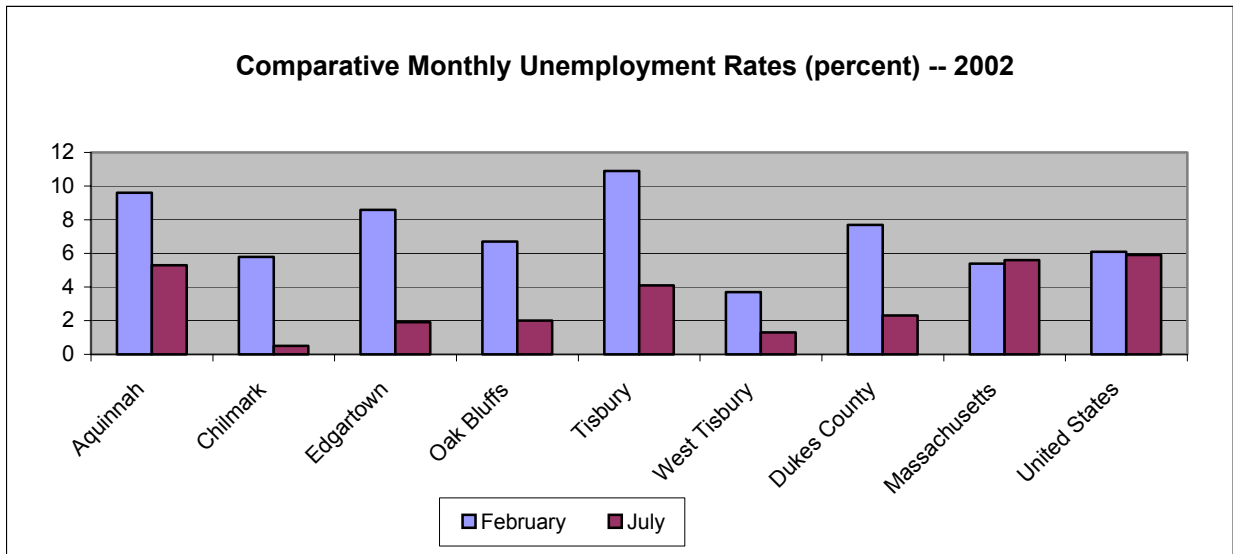
Source: U.S. Census; MA Dept. of Employment and Training

Looking at the changes in a few selected economic indicators over the last two decades of the 20th Century, the large increases in jobs, labor force and employers from 1980 to 1990 reflect the national economy and Island building boom of the mid-80s. In all categories, the Island-wide growth ranged from 30% (population) to 133% (labor force). Between 1990 and 2000, the same categories grew at a markedly slower, and much more uniform, pace. While not all of the comparable 1980 data exists for Edgartown, the trends seem to generally be slight exaggerations of the Island-wide trends; meaning there was a somewhat wider variation among indicators.



Source: U.S. Census; MA Dept. of Employment and Training

The consumer spending of the seasonal population, whether by a year 'round resident, seasonal resident, vacationer, or day-tripper is an essential part of the economy and can vary widely among the sub-groups. The popularity of the Vineyard within the past twenty years has allowed seasonal retail and service businesses to extend their operations to broader and longer shoulder seasons.



Source: MA Dept. of Employment and Training

As mentioned in the section on housing, perhaps the most significant challenge posed by the seasonal nature of the Vineyard has been the adverse impact on the housing availability and affordability for both year 'round residents and seasonal workers. One key to a stable community is its ability to maintain an adequate workforce by providing housing opportunities, particularly for low and moderate-income residents who perform many of the jobs necessary for businesses, government and organizations to operate. In addition to having a majority of their dwellings occupied seasonally (except for Tisbury and West Tisbury, which have more year 'round dwellings than seasonal ones), the additional demand for housing by temporary workers filling the approximately 5,000 additional summer jobs creates a sellers market and escalates the cost for all housing.

The seasonal effect on year 'round residents is evident when looking at unemployment rates on a monthly basis rather than annual. While there is not much difference in the unemployment numbers in July and February for the mainland, On-Island they increase in the off-season from two to more than four times the July rate.

5.1.2 Geographic Structure of Economic Activity

The primary economic activities, both seasonally and year round, on Martha's Vineyard take place predominantly within the down-Island town centers of Edgartown, Oak Bluffs, and Tisbury. Each town center is located around its own harbor and waterfront areas that are surrounded by dense commercial, mixed-use, and residential development. The waterfronts of Edgartown and Oak Bluffs, and to a lesser extent Tisbury, are comprised of primarily seasonal-oriented establishments that typically close in the off-season. Most year 'round retail and office activities are still located in these down-Island areas but have grown away from the historical commercial centers, most notably to Upper Main Street in Edgartown and to Upper State Road in Tisbury. Although seasonality is particularly pronounced in Oak Bluffs, historically the most tourist-oriented

town, it has managed to contain its seasonal and year 'round businesses in a relatively unified area.

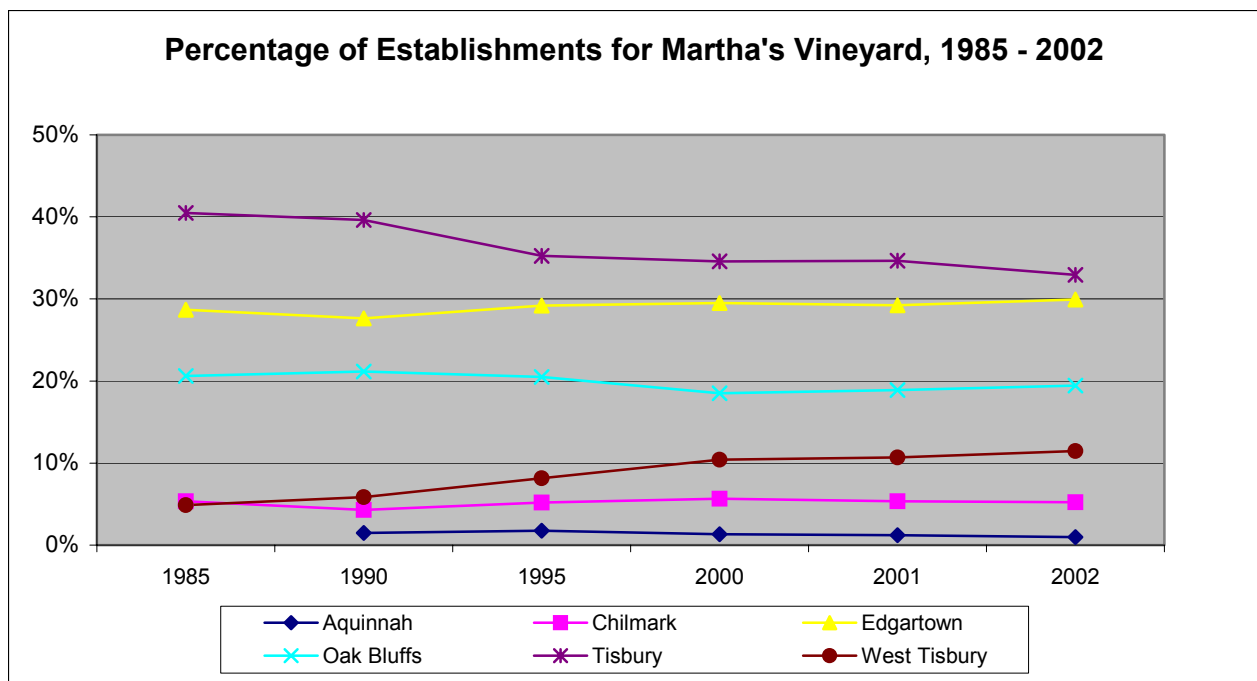
Other retail and office activities are located in smaller centers up-Island. The newest and largest (and most down-Island) is in North Tisbury. The West Tisbury village center and the village centers of Menemsha and around Beetlebung Corner in Chilmark also small areas of limited commercial activity.

Industrial activities are found in various in-town and rural locations scattered in different parts of the Island, notably in the Airport industrial park.

Martha's Vineyard also has a considerable number of home-based businesses throughout the Island. Also dispersed are services providing the construction, renovation, maintenance and landscaping of residential properties.

The concentration of tourist-oriented commercial activities such as shops, restaurants and inns, is related to the location of ferry terminals. The only year 'round port of entry to Martha's Vineyard by ferry is the Steamship Authority (SSA) in Vineyard Haven. The SSA, the only ferry that carries vehicles, also operates seasonally in Oak Bluffs from May to October. Other seasonal passenger ferries operate predominately out of Oak Bluffs and Tisbury and to a much more limited extent in Edgartown. Within the past five years, cruise ships have been allowed to anchor just outside of Oak Bluffs harbor (and occasionally, Tisbury's) for the day, usually twice a week, bringing anywhere from 800 to 1,600 passengers for a single day. For most visitors, their first and last impressions of the Island usually will occur in either Tisbury or Oak Bluffs.

5.1.3 Business Establishments



Source: MA Dept. of Employment and Training

The Island of Martha's Vineyard has seen continued growth in the total number of business establishments (employers reporting payroll withholding taxes) between 1985 and 2002. The percentages of establishments in the up-Island towns of Aquinnah and Chilmark have remained constant. The number of establishments in West Tisbury has grown at an accelerated rate since 1990 and represents an increasing percentage of the Island's businesses. As for the down-Island communities of Edgartown, Oak Bluffs, and Tisbury, the total number of establishments has increased within each town. On the basis of percentage of establishments Island-wide, Tisbury and, to a much lesser extent, Oak Bluffs, have lost their proportional share of the Island's business establishments to West Tisbury.

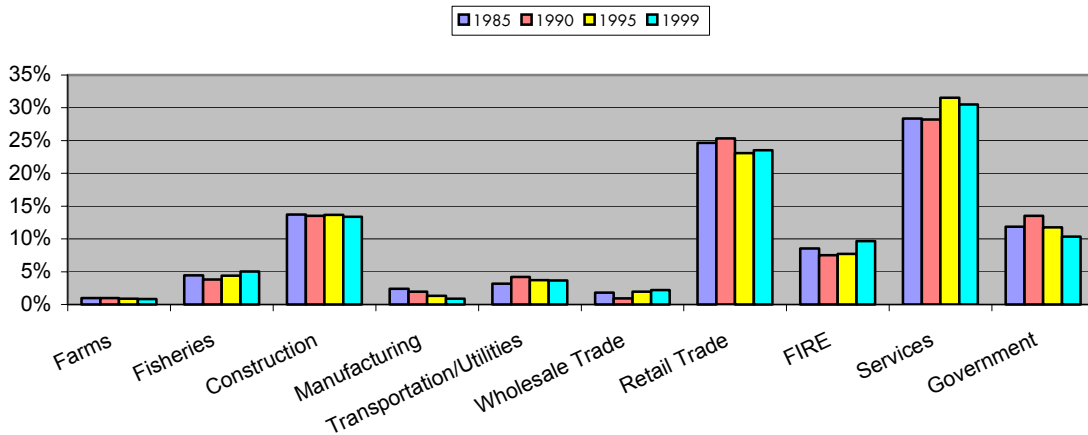
Approximately two-thirds of the establishments on Martha's Vineyard employ between one and four individuals, according to the US Census County-to-County Business Patterns. The 2003 Business Survey conducted jointly by the MVC and the MV Chamber of Commerce indicated a somewhat larger size (possibly because there was an under-representation of home businesses) with an average of five to six full-time employees in retail businesses and eight to ten full-time workers in non-retail businesses. The survey figures did not include part-time workers or seasonal workers.

The difference in demand for seasonal workers is evident in the employment fluctuations during the months of July and August. Balancing the needs such as housing for workers, parking, transportation, and the market demands of the year 'round and seasonal economies is a challenge to the Island communities.

5.1.4 Types of Jobs and Wages

Island-wide, retail and services (health care, landscapers, lodging, etc.) jobs, combined, have consistently accounted for more than half of all reported employment. (Note: 'Reported' employment is an important distinction to make in evaluating employment figures. Most employment numbers from federal sources come only from employers required to file withholding taxes for their employees. Sole proprietors, of which there are many on the Island, are not counted in these employment numbers.) Construction and government jobs account for another quarter of total employment. Perhaps most surprisingly, construction jobs have consistently represented between 13 and 14% of total employment for the five-year intervals measured between 1985 and 1999. Although seasonal tourism requires a lot of retail, service, and construction jobs, the magnitude of these numbers also reflects the growing and stabilizing year 'round Island economy in response to the continued strong growth in year 'round population.

Percent Change in Employment Sectors Dukes County

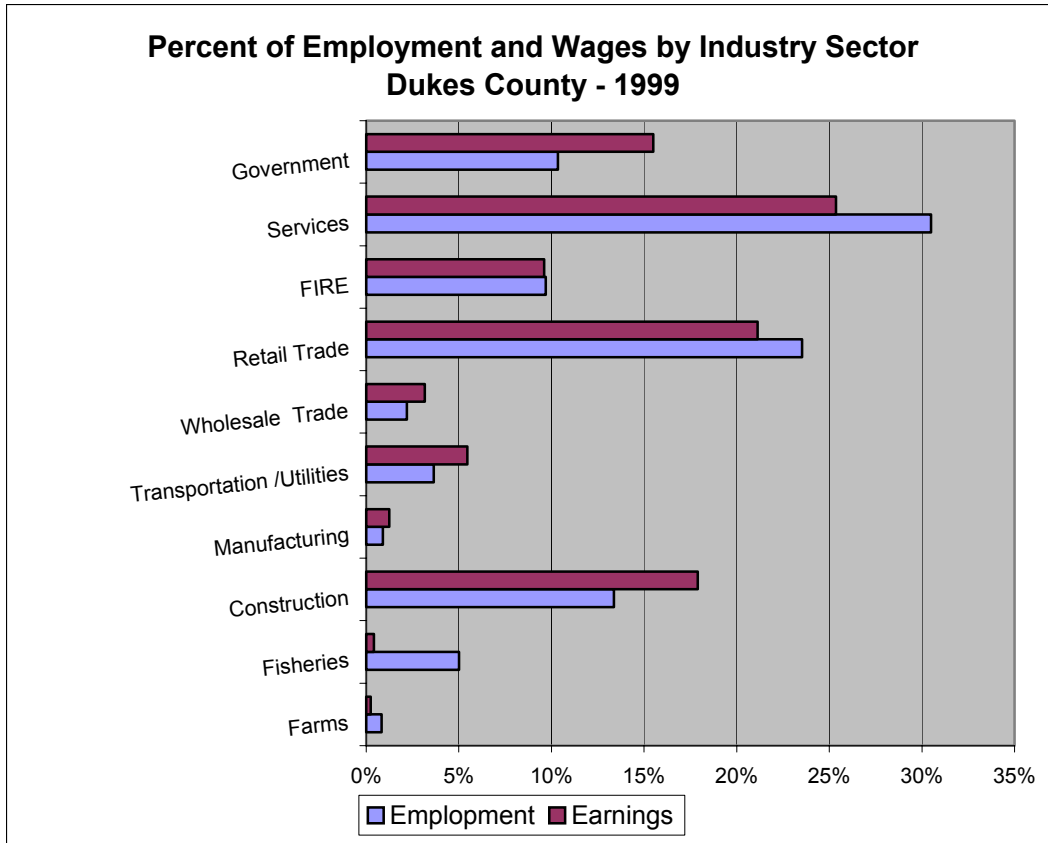


FIRE is Finance, Insurance and Real Estate
Source: U.S. Bureau of Economic Analysis

Because not all jobs pay comparable wages, examination of the total wages represented by each employment sector provides another perspective of the local economy. While retail and service jobs represented 54% of employment in 1999, they accounted for only 47% of the total Island wages. Conversely, the 24% of Island jobs in construction and government actually provided 33% of all wages.

5.1.5 Workforce

Reviewing the comparisons of workforce employment – the number of jobs in a town – for all of the towns on Martha’s Vineyard from 1985 to 2002, the workforce trends varied from the business establishment findings for the down-Island towns. From 1985 to 2002, there has been an increase in the number of workers working within each town except for Tisbury where there has been a decrease in the number of workers from 2001 to 2002. Nevertheless, Tisbury still had the largest number of workers, followed by Edgartown, Oak Bluffs, West Tisbury, Chilmark, and Aquinnah. The workforce differential among the three down-Island towns is equalizing – much like their year ‘round populations. Island-wide percentages of the workforce figures within four of the towns, particularly Tisbury and West Tisbury, were more similar with the percentage trends in the number of business establishments.



Source: U.S. Bureau of Economic Analysis

From 1985 to 2002, the Town of Tisbury had the highest workforce percentage, despite gradual declines in percentages island-wide from 1990, when Tisbury peaked at 39%, to 33% in 2002. It is clear that the Town of West Tisbury has picked up Tisbury's lost percentages. From 1985 to 2002, the Town of West Tisbury increased from 4% to 10%. In 1985 Edgartown had 32% of the island workforce while Oak Bluffs had 23%. Over the over the next ten years there was a shift between the two towns. Edgartown experienced a 4% decline while Oak Bluffs experienced a 5% gain. Since 1995, Edgartown has led Oak Bluffs by a margin no greater than two percent. Chilmark and Aquinnah have a combined total of no more than 5% of the Island's workforce.

The average annual unemployment rate for Dukes County has been slightly lower than the state and national averages since 1990. However, the average annual unemployment trends mask the monthly unemployment fluctuations due to the seasonal and tourist-based economy of Dukes County. The monthly unemployment rates for February and July throughout the years demonstrate dramatic fluctuations for the county and island towns but also show that the state and national rates are more consistent.

5.1.6 Issues Related to Economic Activity

Some Island boards are in the process of re-evaluating various transportation, housing, and zoning issues while considering the current and future economic needs of the year 'round

community. Concerns being raised within this Community Development Planning process as well as in the context of revisions to the Edgartown and Tisbury Master Plans include:

- the application of smart growth principles to encourage mixed-use development for commercial and housing,
- increasing density within already developed areas,
- creation of satellite parking to better serve commercial areas,
- dealing with concerns about un-regulated industries such as home businesses including conflicts with surrounding residential areas,
- the need to accommodate growth in commercial space;
- the possibility of designating areas for other types of service businesses and light industrial uses (the Airport Business Park, which was specifically designed in the 1980's to be used for warehousing and other industrial uses, is currently operating near full capacity).

5.2 ECONOMIC DEVELOPMENT SUITABILITY ANALYSIS

The economic development suitability analysis uses the same methodology as previously described for open space and for housing. The criteria are based largely on Smart Growth principles of favoring development that uses existing infrastructure and consolidates development rather than sprawling into environmentally sensitive and other rural areas. As much of Martha's Vineyard is rural, with some towns unreceptive to any additional commercial activity, the identification of suitability criteria was difficult. Some of the Smart Growth principles, such as proximity to public transit, when applied as suitability criteria on the Vineyard, produced distinctly un-Smart Growth results, namely strip roadside development. A half dozen potential suitability criteria in addition to those listed below were tried in more than a dozen trial models of the analysis and were ultimately discarded as being inappropriate for evaluating economic development suitability on Martha's Vineyard.







The following are the criteria used for evaluating the suitability of land for economic development.

1. **Access to Activities:** In or Near Village Center; In or Near Existing Commercial Areas; In Airport Business Area, Near Existing Neighborhood
2. **Municipal Services:** Close to Major Road; Served by Town Water; Served by Town Sewer
3. **Water Resources:** Not in Nitrogen-Sensitive Watershed

These are explained in more detail in the following tables, followed by the resulting economic development suitability map.

5.2.1. Access to Activities

Consolidating development in or near existing commercial areas allows for creating concentrated and vital commercial areas while limiting the negative impacts of commercial development on residential and rural areas. These are primarily down-Island. It is also desirable to reinforce existing village centers, which even down-Island may not be the same area as the principal commercial area, so these centers were given additional points. An additional criterion was given to lands proximate to existing neighborhoods in order to provide access for jobs and use of these services by residents.

Criteria for Economic Development Suitability Access to Activities in Edgartown		
Criterion	Points	Area (acres)
 Inside commercial area	20	43
 Within 200' of commercial area	10	400
 Inside village center	8	55
 Within 500' of village center	6	67
 Within 2000' of neighborhood	2	5,963
 Within Airport Business Park	10	169

Island-Wide Access to Activities

Source: Towns' Assessors/Cartographic Assoc. 2003;
MV Conservation Partnership 1999; MVC 2004

Edgartown Access to Activities

5.2.2. Municipal Services

These criteria were explained and mapped in section 4.2.2.

MVI Municipal Services – 3x2

Edgartown Municipal Services – 6x4

Criteria for Economic Development Suitability Municipal Services in Edgartown		
Criterion	Points	Area (acres)
Served by Town Sewer	6	
Served by Town Water	6	2,984
Within 200' of major road	6	556

5.2.3 Water Resources

This criterion was also used in the housing suitability analysis and is explained in section 4.2.4.

Criteria for Economic Development Suitability Water Resources in Edgartown		
Criterion	Points	Area (acres)
Secondary non-sensitive water area	2	10,827

5.2.4 Economic Development Suitability Map

As in the previous sections, this map shows the overall suitability of land for economic development, based on a combination of all the criteria described in this section, with the intensity of the color reflecting the degree of suitability. Lands that are already preserved or developed are overlaid with a diagonal crosshatch.

On Martha's Vineyard as a whole, the map indicates that the most suitable locations for additional commercial development are in and near the existing commercial areas, notably in the down-Island towns.

In Edgartown, there is a notable definition to the downtown and village waterfront area that appear "very highly suitable" on the suitability map below. As noted elsewhere in this document and others, the village waterfront forms a dense focus of thriving commercial activity, flanked quite abruptly along the shore by quiet residential and open space uses. The busy downtown follows landward with the same narrow focus. The suitability map indicates a westward digression of commercial suitability up to and including the "Triangle". The Airport Business Park appears as moderately suitable for economic development.

Economic Development Suitability		
	<i>Martha's Vineyard</i>	<i>Edgartown</i>
Neutral	55,203 acres (95.7 %)	16,442 acres (96.0 %)
Suitable	1,488 acres (2.6 %)	279 acres (1.6 %)
Highly Suitable	765 acres (1.3 %)	295 acres (1.7 %)
Very Highly Suitable	217 acres (.4 %)	114 acres (.6 %)

Island-Wide Economic Development Suitability

EDG Community Development Plan – 11x17 – Economic Development

5.3 ECONOMIC DEVELOPMENT ORIENTATIONS

The Town of Edgartown is committed to supporting the economic vitality of the Vineyard community. It recognizes that balancing the needs of a growing year 'round population, the needs of a growing business community and the demands of a seasonal population is a serious challenge. Edgartown has identified the following economic development goals and objectives in order to sustain the economic future of the Town.

- Encourage more year 'round business in the "downtown"
- Encourage business development in locations that avoid use of cars
- Evaluate whether to concentrate further commercial development at the two existing retail business districts or to begin to develop a new retail district to accommodate anticipated population growth, particularly in the seasonal population

In the 1990 Master Plan, the Town identified the following goals and objectives:

BALANCED ECONOMY

To develop and maintain a balanced and diversified economy offering opportunities for self-support.

Rationale

- Residents of Edgartown deserve the ability to enjoy a comfortable life through local employment.

Objectives

- To maintain a quality tourist industry.
- To stabilize tourist/recreational growth during the peak season and extend it into off-peak periods.
- To develop small entrepreneurship.
- To facilitate the second-home support and service sector.
- To implement a sensitive and diversified commercial/industrial plan for the Airport Business Park.
- To encourage the growth of existing agricultural and aquacultural pursuits in Edgartown.
- To enable residents to participate in broader economic pursuits while remaining in Edgartown.
- To encourage and maintain a viable shellfish industry.
- To establish planning and development guidelines for business and commercial land uses.

6. SYNTHESIS – PUTTING IT ALL TOGETHER

The final step in the suitability analysis in order to lead into practical policy is to combine the three suitability maps.

6.1 Development

The Development Suitability Map represents the combination of the Housing and the Economic Development Suitability Maps. Those areas that were “suitable” for either housing or economic development were considered “high”; those areas that were neutral or “somewhat suitable” were rated “low”. Remember that this exercise is without considering zoning, ownership or the suitability of land for open space or natural resource protection that, in many cases, could have a higher priority in determining the ultimate use of the land.

(Fold-out map on opposite page)

6.2 Development versus Conservation

The map below represents the combination of the Open Space and Natural Resource Preservation Suitability Map with the Development Suitability Map. This map indicates those areas where the suitability for preservation and development are complementary and where they conflict.

Suitability for Development versus Conservation		
	Martha's Vineyard	Edgartown
Most Suitable Open Space & Suitable Development	1,917 acres (3.4 %)	739 acres (4.3 %)
Most Suitable Open Space Only	21,808 acres (38.2 %)	7,263 acres (42.4 %)
Suitable Open Space & Suitable Development	1,273 acres (2.2 %)	344 acres (2.0 %)
Suitable Open Space Only	18,993 acres (33.3 %)	4,883 acres (28.5 %)
Somewhat Suitable Open Space & Suitable Development	2,952 acres (5.2 %)	1,059 acres (6.2 %)
Somewhat Suitable Open Space Only	6,547 acres (11.5 %)	1,460 acres (8.5 %)
Development Only	1,750 acres (3.1 %)	778 acres (4.5 %)
Neutral	1,827 acres (3.2 %)	605 acres (3.6 %)

Island-Wide Conservation and Development

Fold-out map of Town on opposite page

EDG Community Development Plan – 11x17 Overall Development Suitability

EDG Community Development Plan – 11x17 Suitability Comparison

EDG Community Development Plan – 11x17 Suitability Comparison w/ mask

6.3 Zoning and Implementation Policies

The results of the suitability analysis were compared to the Town's existing zoning to identify areas where the community might wish to consider changes to make the zoning correspond more appropriately with the suitability of various parts of the Town for various uses.

Edgartown, and in fact all of Martha's Vineyard, is an older, largely developed community that has put considerable effort into thinking about what it wants to be. So, not surprisingly, all of the Island towns have largely reaffirmed their existing policies with respect to land use.

6.4 Next Steps

The results of the suitability analysis suggest several areas where the Town might want to look at its current zoning and policies. This analysis could include the following:

- Preparing a more detailed development plan
- Considering changes to modify the zoning
- Considering acquisition of land for open space and natural resource protection, particularly those most highly rated in the suitability analysis; especially if said lands also rated low in the development suitability analysis.

The Martha's Vineyard Commission might also use the results of this analysis in the following ways:

- Consider a policy to require or encourage mandatory clustering in areas of highest open space and natural resource suitability when reviewing proposed Developments of Regional Impact;
- Consider the development and open space preservation suitability when reviewing proposed Developments of Regional Impact;
- Consider enlarging or creating Districts of Critical Planning Concern to protect those areas that rated in the highest categories in the open space and natural resource suitability analysis.

The conservation organizations are also encouraged to use the open space and natural preservation suitability map as a guide to identifying properties for possible preservation.

The Edgartown Community Development Plan Steering Committee recommends that the Town put mechanisms in place to implement and monitor this plan as well as the relevant portions of the Master Plan and the Open Space and Recreation Plan.

The Community Development planning process has proven to be extremely valuable in many ways. It has allowed the towns and the MVC to gain a much clearer understanding of the various factors involved in land use decisions through the compilation and validation of GIS mapping and other data related to land use, housing and economic development. The open space and natural resource preservation suitability map can serve as a guide for public agencies and conservation

organizations by highlighting the land most important to preserve through acquisition of property and conservation restrictions, or through the permitting process by the MVC and town boards. Affordable housing committees can use the housing suitability criteria and maps to focus in on properties for potential projects.

The process has also led the Edgartown Community Development Plan Steering Committee, in fact the steering committees of all six towns, to conclude that this planning effort should serve as the basis for a comprehensive Island-wide planning effort to re-articulate the broader community's vision for the future growth of the Vineyard. This effort should be a collaboration between the Martha's Vineyard Commission and all six Island towns.

Certain issues can only be dealt with on an Island-wide basis, such as how much additional commercial development there should be and where it should take place. In the community development plans, most communities reaffirmed the extent of the present business districts, with the possible exception of Tisbury that wished to explore a possible expansion of the Upper State Road business area into a presently underused area to create a mixed-use neighborhood. It is believed that more efficient use of existing commercial districts will be able to accommodate future growth. However, the Martha's Vineyard Commission and the towns should work together to test this hypothesis in more detail by estimating how much additional commercial development can be absorbed in existing commercial areas. A significant limiting factor to more concentrated development is the limited public sewer capacity for two of the three down-Island towns and all of the up-Island towns. Ideally, this testing could be done by preparing sketch plans for each of these areas. If it is anticipated that additional commercial space will be needed, several options can be explored:

- enlarging existing commercial districts,
- creating a large new commercial district in a new location (e.g. the airport),
- creating small commercial districts dispersed in various Island locations.

Other issues that could be dealt with in this comprehensive planning effort are:

- rate of growth;
- affordable and moderately-priced housing;
- wastewater management;
- preservation of scenic values including a revisitation of the Island Road DCPC and the Coastal DCPC with a view to strengthening its effectiveness;
- traffic and transportation;
- dealing with economic changes;
- open space protection;
- implementation of smart growth principles of concentrating development in compact, mixed-use neighborhoods and preserving rural and other natural areas.

APPENDIX – WATER RESOURCES

Edgartown Surface Water Resources

There are six significant coastal ponds in the Town. These include Sengekontacket, shared with the Town of Oak Bluffs, Katama Bay, Cape Poge, Poucha, Edgartown and Oyster Ponds. There are other smaller salt-water bodies that are tributary to these ponds such as Trapp's Pond (Sengekontacket), Caleb's Pond (Katama Bay) and Shear Pen Pond (Cape Poge). Eel Pond is no longer separated from Nantucket Sound by a barrier beach.

The groundwater area within the Town of Edgartown that contributes water to Sengekontacket Pond is estimated at 2,571 acres (MVC, 2001 unpublished estimates). There were 1,029 dwelling units at the time and 315 vacant lots.

The groundwater area that contributes to the Cape Poge Pond-Poucha Pond water system is estimated to be 1,480 acres of upland (Gaines, 1998). In addition, there are 350 acres of barrier beach, 468 acres of salt marsh and 115 acres of fresh marsh. The number of residences in the watershed was estimated at about 200 units. A considerable portion of the 1,480 acres of upland is held by conservation organizations. However, substantial additional development is possible within the watershed.

Edgartown Great Pond has a 5,150-acre watershed that contributes groundwater to the pond. At the time, there were 638 residential units and 504 vacant lots were identified within the watershed (MVC, 1999). Development in the watershed was projected to produce, at a minimum, twice the number of residential units. The Great Pond is tidal only while the inlet through the barrier beach remains open. The inlet lifetime varies from only a few days to as much as two months. While open, tidal exchange is estimated to flush the system to a 90% exchange in 12 days.

Oyster Pond is similar to Edgartown Great Pond in that it is only open to the ocean for periods that range from less than a week to several months. The area contributing groundwater to Oyster Pond is estimated to be 1,000 acres in area. No buildout study has been performed. MVC staff estimates that an additional 84 residential units can be built (this report).

Katama Bay receives groundwater input from both Chappaquiddick and Edgartown proper. The total watershed area is estimated to be 2800 acres. MVC staff estimates an additional 593 residential units can be built (this report).

Buildout and Related Water Quality Concerns

The greatest threat to water quality is the nitrogen loading from septic systems and, for Edgartown Harbor that connects to Katama Bay, stormwater disposal from the surrounding commercial

watershed. Disposal of wastewater from existing dwellings adds nitrogen to the groundwater and eventually to the coastal pond to which that groundwater discharges. The ability of a coastal pond to process nitrogen is dependent on how quickly tidal exchange carries the nitrogen out of the system. The longer the nitrogen is resident in a coastal pond, the more times it can be passed on to stimulate the growth of new generations of phytoplankton and wrack algae. The water quality in all systems will be impacted by the nitrogen loading from the watersheds because marine plant growth in all of these systems is limited by the availability of nitrogen.

The degree of the impact and its acceptability can be assessed by determining the water quality loading limit for the desired water quality goal. The only pond for which this process has been completed is Edgartown Great Pond. The interim nitrogen-loading limit recommended for the Great Pond will be updated by the output from the Massachusetts Estuaries Project now underway.

Edgartown Great Pond displays symptoms of excess nutrient loading. These include excessive growth of slime coating algae (epiphytes); loss of eelgrass beds in 2000 (although in 2004 they are making a comeback); periodic low oxygen in the deeper portions of the pond, and the deposition of a silty organic layer. The upgrade of the wastewater treatment facility that imports nitrogen into the watershed has decreased the nitrogen loading to the watershed by a substantial amount. However, the effects of the upgrade may take another 5 years to reach the pond and positively affect water quality. The projected nitrogen loading at buildout will exceed interim nitrogen loading limits for the system. The limit will be refined through the on-going Massachusetts Estuaries Project to be completed in August or September 2004. At this time, it is believed that the increased nitrogen load at buildout will lead to further decline in water quality, without the implementation of a nitrogen management plan in the watershed. Options identified to reduce future nitrogen loading impacts include:

- sewer service to 300 residences in the watershed
- increased shellfish harvest from the pond
- improved circulation through dredging shoals inside the pond
- implementation of a nitrogen limit for future residential growth and for systems requiring an upgrade

The Pond is an important source of oysters and is a habitat for herring, blue claw crab and white perch.

In the Sengekontacket Pond system, Trapp's Pond is affected by excess epiphytic growth, although the eelgrass beds in the easternmost section of the pond are still thriving. Sengekontacket Pond itself is very well-circulated and, other than the head of Majors Cove and Trapp's Pond, the water quality is high and the water column transparency is good. Eelgrass did disappear from nearly the entire Pond in the late 1980's, from an unknown cause. The nitrogen loading evaluation has been done in a draft form only at this time. The tidal exchange is vigorous and a 95% removal of nitrogen entering the system is expected to occur within 2 to 3 days. The water quality goal selected for Sengekontacket Pond is the "highest water quality" goal that implies an annual nitrogen-loading limit of 22,800 kilograms of nitrogen. Projected annual nitrogen loading from all sources is estimated at 14,337 to 20,000 kilograms. Continued

high quality water appears to be likely under the draft projected buildout. Primary fish resources include bay scallop, soft-shelled clams, quahogs, eel, herring and sport fish. This limit needs to be more carefully evaluated and refined for Majors Cove during the Estuaries Project study. Sengekontacket Pond is a source of bay scallops, and soft shell clams, quahogs, as well as blue claw crab and eel.

Oyster Pond is similar to Edgartown Great Pond in the nature of its circulation with the ocean and in the fresh water input being dominated by groundwater. As yet, there is no clear understanding of the water quality issues in the pond. The watershed is low-density residential at this time.

Poucha Pond drains into Cape Poge Pond. Growth of phytoplankton and algae in both ponds is limited by the availability of nitrogen. The watersheds of both ponds are low-density residential, with substantial amounts of conservation land. At this time, the nitrogen-loading limit is not known for either system. In good years, Cape Poge is the dominant source of bay scallops throughout Massachusetts. Eelgrass beds decreased in area during the early 2000's but appear to have begun to increase in 2003. Both ponds have substantial marine and fresh wetlands that will help to reduce the portion of the nitrogen from the watershed that reaches the ponds.

Katama Bay is tidally circulated through Edgartown Harbor. The downtown area is sewered and the watershed is moderate to low-density residential. Eelgrass beds in Katama Bay formerly fringed the northern margins of the Bay but were gone by the time an aerial survey was performed in 1994. The Bay is in all probability limited by the availability of nitrogen, although that has not been confirmed by water quality data. Katama Bay is a source of quahogs and soft shell clams and the site of oyster aquaculture operations.

Freshwater Resources

Fresh water ponds are found within the portions of the outwash plain where clay soil materials are found near the surface, such as Beetle Swamp, Sweetened Water Farm Pond and Jernegan's Pond, and the small, unnamed ponds to the northwest, as well as on Chappaquiddick. They are also found near the shore, where the topography cuts the water table:

Sheriff's Pond	5 acres
Jobs Neck Pond	68 acres
Jobs Neck Pond East	17 acres
Paqua Pond.	14 acres

Very little is known about the water quality of these systems. Growth of aquatic plants and phytoplankton in fresh waters is usually not limited by nitrogen, but instead affected by phosphorus loading from the surrounding watershed. Fortunately, phosphorus does not travel as freely as does nitrogen through the soil and the aquifer.

Water quality in fresh water ponds may be maintained by treating sewage within a fixed distance of the shoreline to remove both nitrogen and phosphorus. The typical distance for a wastewater

management area ranges from 300 to 500 feet. Elimination of stormwater runoff directly into the system will reduce a phosphorus source. Encouragement of a natural plant buffer around the pond will help remove nutrients running off from residential landscapes.

Public Wells – Areas of Protection

In 2003, the Martha's Vineyard Commission carried out the Martha's Vineyard Source Water Protection Project for the Massachusetts Executive Office of Environmental Affairs, the Massachusetts Watershed Initiative and Department of Environmental Protection Bureau of Resource Protection

A number of immediate and long-term issues relate to the regional water supplies for Martha's Vineyard. The entire Island of Martha's Vineyard has been designated a federally protected sole source aquifer. The water supply for the Island consists entirely of groundwater sources. All surface waters on the Island are salt ponds or brackish. Therefore, it is imperative to maintain the water quality of the groundwater resource. Since the Martha's Vineyard Commission produced its Water Quality Management Plan for Martha's Vineyard in 1977 and its Water Resources Protection Planning Project plan in 1993, much new information has become available regarding delineation of the Zone II's. It is important to take advantage of that information to assess the adequacy of the resource protection in place and planned.

It is also imperative to plan for delivery. In particular, it is imperative to plan for future well field development for the major municipal water supplies serving the more densely populated Towns of Tisbury, Oak Bluffs and Edgartown. Population density in the three large towns precludes the option of individual private wells such as serve the residents of the three lesser-developed towns. The municipal supply wells are the only option for the residents of the three larger towns.

The outwash plain is a deposit of bedded sands and gravels that has tremendous potential for yielding water supply. It extends to a depth of 70 feet below sea level in the center of the State Forest and has an estimated transmissivity of 14,000 square feet per day. A deeper secondary aquifer extends from 90 to 160 feet below sea level, with a transmissivity of 2,500 square feet per day. The two are separated by 20 feet of silty sand. The high iron content of the secondary aquifer limits its usefulness for water supply.

Groundwater flow in the outwash plain has a large west to east component such that water recharged in West Tisbury could flow into Oak Bluffs, Tisbury or Edgartown. Figure 1 illustrates groundwater flow as defined by Whitman and Howard in 1994. Groundwater flow is perpendicular to the trend of the contour lines and it is clear that the Manuel F. Correllus State Forest and the area to the north and west is truly a regional aquifer. For reference, the airport shown is surrounded on the west, north and east by the State Forest, which is also identified on Map A-1. It is fortunate that the area is largely low density residential or held in conservation by the Department of Environmental Management, the Towns, the Martha's Vineyard Land Bank and other conservation groups.

The MVC has assembled detailed local data to support the Massachusetts Source Water Assessment Program regarding potential water quality impacts within the Zone II's associated with the well fields for the Towns of Edgartown, Oak Bluffs and Tisbury. The land use data was reviewed along with existing local protections in order to assess the effectiveness of the existing protection in place. Land use evaluations included nitrogen-loading assessment within the Zone II's and potential hazard identification.

Recommendations have been made to the towns regarding the status of protection in place, in order to develop local bylaws and/or health regulations to protect the water supply. Initiation of a regular inspection program is recommended. Assurance of adherence to best management practices at all sites within the Zone II's where hazardous chemicals or large volumes of waste are handled is crucial to protection of water resource quality. The identified potential threats to water quality support the need for water supply contingency plans and for bringing additional source sites into production in the near future as possible replacements. The MVC has worked to improve emergency response by development of a contingency plan between Edgartown, Oak Bluffs and Tisbury in the event of emergency or contamination problems.

The MVC has addressed long-term water supply needs by comparing buildout/demand projections with the capacities of the existing fields and the need for future development of new well fields. Options were reviewed regarding development of remaining potential sites for new wells, and it was determined that this should probably take place within the Greenlands and the Manuel F. Correllus State Forest. The MVC has addressed management of these protected lands (Greenlands and State Forest) and provided assistance to prioritize lands for protection and control. Protection and management of these areas was assessed and recommendations made regarding any long term needs. The trend toward siting wells where the Zone II's would be protected by the Manuel Correllus State Forest and low-density residential uses was identified in 1993 (Wilcox). At that time the State Forest Well, the Wintucket well and the proposed Manter well were all recently sited to take advantage of this built-in protection. Given the groundwater flow within the aquifer and the location of towns with public water supply on the down-gradient side of these protected or low-density residential areas, this trend should be encouraged in siting future supply wells.

Tisbury and Oak Bluffs are close to buildout and their future needs should be directed toward redundancy in response to contamination. Those needs may be best met by planning with the Town of West Tisbury for potential well sites within the Greenlands property. The Management Plan already has identified such use as appropriate. Perhaps the Towns could work with the Town of West Tisbury on long-term planning for West Tisbury, Tisbury, Oak Bluffs and Edgartown, with the possibility for shared infrastructure. The Town of Edgartown has much more potential for growth, as does the Town of West Tisbury. Those two towns should be planning for future supply needs to meet anticipated demand greater than the existing capacity for Edgartown wells and perhaps greater than the use of private wells as is currently practiced in West Tisbury. The Town of West Tisbury has purchased the Greenlands property for that purpose. The Town of Edgartown has entered into discussions with the Department of Environmental Protection regarding a land transfer for land in the State Forest, understanding that executing such a transfer will not be an easy task. The Town of Edgartown should also consider working with the Towns of

Tisbury, West Tisbury and Oak Bluffs toward use of the Greenlands property for future water supply. The towns and DEM should also be planning to secure easements through the State Forest for installation of water supply lines, particularly regarding use of the Greenlands property for water supply for the down-Island towns.

The MVC identified recommendations and prioritized them as follows (in order of urgency).

- Establish an overall management plan for the State Forest, including establishment of specific procedures or Memoranda of Agreement regarding the transfer of land for new public water supplies and for easements to install water supply lines (D.E.M and State Forest Advisory Committee). Continue to pursue the established proposal by the Town of Edgartown for a land transfer (Edgartown Water Department). Consider amendment to the Greenlands Management Plan to include more details regarding potential establishment of water supply wells for West Tisbury and for other towns (West Tisbury Conservation Commission).
- Upgrade protections associated with the Manuel F. Correllus State Forest and the Greenlands property (West Tisbury Conservation Commission and M.V.C.). Recommendations include amendments to the Greenlands Water Resource Protection District (West Tisbury Planning Board) and adoption of regulations for the State Forest District of Critical Planning Concern (M.V.C. and town boards).
- Maintain protections associated with the Zone II's for the existing public water supplies (Planning Boards, Boards of Health).
- Establish long term plans for future water supply (M.V.C. and town Water Departments and District). The Towns of Tisbury and Oak Bluffs, nearly at buildout, should focus their attention on redundancy plans in response to potential future contamination of supplies that appear to be adequate for buildout. The Town of Edgartown has much greater potential for growth, and may have needs for future supply beyond the capacity of the existing Edgartown wells).
- Ensure enforcement of existing and amended regulations; ensure adherence to Best Management Practices at all sites within Zone II's where hazardous chemicals or large volumes of waste are handled (Building and Zoning Inspectors).
- Devise a tracking database for land uses within the Zone II's that pose potential risk to the integrity of the water supplies. Develop an inspection program/methodology for periodic inspections of sites where hazardous materials are stored and/or used for sites that generate hazardous wastes (M.V.C. and town Boards of Health).
- On-going sampling of observation wells at the three landfill sites that are located within the Zone II's for Farm Neck, Sanborn and Mashacket is important to provide an early warning should a threat to water quality develop. Sampling should continue at regular intervals of no more than 6 months. The data collected from these wells should be distributed to the Boards of Health and Water Departments for their evaluation (M.V. Refuse District, Oak Bluffs-Tisbury Refuse District and 3 Boards of Health).
- Contact town highway departments and Mass DPW about road salt applications along roadways within the Zone II's to remind them of the locations that are within Zone II's and to assure that practices provide optimum protection of water quality (M.V.C. and Water Departments and District).

- Establish a Memorandum of Agreement and a Contingency Plan between Tisbury, Oak Bluffs and Edgartown for response to emergency or contamination problems. (Town Water Departments and District).
- Continue to refine assessments of nitrogen loading for the existing Zone II's. Continue to research modeling software appropriate for the task (M.V.C.).
- Continue to catalog potential hazards within the Zone II's. The locations and dates of installation of underground fuel storage tanks, and the type of tank design and construction, should be made a part of the MassGIS database and should be part of the planning and emergency response repertoire for the towns (M.V.C., Town Boards of Health and Fire Departments, MassGIS). The Towns may consider restricting fuel delivery to those USTs registered with the Fire Departments (town Fire Departments).
- Consider potential need for and options to provide water supply to areas with a development pattern that may not be compatible with continued private well water supplies. Possible areas to evaluate include the Arbutus Park, Ocean Heights and southern Katama Plains areas (Edgartown boards and M.V.C.).
- Continue public education about groundwater protection by placing the map of Vineyard Zone II's on the Vineyard Conservation Partnership's (or M.V.C.'s future) website, with a discussion about the sensitivity of groundwater to inappropriate activities, particularly those associated with household chemicals, pesticides and fertilizers (Water Departments and M.V.C.)
- ADD nitrogen-loading evaluation for review of Developments of Regional Impact within Zone II's to address groundwater protection (M.V.C.).

PREPARED FOR THE TOWN OF EDGARTOWN
BY THE MARTHA'S VINEYARD COMMISSION

