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To: Sean Murphy, Esq.  
cc: Dan Doyle, Special Projects Planner  
From: Bill Veno, Senior Planner  
Date: April 10, 2020

Subject: **Meetinghouse Way DRI 682B - Trails**

As the Meetinghouse Way development has wound its way through the MVC's DRI review process, I have raised issues about existing and potential trails for public use that would be an additional beneficial component of the development. Your client has been receptive to allowing continued public use of the existing trails, but the current trail offer is the same as the one from last year: "The applicant will not block or restrict the existing path running from Meshacket Road to Meeting House Way on the easterly side of the property path for pedestrian, equestrian or non-motorized bicycle use by the public." This offer doesn't address 1) who and how the trail might be maintained or managed going forward, 2) the potential to improve the trail at the Meetinghouse Way where it coincides with an abutter's driveway, and 3) reestablishing trail use of the long-dormant segment of Old Meshacket Road that is an extension of a trail easement granted by Boston Equities in 2018 (DRI 683).

I understand the sensitivity about the existing covenant concerning additional access to the property, but I suggest that this property be treated in the same manner as the Boston Equities project that is subject to that same covenant. Replacing the existing offer with two alternative offers something like the following would remedy the issues cited above and more completely address the trail opportunities associated with this site.

- 1) A trail easement to Edgartown or a conservation organization with the stipulation that the grantee defend, indemnify and save harmless the Applicant from liability that may stem from use of the trail. The easement shall cover Old Meshacket Road, Swimming Place Path, and the existing way labeled as "grass/dirt path" on the Plan, of which the 250-foot segment nearest Meetinghouse Way shall be allowed to relocate within 30 feet of the property line.
- 2) Recording of the easement concurrently with the approved development plan.

The various segments of the easement – and the existing Boston Equities easement – are shown on the accompanying illustration.

If this is agreeable, I can draft the easement based on the text used by the land bank and forward it to you for further consideration.

W.V.

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