



DRI 755 Pimpneymouse Farm Subdivision

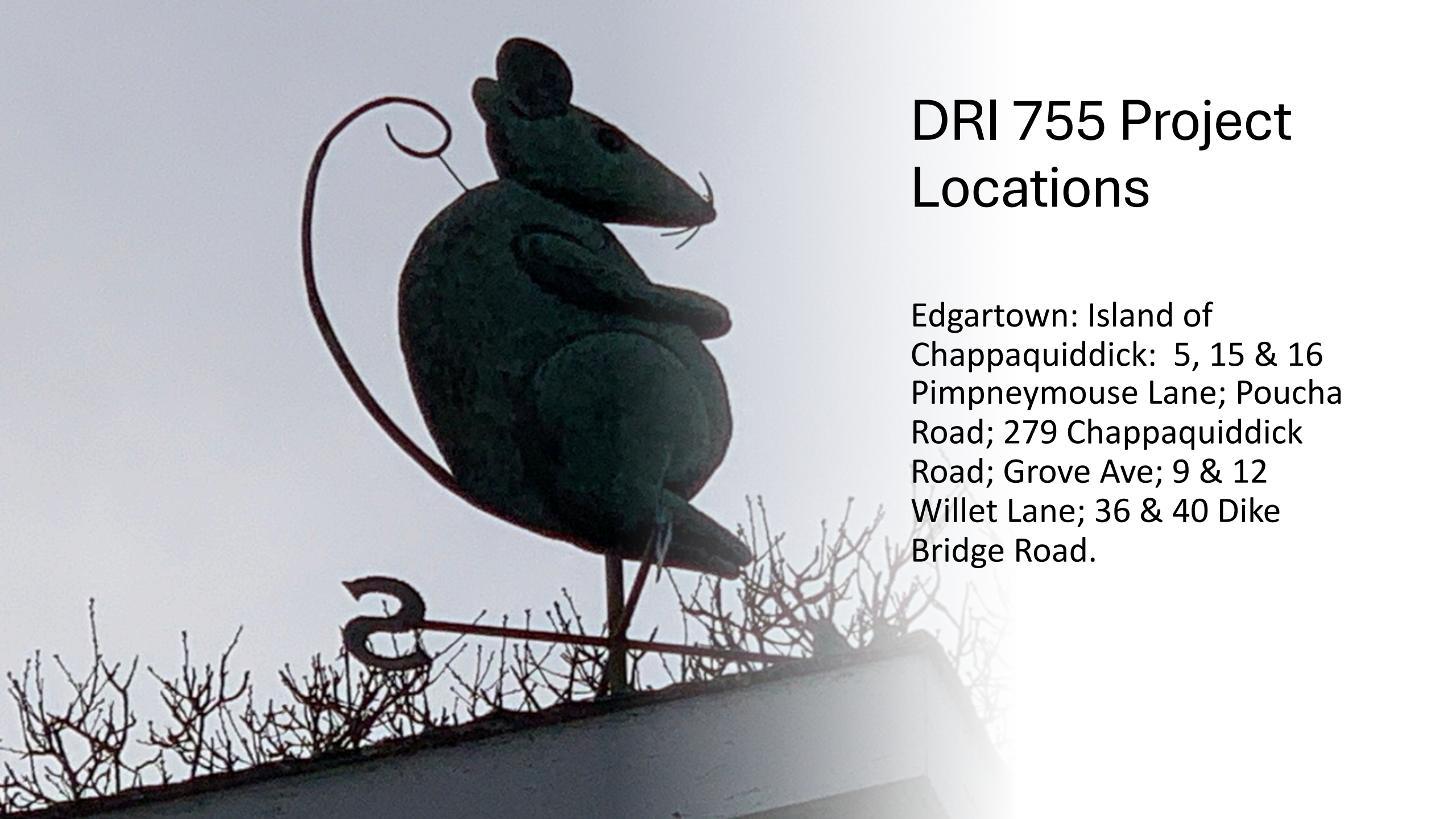




## DRI 755

- Welch Chappaquiddick Trust, Owner
- Stephen Potter and Family, Applicants
- Surveyor Doug Hoehn, Applicant's Agent
- Engineer Chris Alley, Applicant's Agent






# DRI 755 Project Locations

Edgartown: Island of  
Chappaquiddick: 5, 15 & 16  
Pimpneymouse Lane; Poucha  
Road; 279 Chappaquiddick  
Road; Grove Ave; 9 & 12  
Willet Lane; 36 & 40 Dike  
Bridge Road.





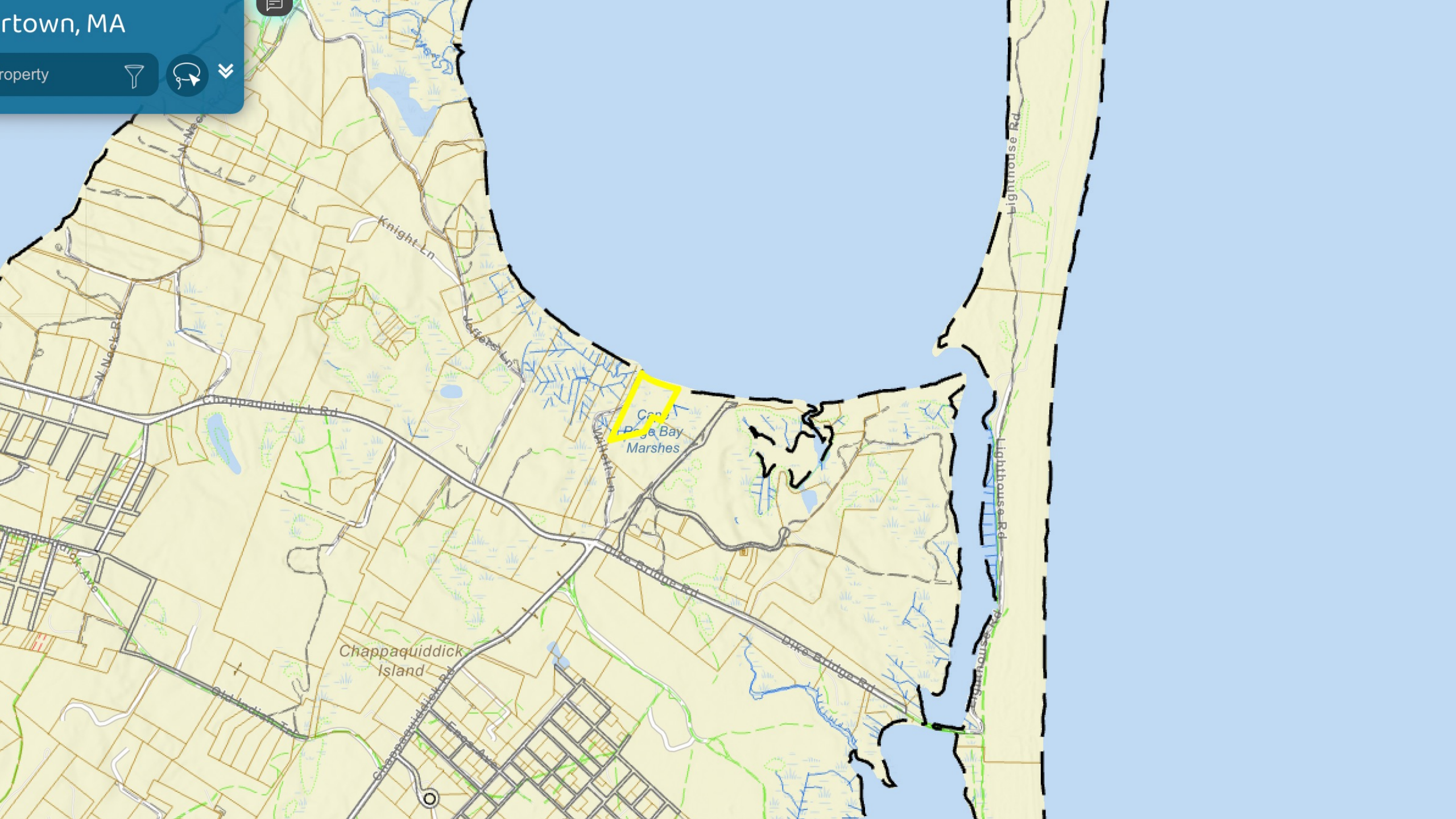
# DRI 755: Proposal

The establishment, alteration and transfer of lots on a longstanding Chappaquiddick farm. The project includes the dissolution of some registered land, the creation of large conservation parcels, the creation of a buildable lot, the reconfiguration of another buildable lot, and lot line adjustments on a farm of approximately 217 acres. A number of preexisting homes and farm structures would remain after large portions of the farm are transferred to the Martha's Vineyard Land Bank and Sheriff's Meadow Foundation. The project also includes establishment of a trailhead on Dike Bridge Road and restrictions on further subdivision.









Cape  
Cod Bay  
Marshes

Chappaquiddick  
Island

Lighthouse Rd

Lighthouse Rd

Lighthouse Rd

Chappaquiddick Rd

Knight Ln

N. Neck Rd

Chappaquiddick Ave

Chappaquiddick Rd

Chappaquiddick Rd

Chappaquiddick Rd

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Navigation icons: Home, Back, Forward, Search, and a person icon.

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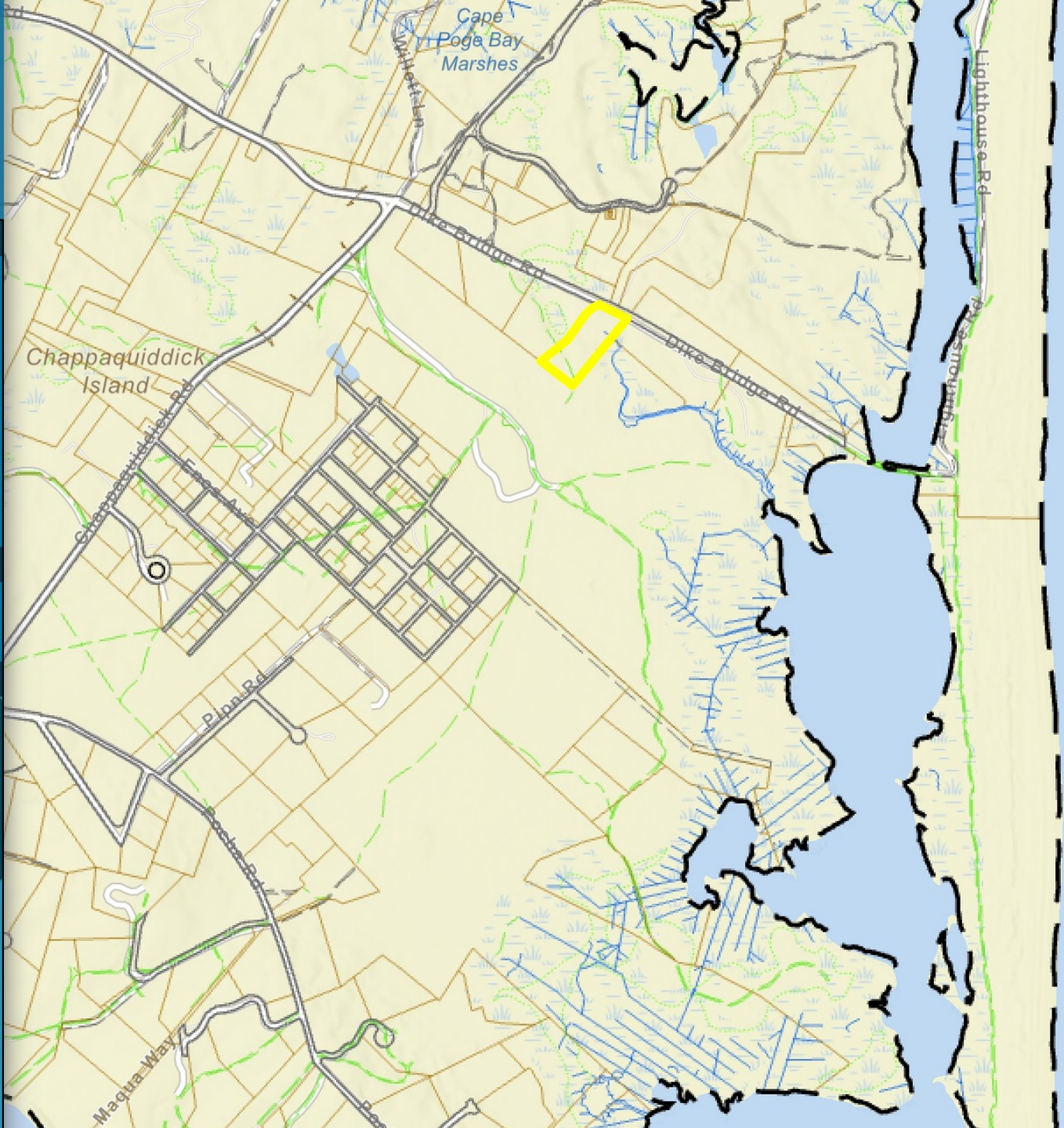
BERMAN ADRIENNE E& EM...

DER THE WILL OF CHARLES ...

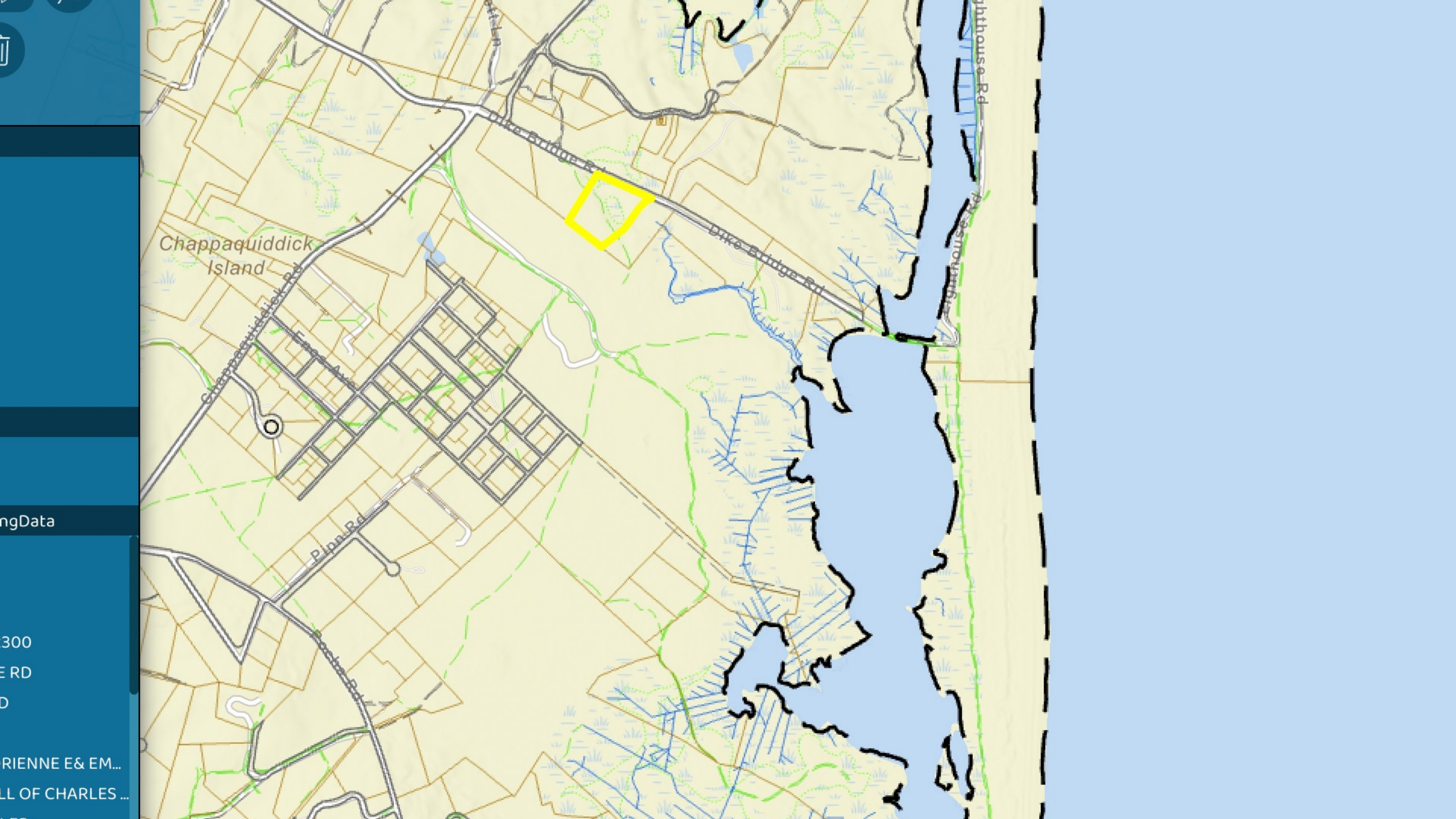
D KATHY MILLER

PIMPNEYS LN

GARTOWN





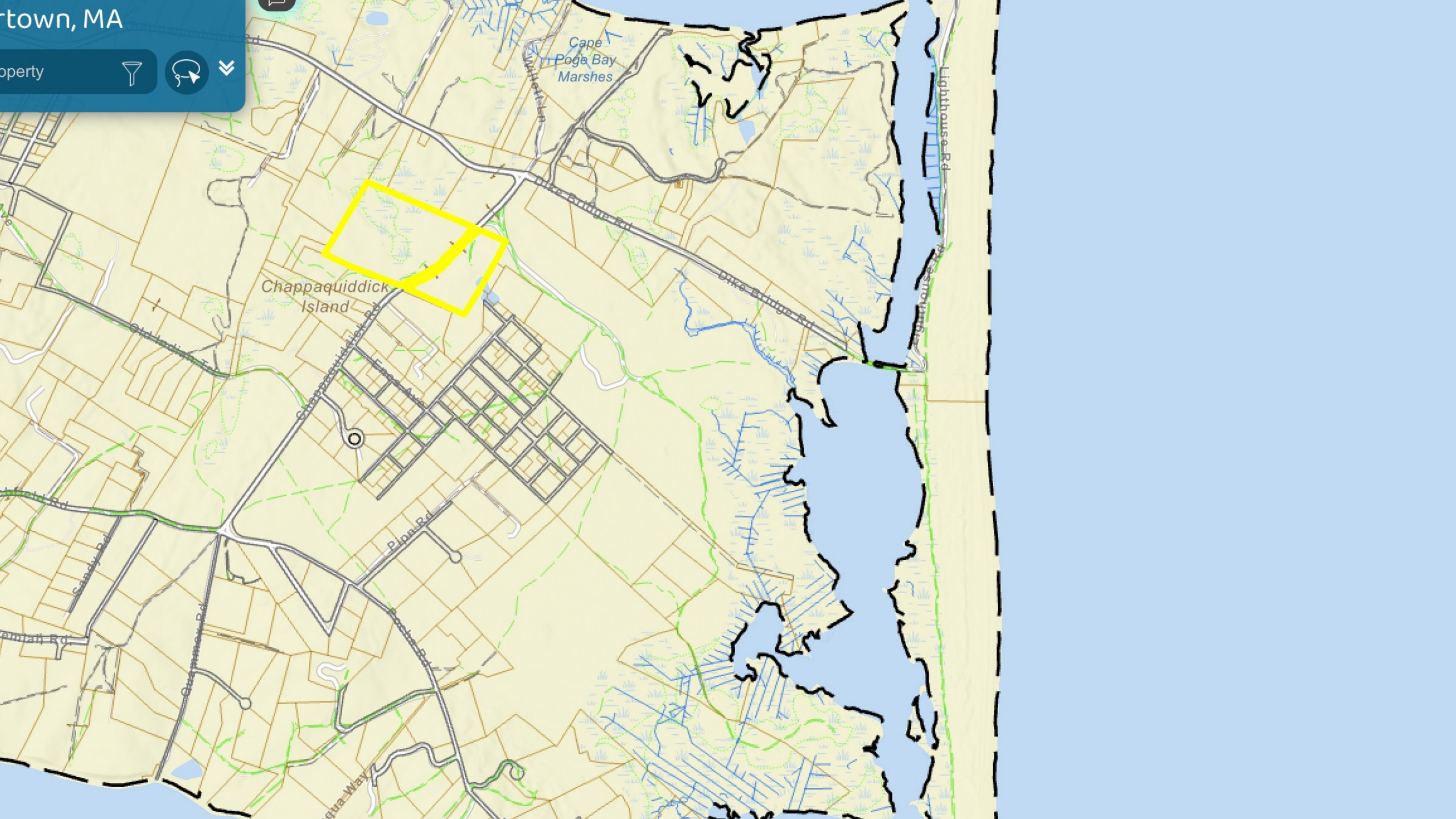


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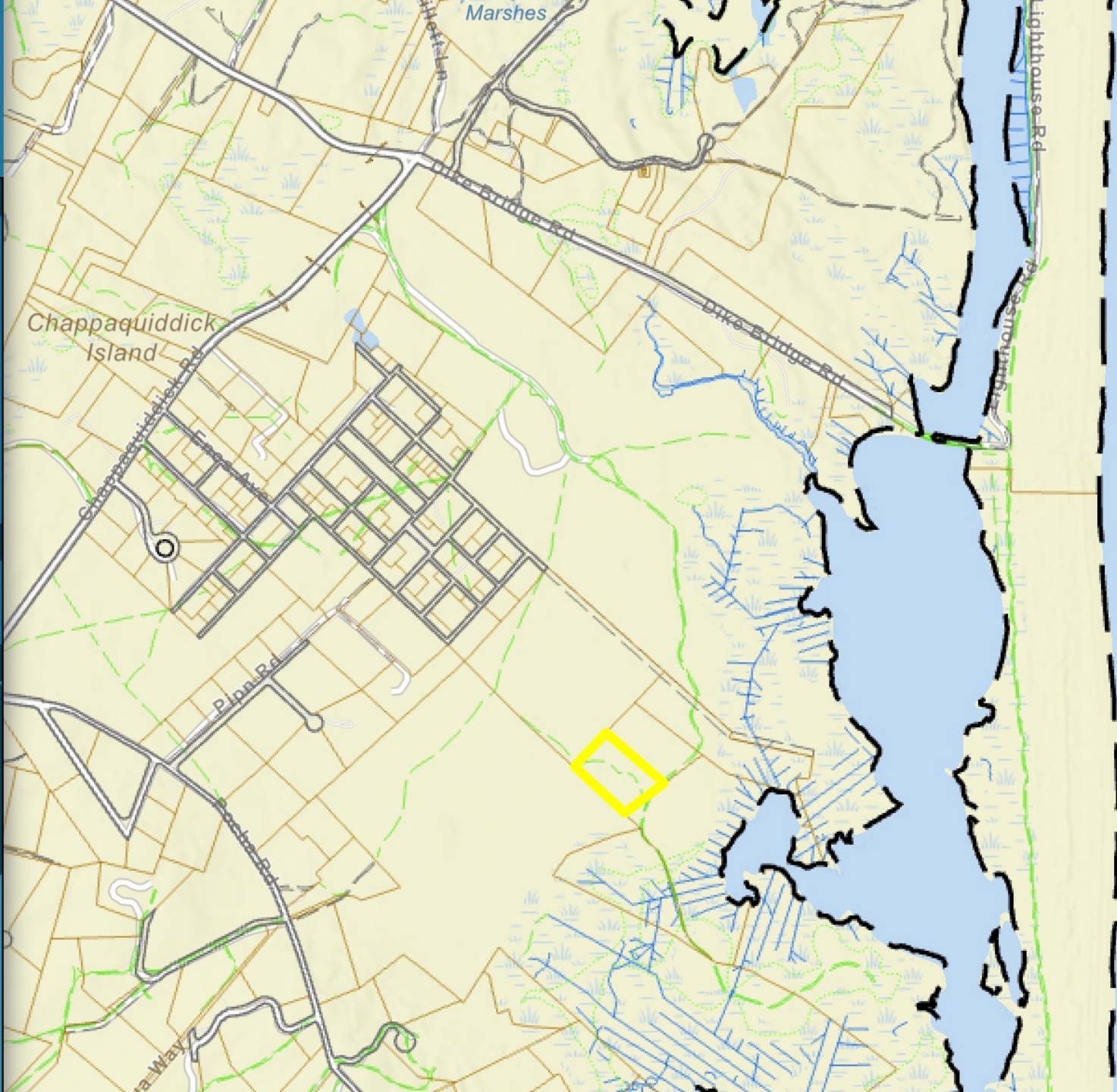


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ADRIENNE E& EM...  
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YMOUSE LN





Navigation and utility icons: a funnel, a circular arrow, an upward arrow, a person icon, and a trash can icon. A "Next >" button is also present.

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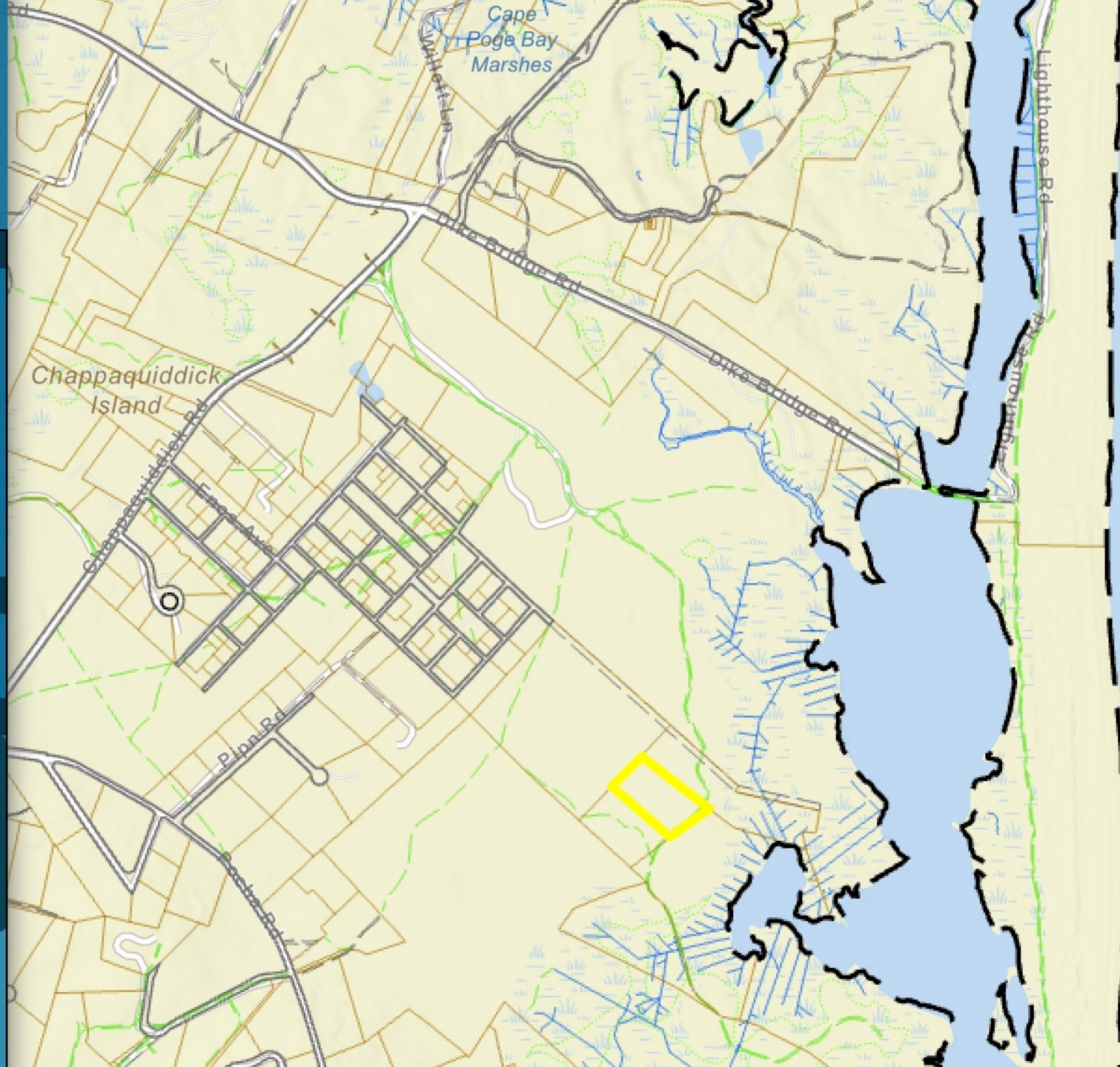
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CHA RD

CHA RD

BERMAN ADRIENNE E& EM...

UNDER THE WILL OF CHARLES ...





Navigation and utility icons: a funnel, a circular arrow, an upward arrow, a person icon, and a trash can icon. A "Next >" button is also present.

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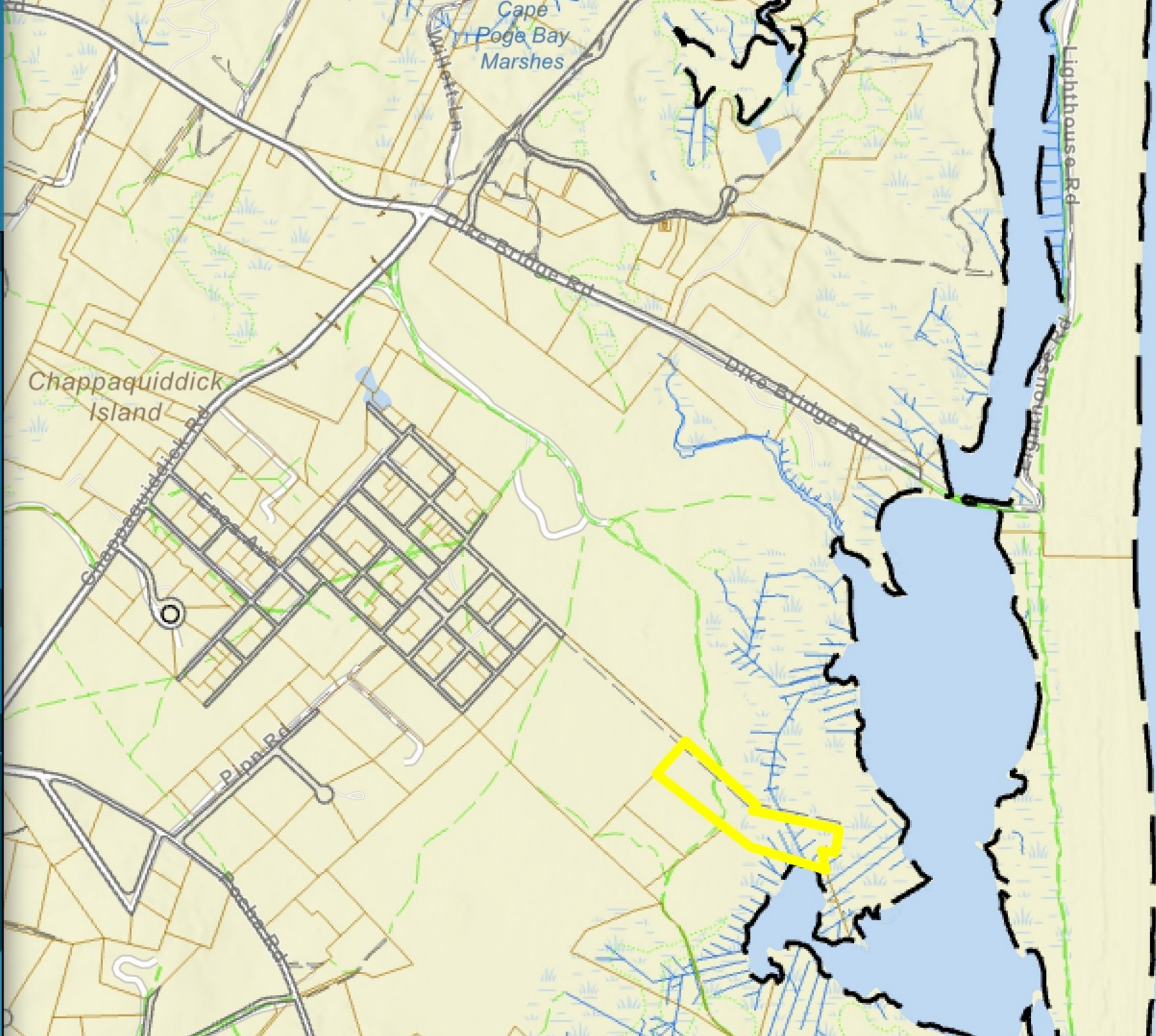
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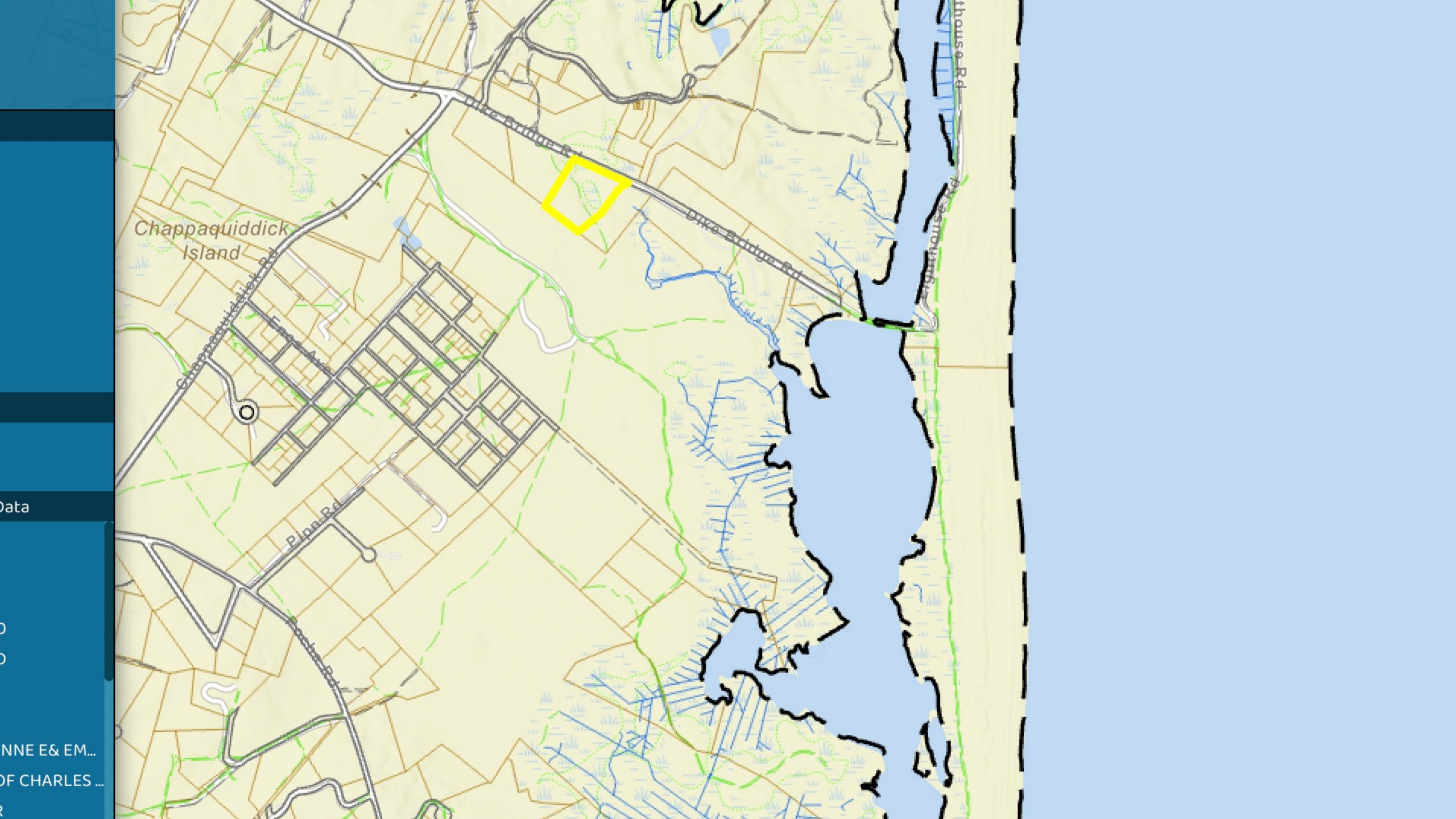
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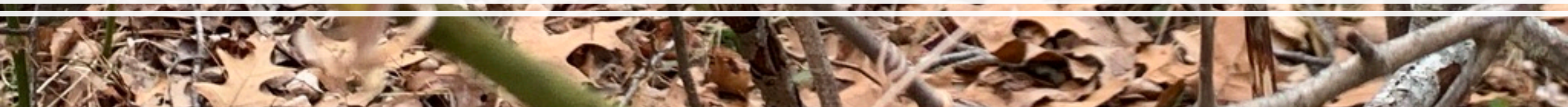
OF CHARLES ...

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## DRI 755: Site Plan

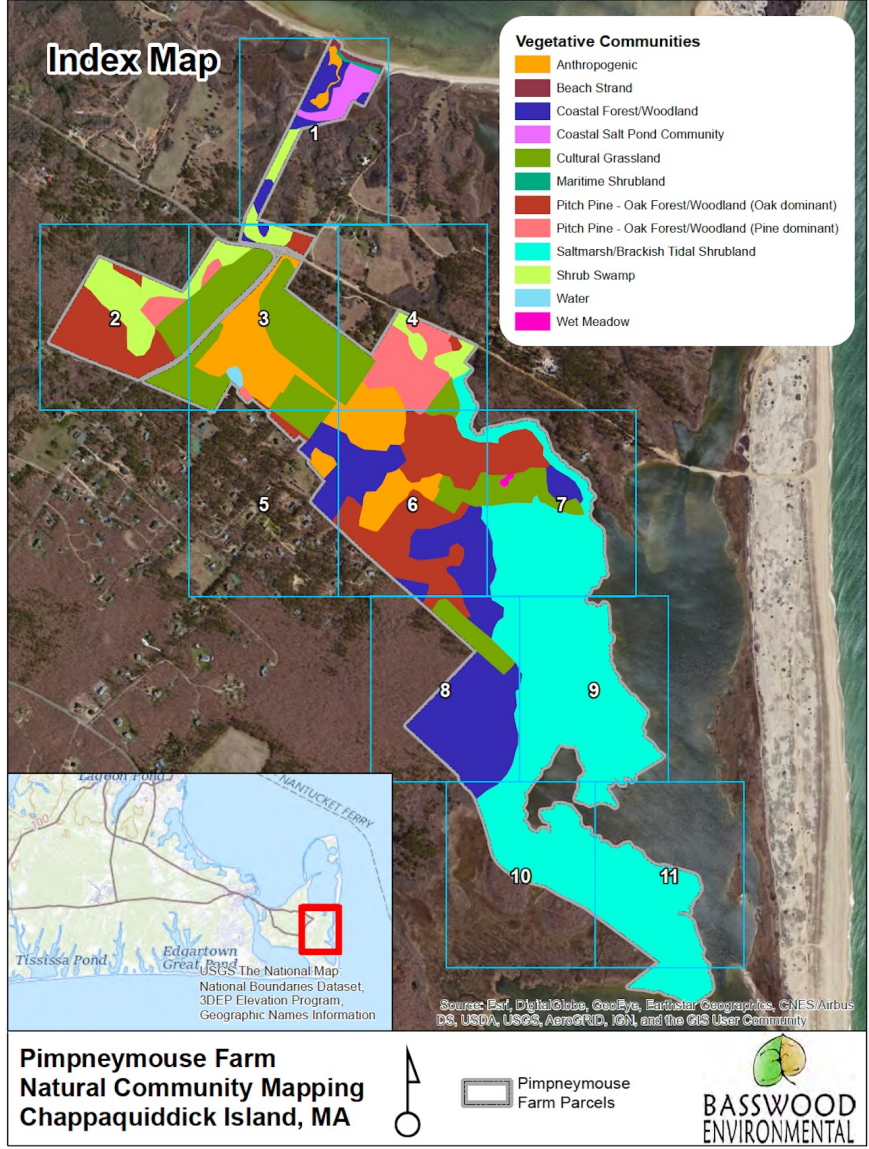






**DRI 755: Select Terrain/Ecological Communities**

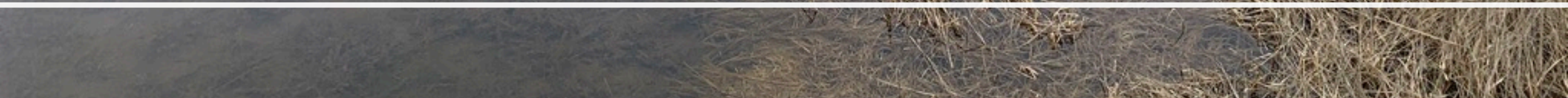








Saltmarsh





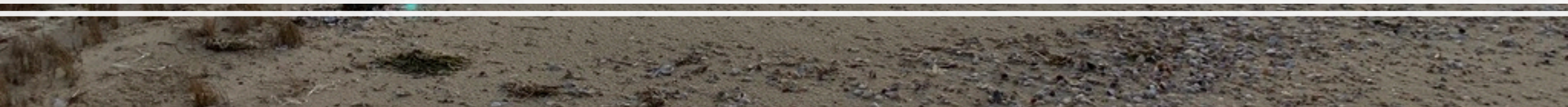


**Shrub Swamp**





# Coastal Pond Community







Poucha Pond



# Cape Pogue Bay







# Maritime Shrubland





**Pitch Pine  
Dominant  
Oak/Pine  
Forest**





Oak  
Dominant  
Pine/Oak  
Forest





Farmland





Signs of  
Life





Otters?





Photo by M.W. Nelson



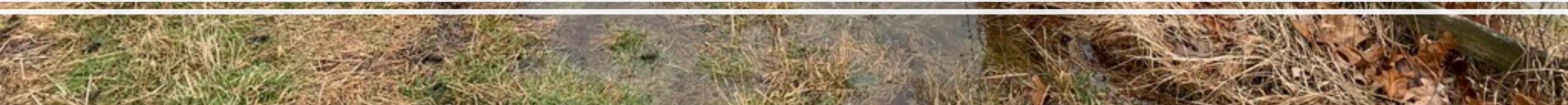
*Photo by B. Byrne, MDFW*

# Planning Concern: Rare Species





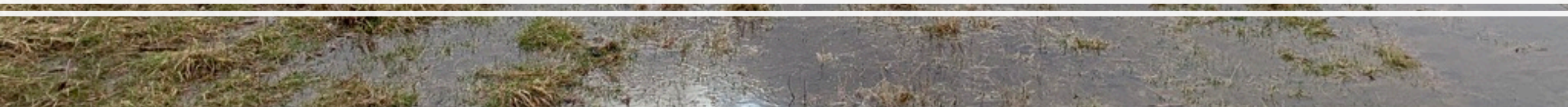
Planning Concern: Nitrogen







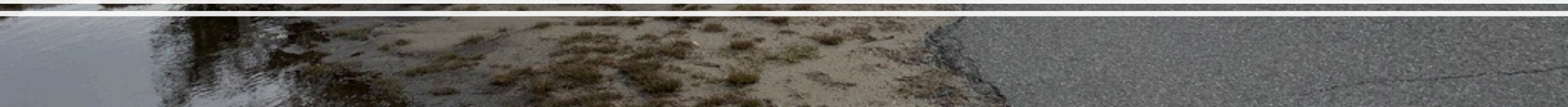
Planning Concern: Open Space







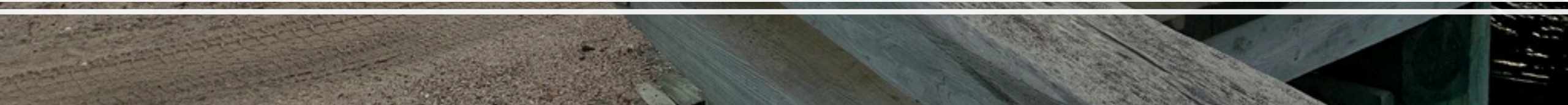
Planning Concern: Character and Identity







Planning Concern: Scenic Values







Planning Concern: Climate Resilience





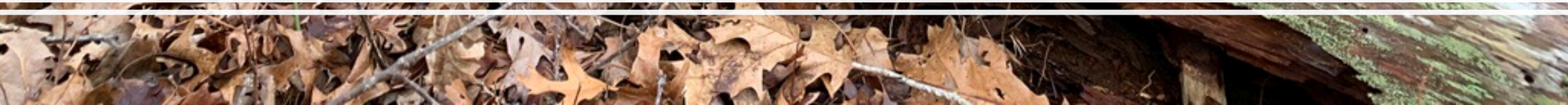
Planning Concern: Economic Development







Planning Concern: Social Development





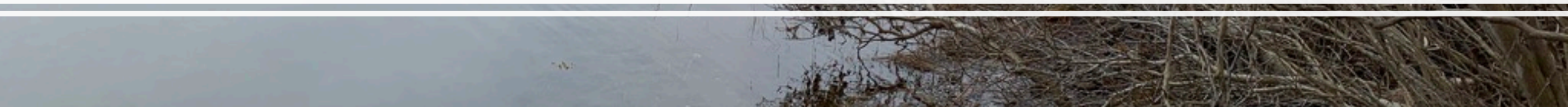


Planning Concern: Housing





Planning Concern: Impact on Abutters







Planning Concern: Night Lighting



