



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.



DRI 755: Proposal Continued

The Proposal also includes an offer to amalgamate several small lots into an affordable building lot.



Falmouth-Edgartown

Wenquiddick

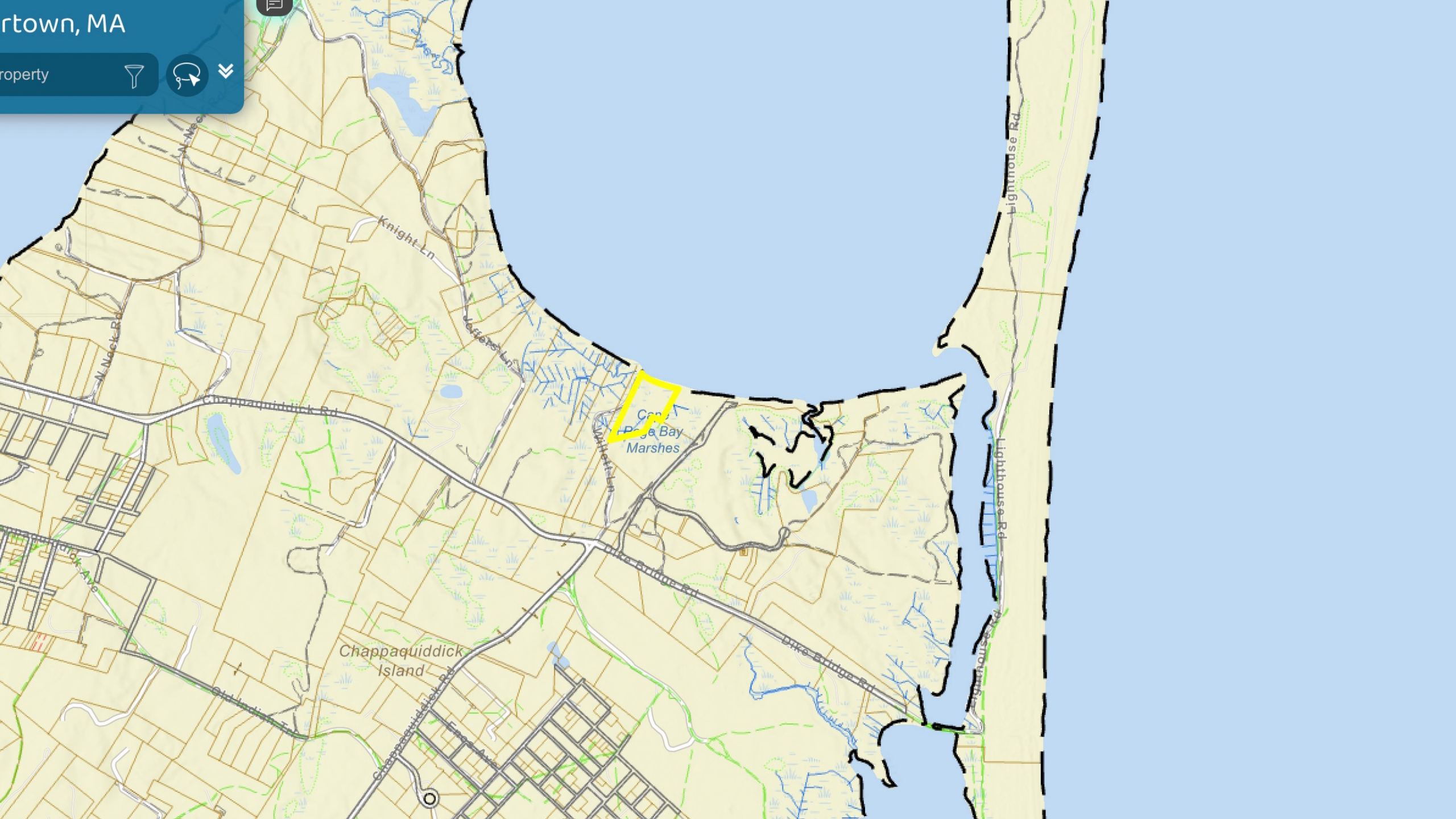
Cape
Cod Bay
Marshes

Fishhouse Rd.

Spoons Pt.

Long Pt.

Pillar Pt.



Camp
Page Bay
Marshes

Chappaquiddick
Island

Lighthouse Rd

Lighthouse Rd

Lighthouse Rd

Knight Ln

N. Neck Rd

Chappaquiddick Rd

Chappaquiddick Rd

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

34.4



ts

BuildingData

77

34.4

34.4

286937_792248

DIKE BRIDGE RD

KE BRIDGE RD

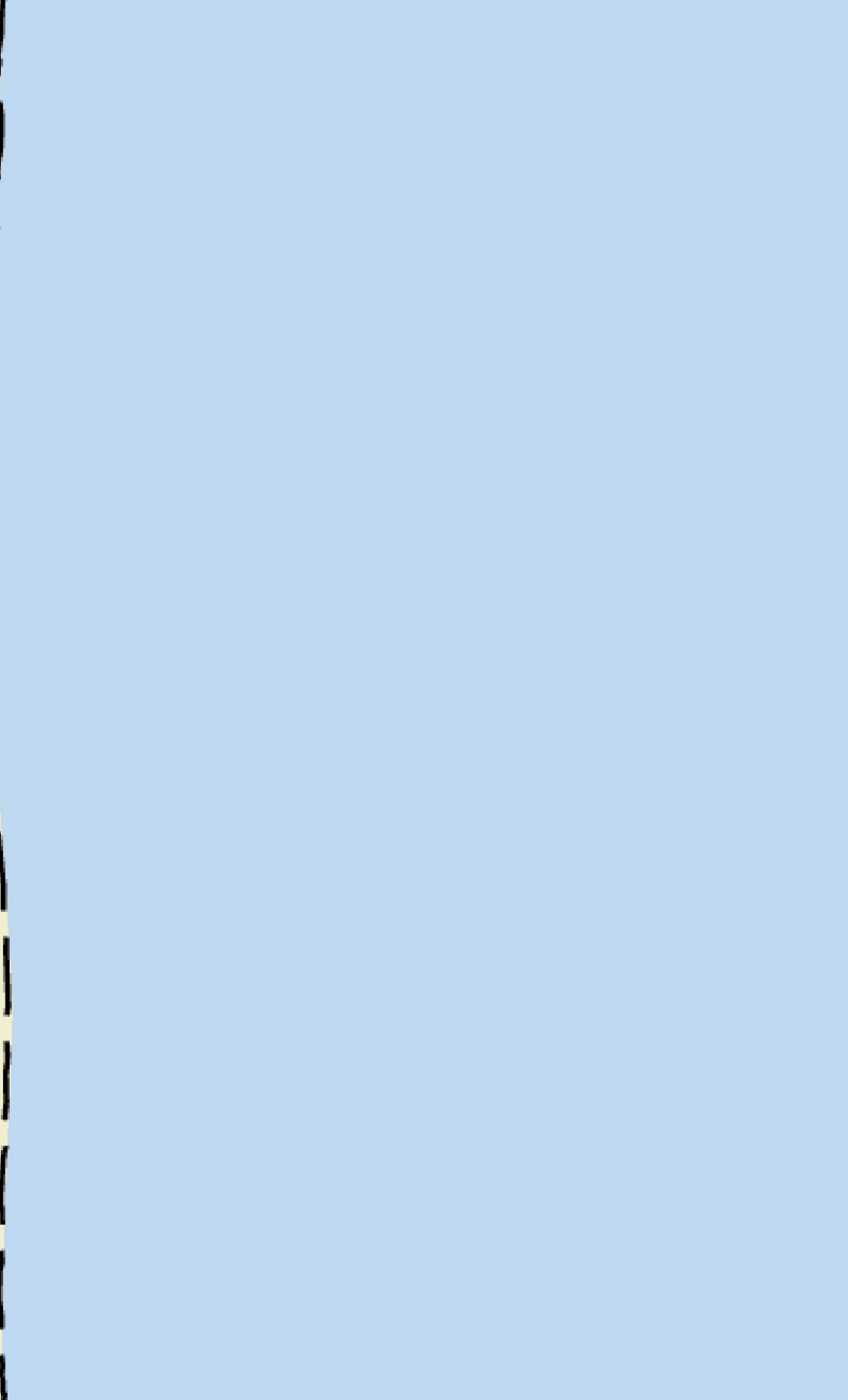
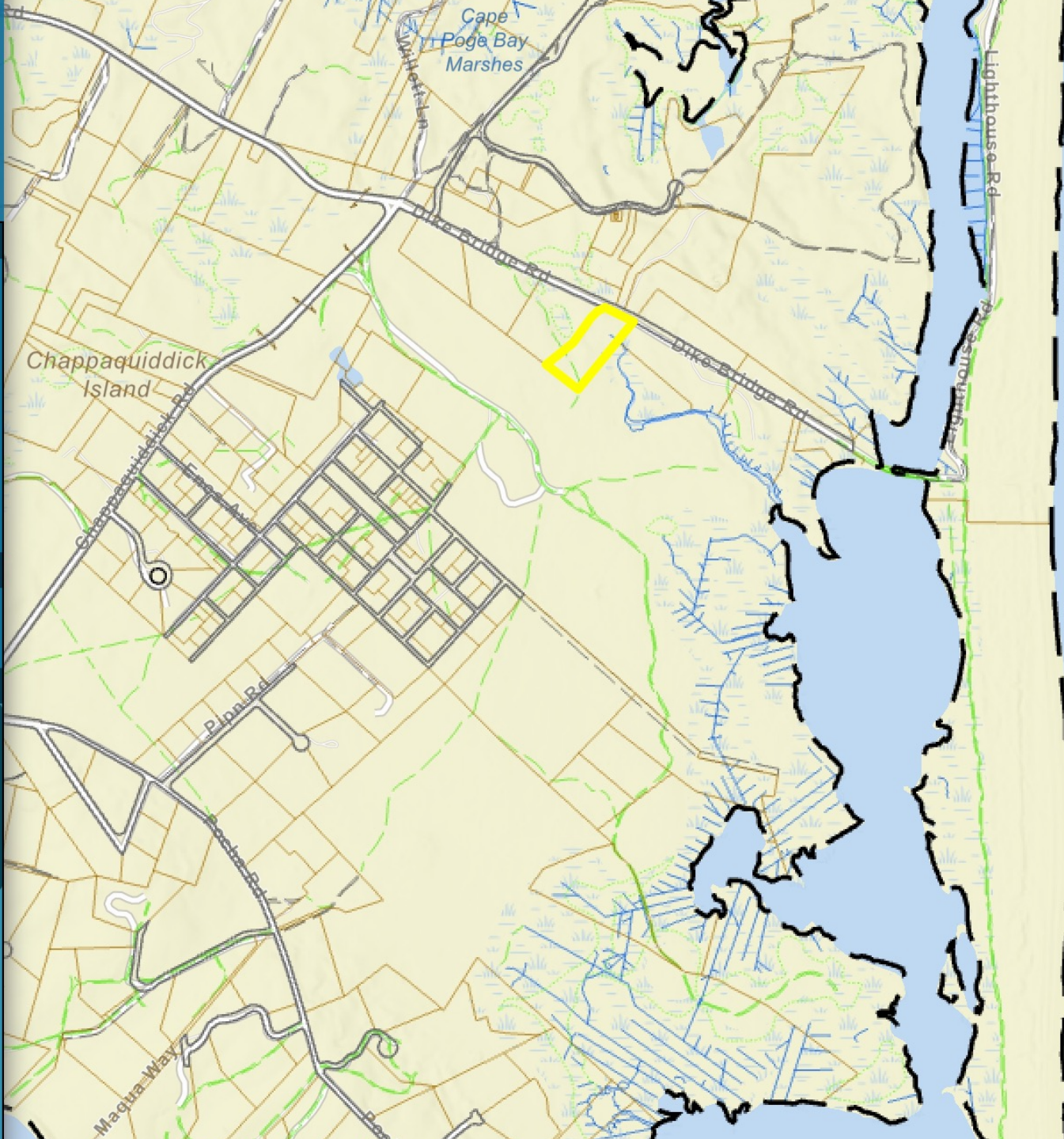
BERMAN ADRIENNE E& EM...

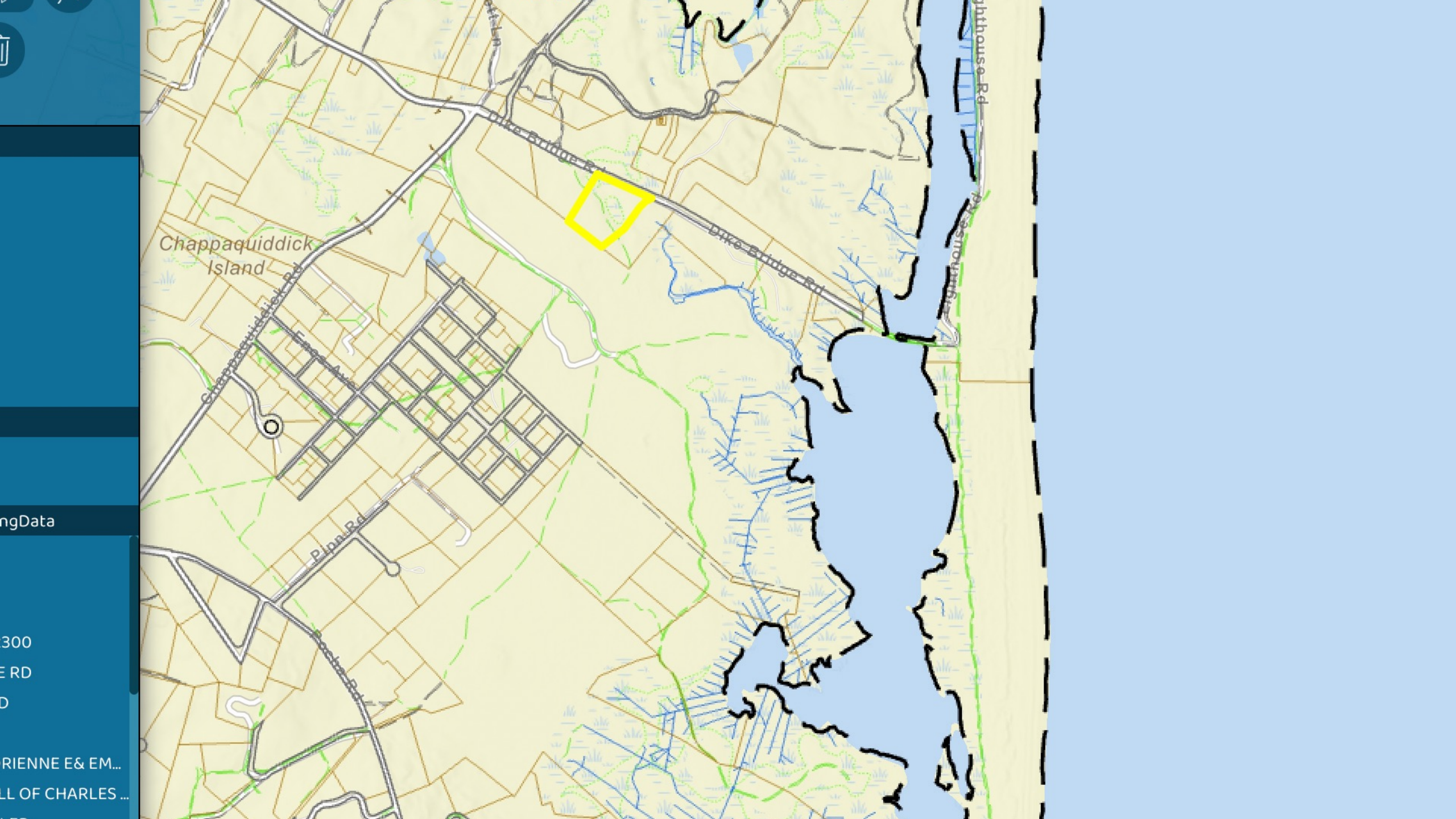
DER THE WILL OF CHARLES ...

D KATHY MILLER

PIMPNEYS LN

GARTOWN

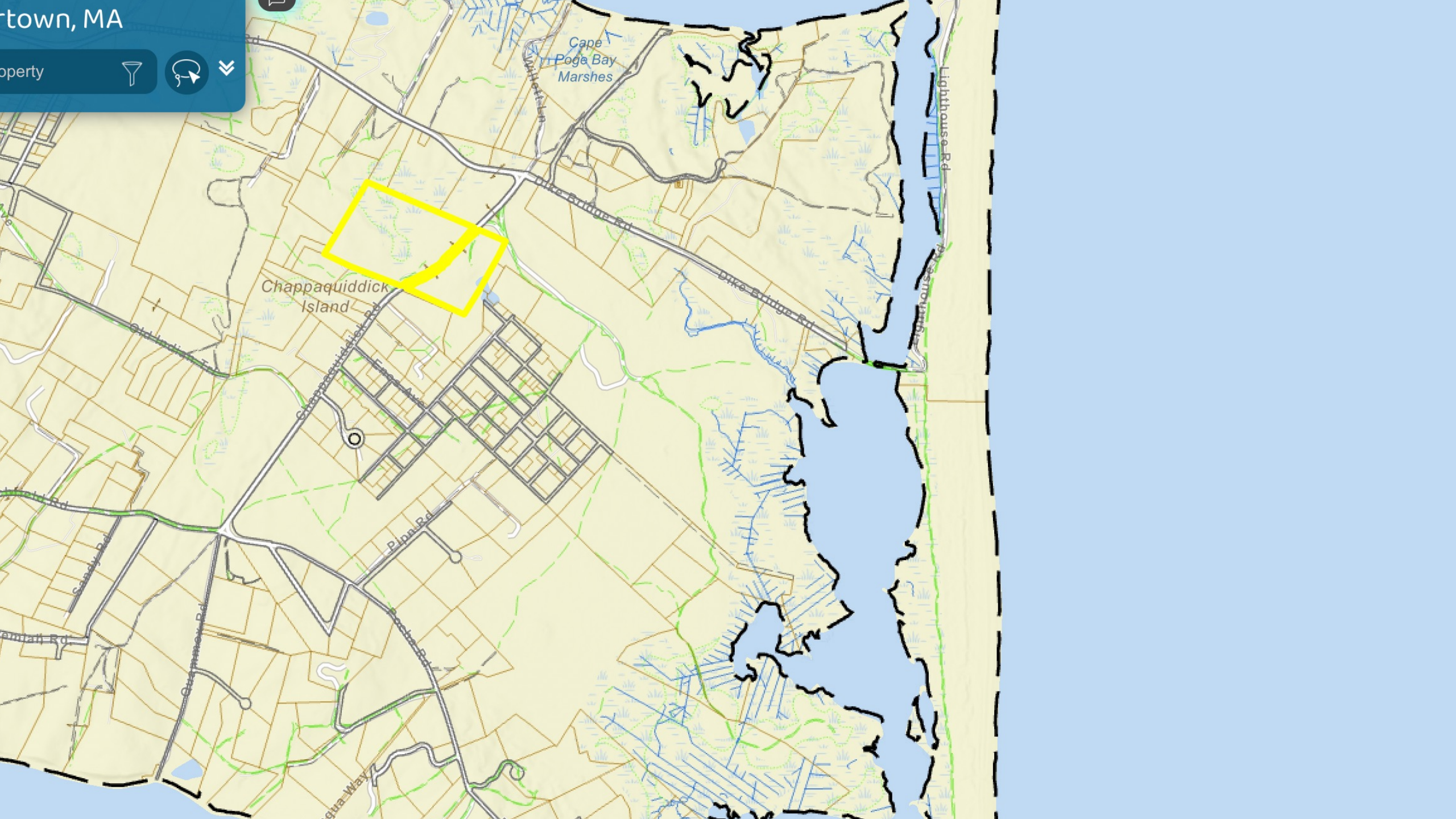




ngData

300
E RD
D

RIENNE E& EM...
LL OF CHARLES ...



Cape Poge Bay Marshes

Chappaquiddick Island

Lighthouse Rd

Cape Poge Rd

Pippin Rd

Casady Rd

Amity Rd

Chappaquiddick Rd

Wawa Rd

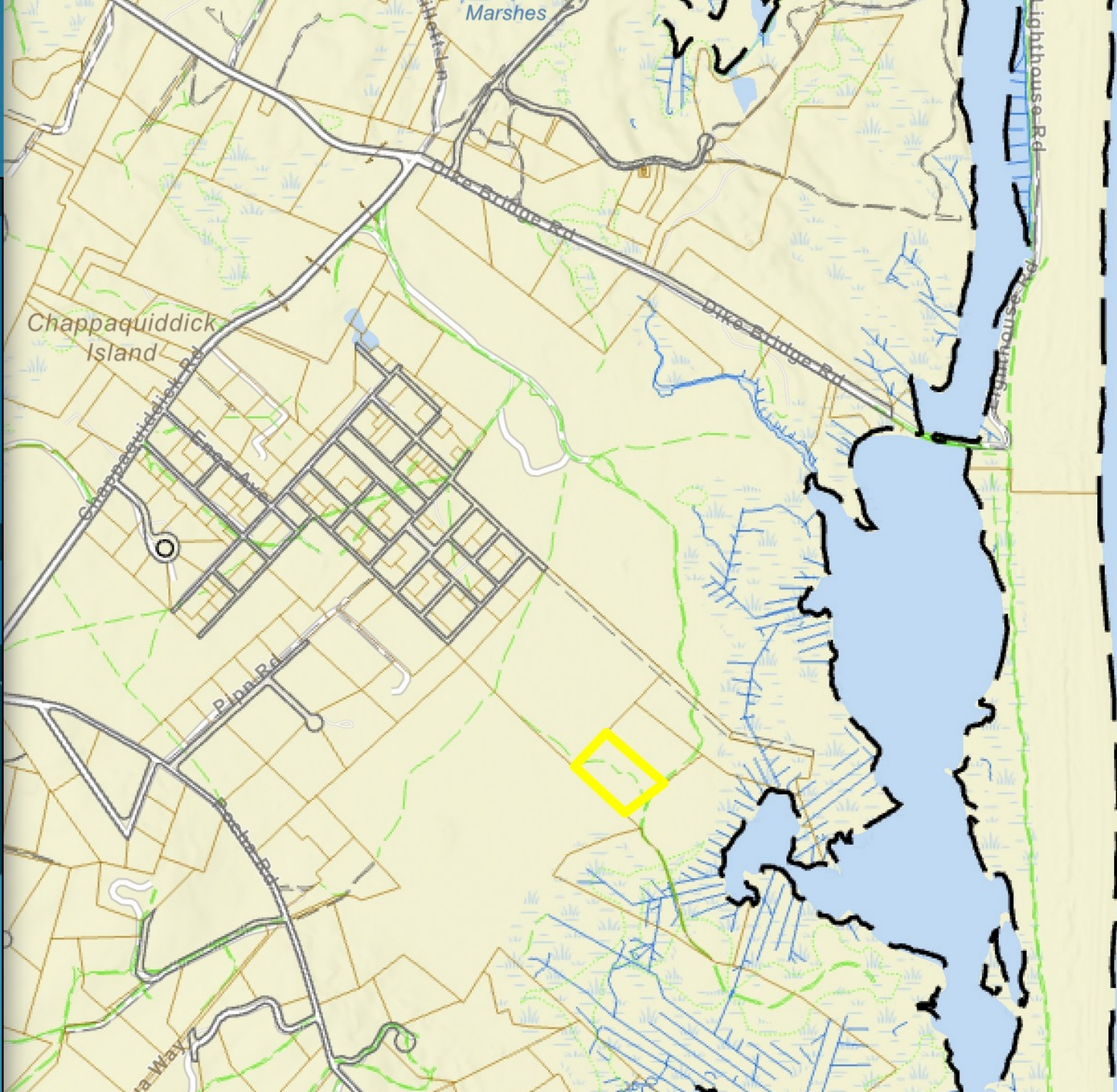


Next >

BuildingData

791354

ADRIENNE E& EM...
WILL OF CHARLES...
MILLER
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.

3-8



ts

BuildingData

87

-8

-8

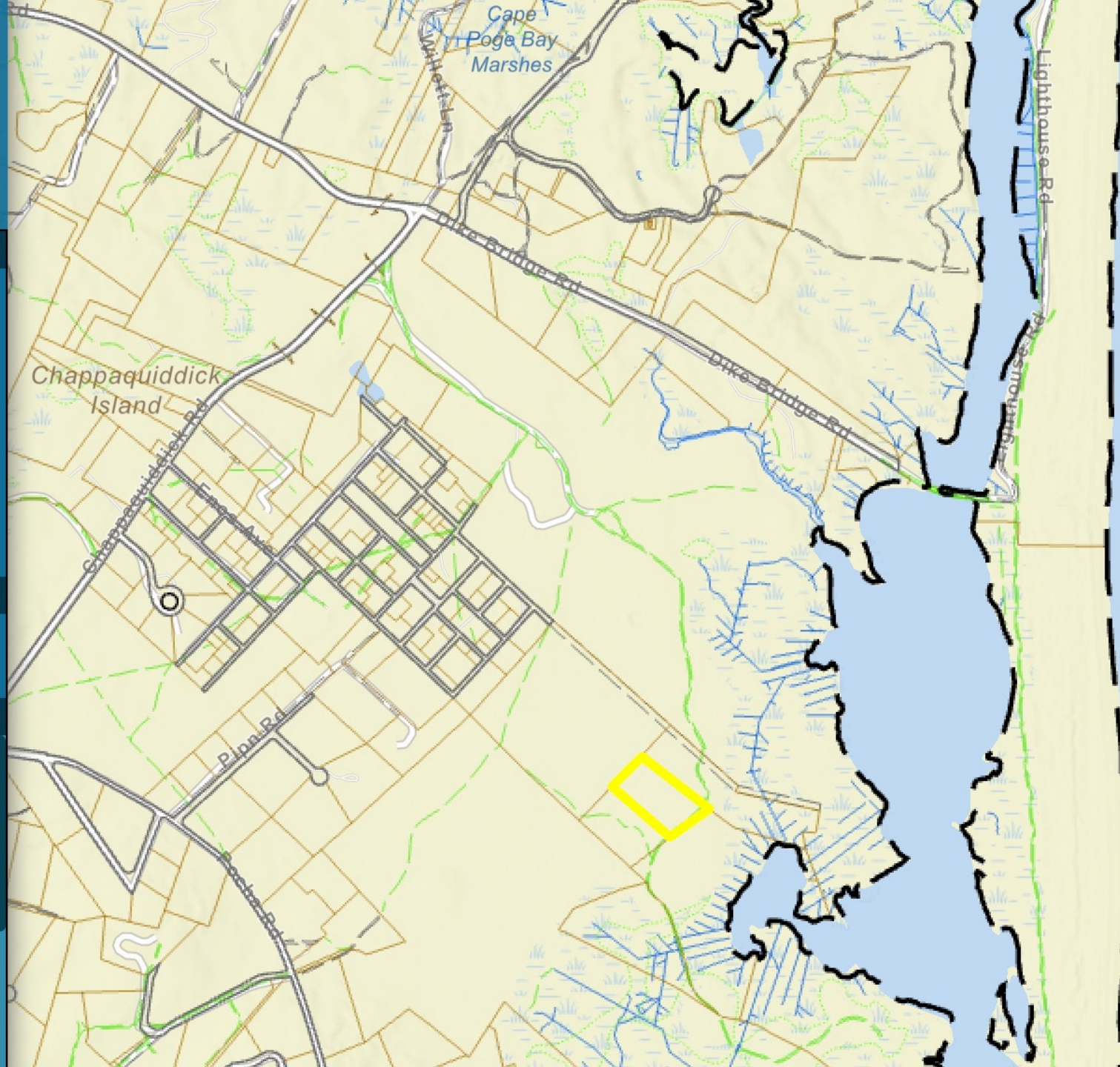
287015_791413

CHA RD

CHA RD

BERMAN ADRIENNE E& EM...

UNDER THE WILL OF CHARLES ...



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

-7.2



CS

BuildingData

36

7.2

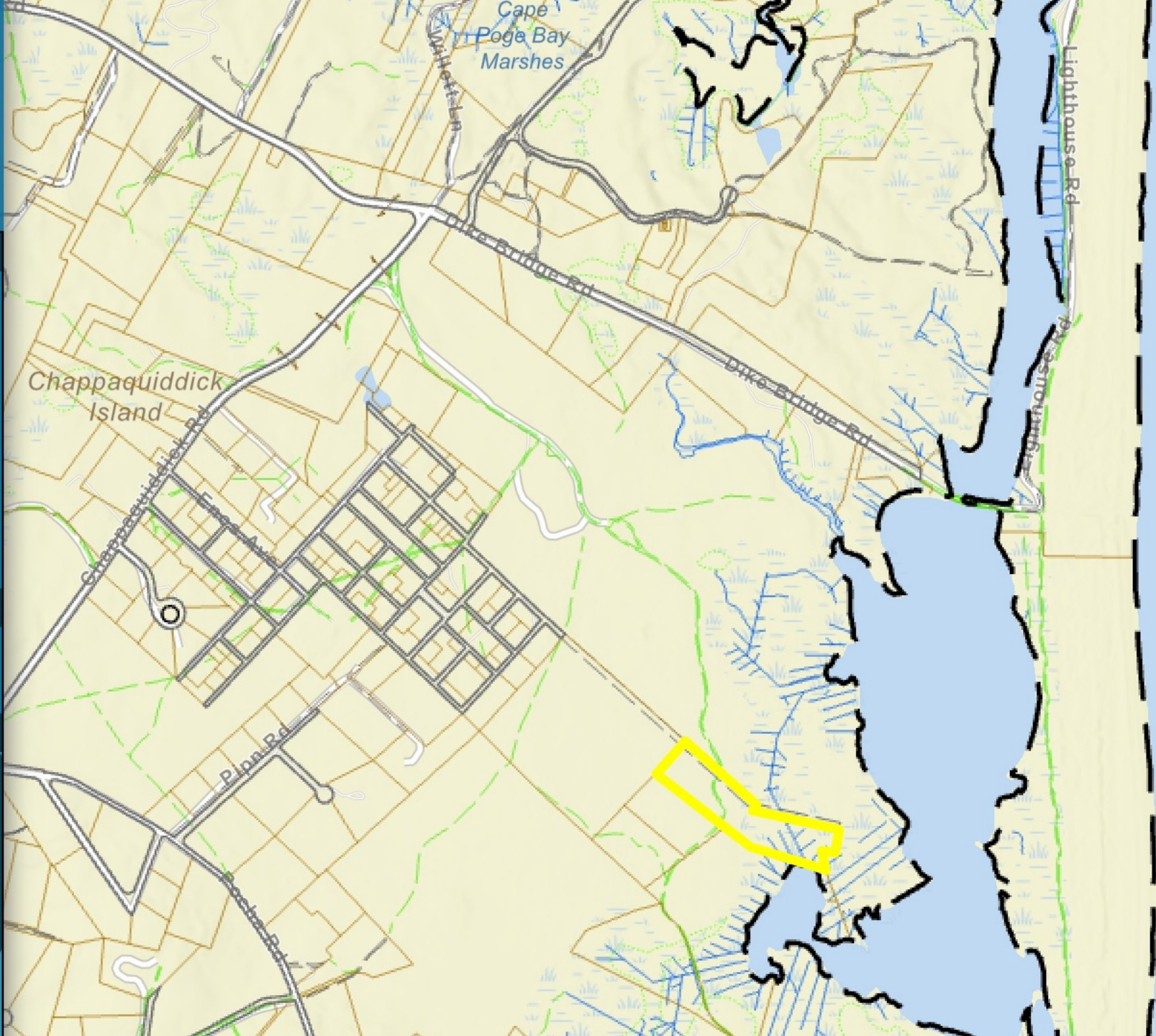
7.2

287067_791477

CHA RD

CHA RD

GERMAN ADRIENNE 56 EM





Data

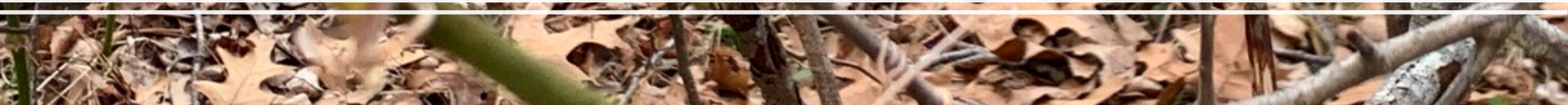
NNE E& EM...

OF CHARLES ...

R

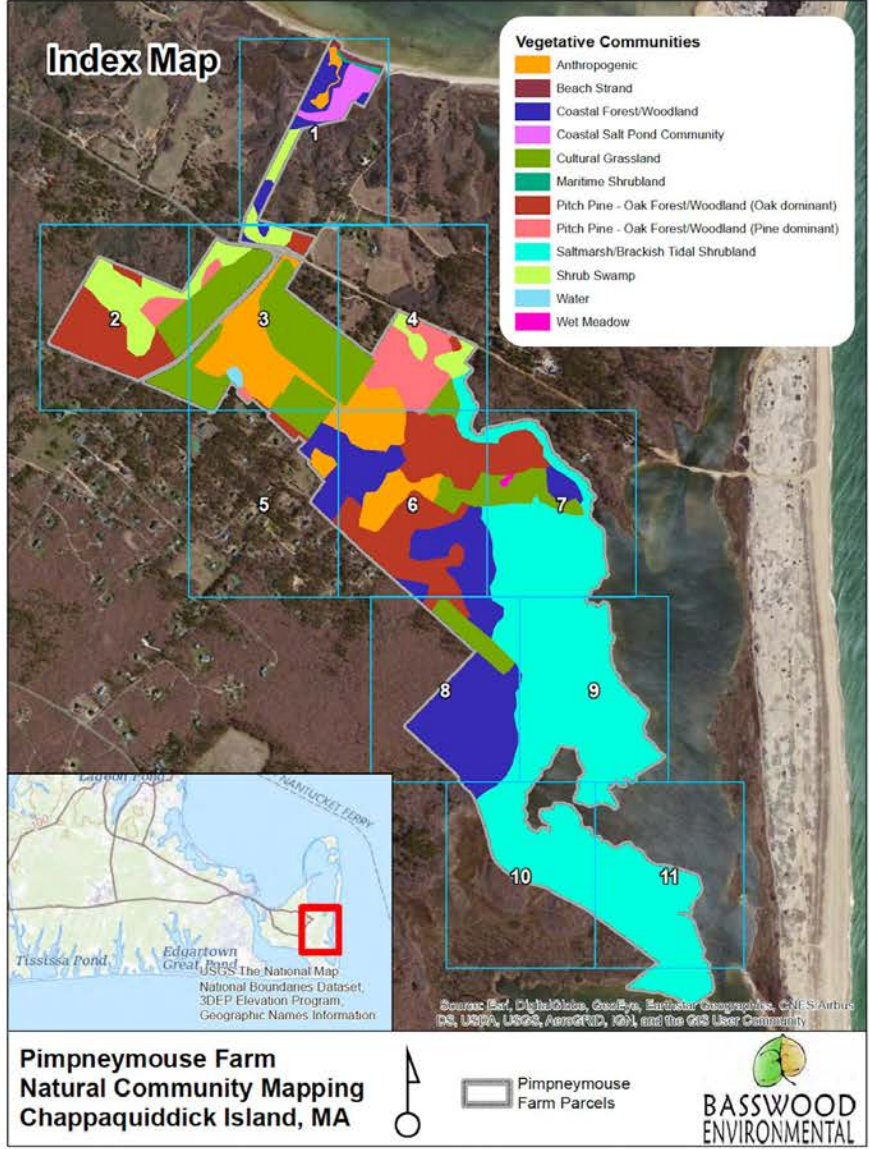


DRI 755: Site Plan





DRI 755: Select Terrain/Ecological Communities





Saltmarsh



Shrub Swamp



Coastal Pond Community




Poucha Pond

Cape Pogue Bay





Maritime Shrubland

A close-up photograph of a pitch pine branch with long, thin, green needles. The branch is in the foreground, and the background is a blurred forest of trees, including some bare branches. The text "Pitch Pine Dominant Oak/Pine Forest" is overlaid on the right side of the image in a large, black, sans-serif font.

**Pitch Pine
Dominant
Oak/Pine
Forest**



Oak
Dominant
Pine/Oak
Forest



Farmland



Signs of Life



Signs of Life



Otters?



Barn Owl Accomodation

Osprey Aeyrie





Photo by M.W. Nelson



Photo by B. Byrne, MDFW

Planning Concern: Rare Species

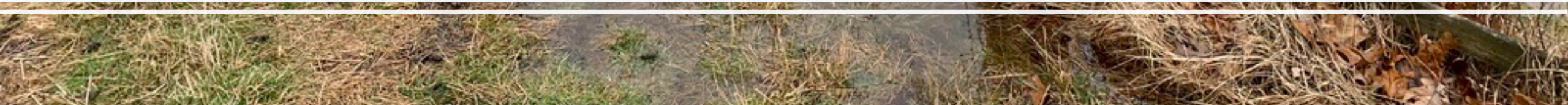


Heritage Fauna & Flora

- Roseate Tern
- Coastal Heathland Cutworm
- Piping Plover
- Cynia Collaris
- Imperial Moth
- Spartina Borer
- Water-Willow
- Least Tern
- Barn Owl
- Dune Sympistis
- Osprey
- Bristly Foxtail
- Common Tern



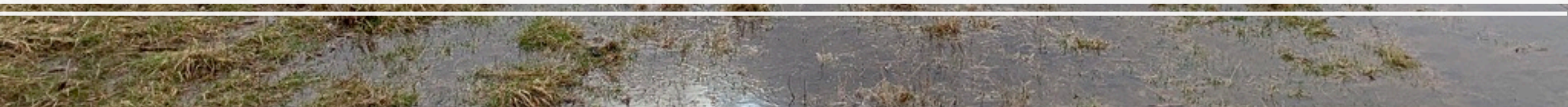
Planning Concern: Nitrogen







Planning Concern: Open Space





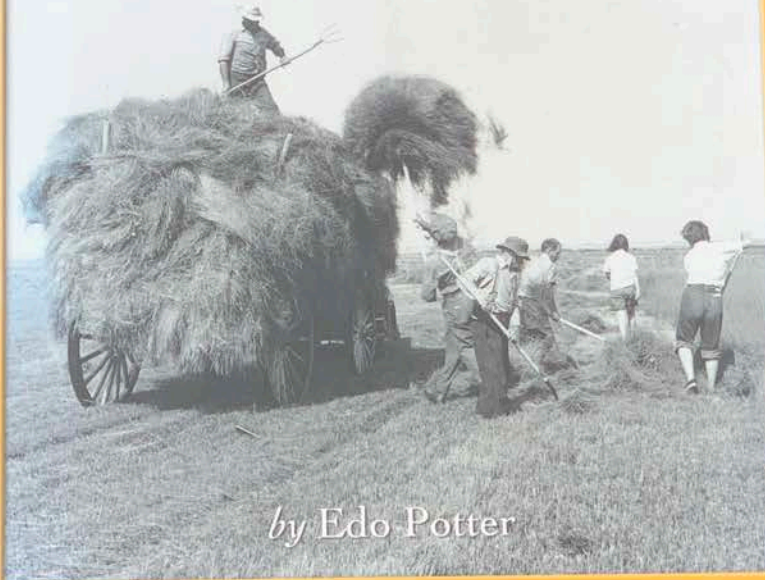


Planning Concern: Character and Identity

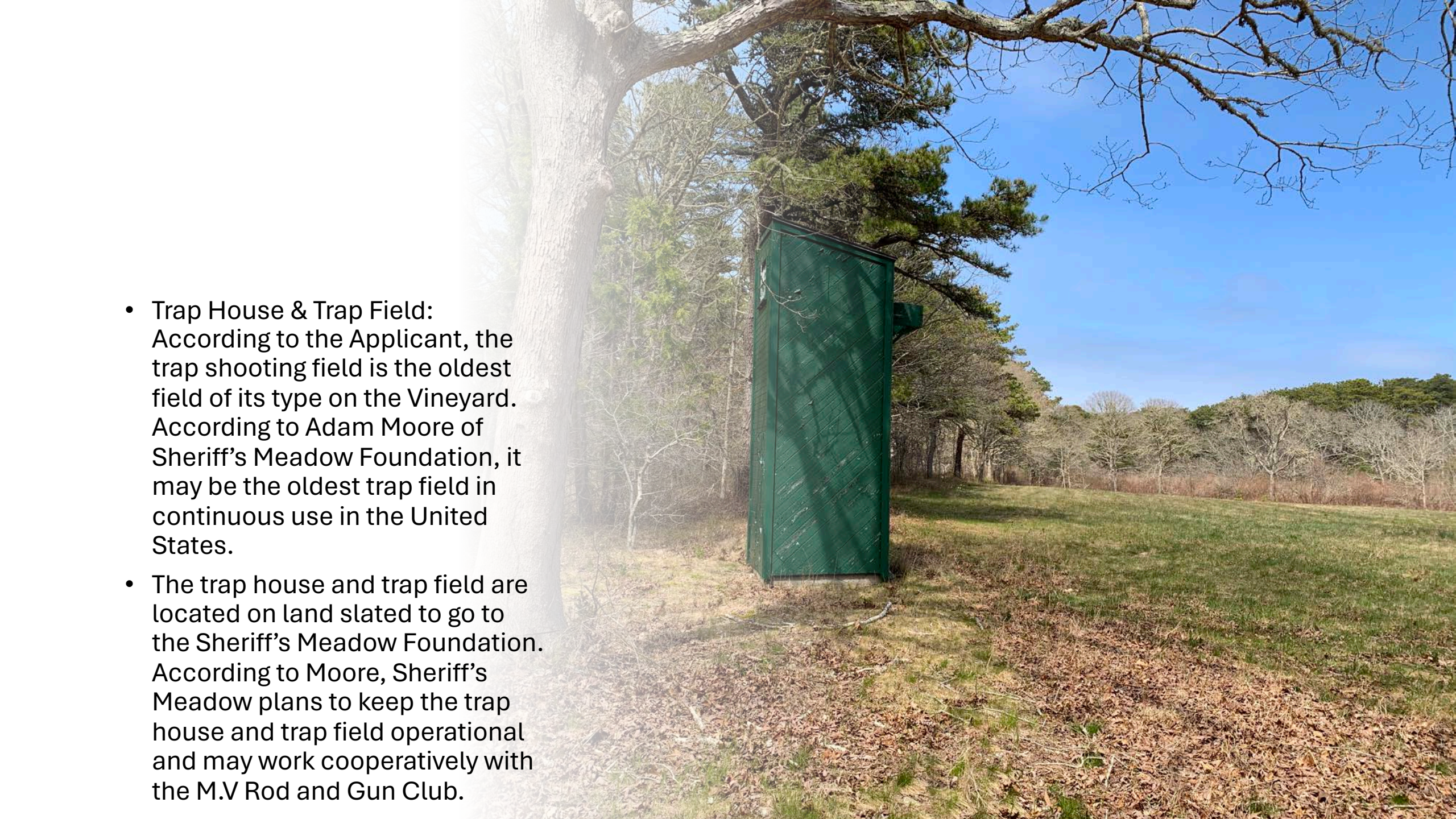




The Last Farm on
CHAPPAQUIDDICK



by Edo Potter

- 
- A photograph of a green, rectangular trap house situated in a grassy field. The trap house is positioned next to a large, leafless tree on the left. The background shows a line of trees under a clear blue sky. The ground is covered with dry leaves and grass.
- **Trap House & Trap Field:** According to the Applicant, the trap shooting field is the oldest field of its type on the Vineyard. According to Adam Moore of Sheriff's Meadow Foundation, it may be the oldest trap field in continuous use in the United States.
 - The trap house and trap field are located on land slated to go to the Sheriff's Meadow Foundation. According to Moore, Sheriff's Meadow plans to keep the trap house and trap field operational and may work cooperatively with the M.V Rod and Gun Club.



Planning Concern: Scenic Values





Planning Concern: Climate Resilience



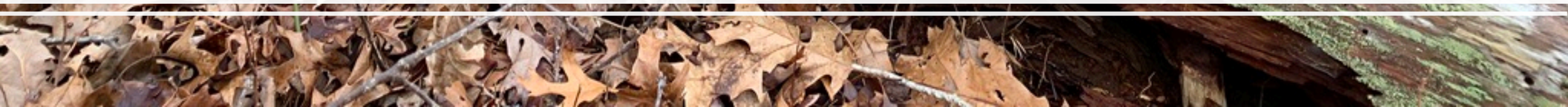


Planning Concern: Economic Development





Planning Concern: Social Development







Planning Concern: Housing





Planning Concern: Impact on Abutters



Planning Concern: Night Lighting

