

ISLAND PLAN

CHARTING THE FUTURE OF THE VINEYARD



**Development & Growth Forum
August 27, 2008**

Proceedings - Appendix

List of Appendices

- Appendix 1 Discussion Paper
- Appendix 2 Poster
- Appendix 3 Agenda
- Appendix 4 Presentation

The Island Plan Development & Growth Forum was held in the Agricultural Hall in West Tisbury from 7:30 to 9:30 p.m. Please refer to the main Proceedings for a summary of the meeting and discussion.

All Island Plan documents are available on the Island Plan website – www.islandplan.org – or from the Martha's Vineyard Commission.

1. Discussion Paper

This Discussion Paper is a work-in-progress based on previous plans, on results of forums and surveys, and on the ongoing efforts of the Island Plan Steering Committee. Please see the last page for how you can join this conversation.

How Should We Manage Development and Growth?

Most people on the Vineyard say they want growth to be limited, and development in critical natural areas to be carefully managed or restricted. But present zoning would allow construction of 50% more buildings, half in the countryside.

To resolve this mismatch between what the community desires and what we will be getting, we should answer four interrelated, but distinct questions:

- **How much** should we grow?
- **Where** should we grow?
- **How fast** should we grow?
- Can growth **fit in** better?

This Discussion Paper includes information about past growth and where current trends might lead us, namely the:

- Present Trends Scenario.

Also, the Steering Committee has outlined three alternative scenarios based on the possibility of shifting some development from the countryside to town and fringe areas (see map on page 3) and of having various

alternative total amounts of development, namely:

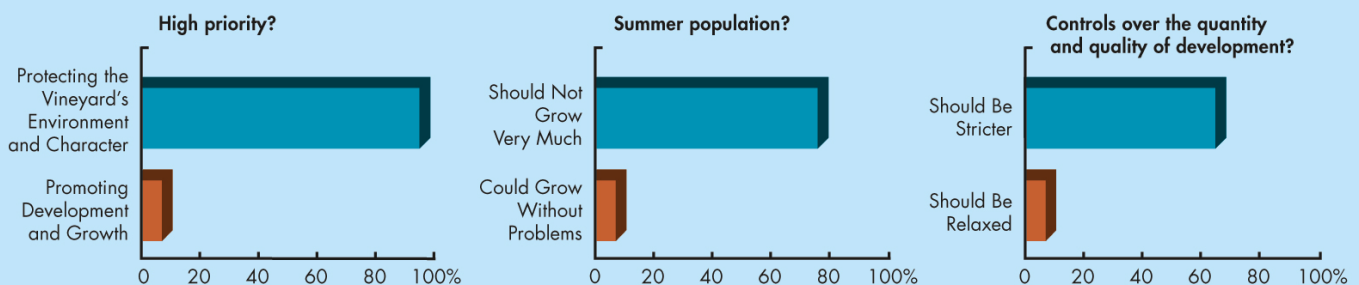
- Scenario 1 – 50% of present trends,
- Scenario 2 – 100% of present trends,
- Scenario 3 – 150% of present trends.

The Steering Committee also plans to look at other possible scenarios that emerge during this process.

A few years ago, the Martha's Vineyard Commission carried out a series of surveys that shed light on people's views about the Vineyard and highlight the dilemma mentioned above. On one hand, most people favored limiting growth. On the other hand, over half the seasonal residents and about a fifth of one-week visitors anticipate living here in five years. Is it possible to accommodate everyone who wants to be here and still maintain those characteristics of the Vineyard that people want to preserve?

The Steering Committee has outlined a series of Overall Goals for the Island Plan; those directly related to development and growth are shown on page 7. Last year, the first five Work Groups outlined a series of promising initiatives which were discussed with the community last summer. The Steering Committee adopted a consolidated list at the end of the year. Those related to development and growth are listed on page 7.

Survey Results (3000 Vineyarders and Visitors)



1. AMOUNT

HOW MUCH SHOULD WE GROW?

- With current zoning and available land, the number of houses could grow by 50%, from about 18,000 to 27,000.
- Even with no change in the percentage of seasonally-occupied homes (57% Island-wide), the year-round population could grow from about 16,000 to 24,000. That likely means 50% more traffic and nitrogen pollution in coastal ponds.
- Also, if present trends continue, about 80% of the available land would be developed, and only 20% preserved as open space.

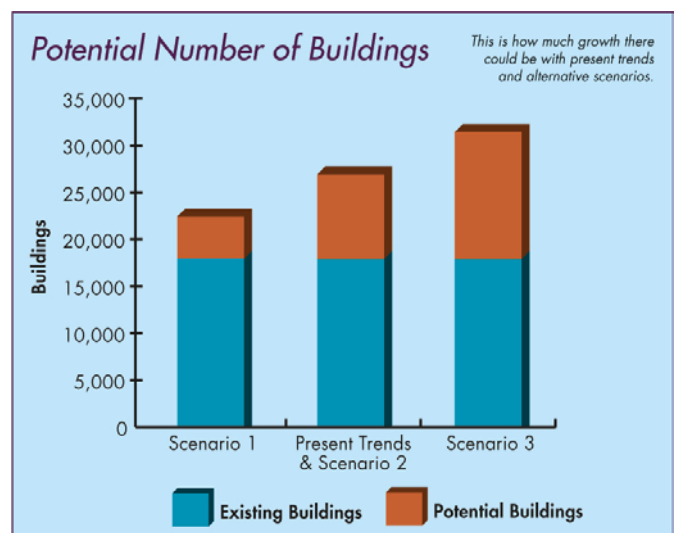
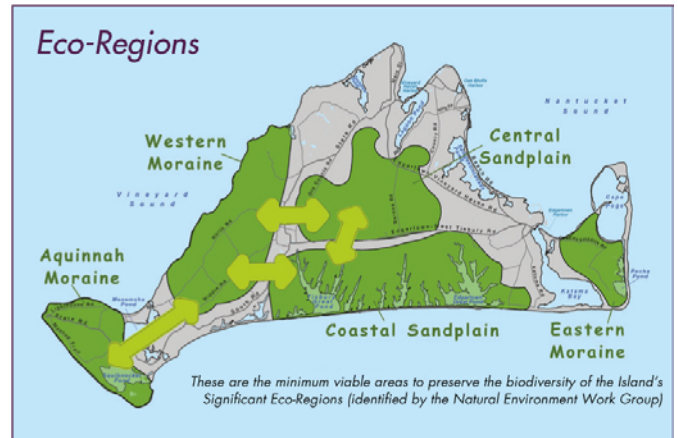
Should we change the total AMOUNT of potential development and if so, how?

Change in Number of Buildings

- There are now about 16,000 main houses and other main buildings, and 2,000 guest houses. Current zoning would allow about 6,000 additional main houses.
- If the proportion of houses with guest houses doubled from the current 11% to 22%, this would add 3,000 guest houses. In the past decade, the number of guest houses here went from 8% to 11% of all residential parcels and as we run out of available land, the percentage here could increase significantly. (Provincetown has 20% and Nantucket has 22%.)
- There is presently no inventory of accessory units (i.e. a second dwelling unit within a house).
- Note that these estimates are based on the assumption that the number of buildings in the buildout projection that are unlikely to be developed (e.g. protected by association covenants and MVC decisions, golf courses, large estates) will be offset by the increase in accessory units, and by other additional dwelling units such as in multi-family buildings, in 4OB projects.

Change in Land Use

- Of the 57,000 acres of land on the Island:
 - 16,980 are fully developed (30%),
 - 22,889 acres (40%) are protected open space,
 - 17,181 are "available" (30%).
- The available land includes:
 - 10,977 acres (19%) on parcels with no development and
 - 6,204 acres which could be subdivided off from partially developed parcels.
- Each year, about 800 acres of land are developed and 200 are protected as open space. If this proportion continues, 80% (13,745 acres) of the available or potentially available land would be developed, and 20% (3,436 acres) protected.



2. LOCATION

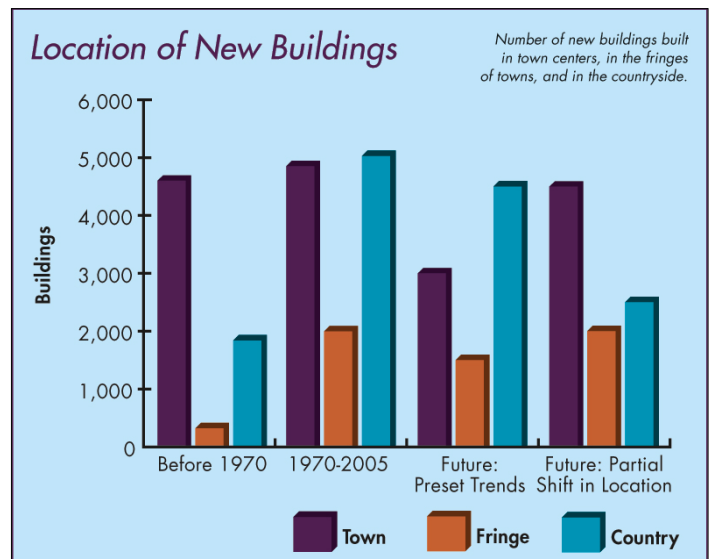
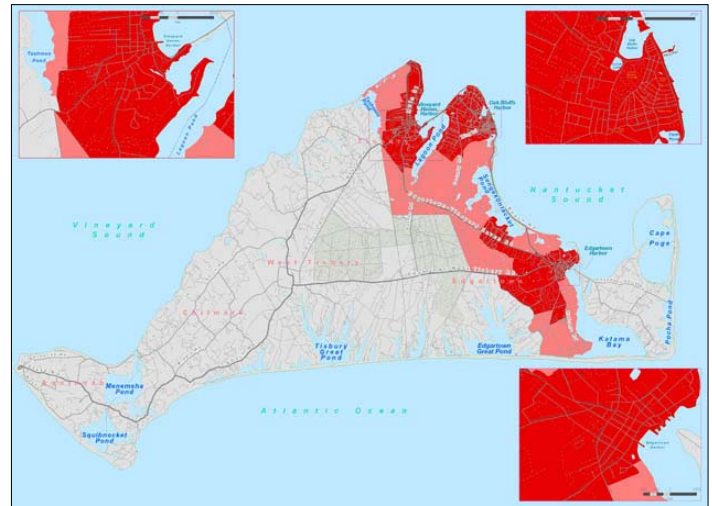
WHERE SHOULD WE GROW?

- Development is increasingly occurring in the countryside. With currently available land and zoning, almost half (48%) of new development would be scattered across the countryside (compared to 24% before 1970 and 34% from 1970 to 2005).
- Based on present trends, development in town would drop to 34% (compared to 70% before 1970 and 43% from 1970-2005).

Should we shift the LOCATION of new development and if so, how?

- Building in or close to town offers many advantages.
 - It uses existing infrastructure such as roads and town water.
 - It allows for connecting to sewers (which removes most of the damaging nitrogen) – existing ones or new ones that might become economically feasible possible in higher-density areas.
 - It makes it easier for people to walk, bike, or take a bus to most destinations, increasing mobility for those with limited car access, and reducing car use and related congestion, energy use, and pollution.
 - It reduces the impact on significant natural areas.
- Of the 6,000 projected new main houses in the Present Trends scenario, 54% would be within the significant Eco-Regions identified by the Natural Environment Work Group. 49% would be in Priority Habitat for rare and endangered species identified by the State. Existing zoning also means that a high proportion of the 3,000 projected new guest houses would be in these significant natural areas.

Growth Scenarios - New Buildings				
	Town	Fringe	Country	Total
Present Trends	3,000	1,500	4,500	9,000
Scenario 1	2,250	1,000	1,250	4,500
Scenario 2	4,500	2,000	2,500	9,000
Scenario 3	6,750	3,000	3,750	13,500



TOOLS

To **reduce the total amount** of development – overall or in certain areas – we could:

- Require a larger lot to build a house, guest houses, or accessory units.
- Reduce the areas where guest houses or accessory units are permitted
- Conserve additional open space at a faster rate
- Limit further subdivision of existing parcels

To **increase the total amount** of development overall or in certain areas, we could:

- Allow houses, guest houses, accessory units, or multi-family buildings in more areas and on smaller lots.
- Reduce acquisition of open space.

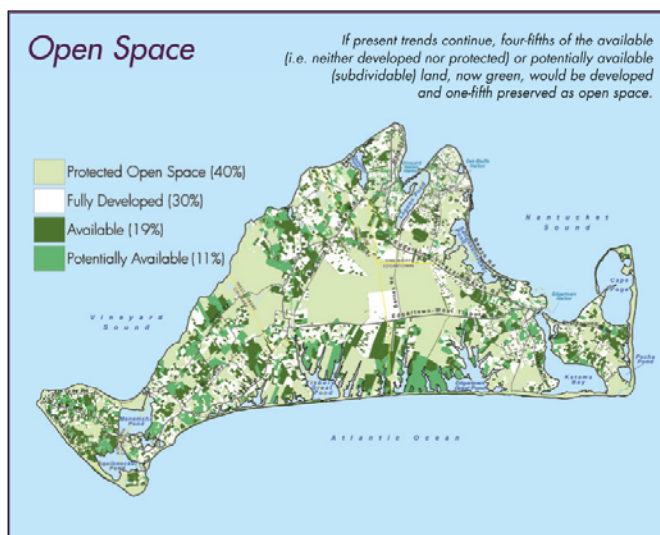
3. RATE

HOW FAST SHOULD WE GROW?

- Currently, about 200 permits for new main homes are issued each year. There was an average of almost 400 in the 1980s and about 250 in the 1990s.
- There are potential advantages of slowing down how fast we grow, or at least limiting growth to its current rate.

Should we limit the rate of growth and if so, how?

- From the 1970s to 1990s, the Vineyard routinely used build-out rates for large subdivisions to temper the rate of community change, but current development is mostly on single lots or small subdivisions.
- The Vineyard has also used building caps – a set number of home building permits allotted per year – intended to stabilize building activity by leveling out peaks.
- There are 400 addition/alteration permits, and 30 demolition permits issued each year.
- If we continue to build about 200 new main houses each year, it would take about 30 years to build all 6,000 potential new main homes. (This does not include the replacement of existing buildings with new ones.)



- If the rate of development were slowed down, it could:
 - Keep more construction work for residents, by building at a rate that the local workforce can handle.
 - Allow for more open space, by allowing the community more time to acquire land, even at the current rate.
 - Allow for incentives for some projects – such as affordable housing or locations on town water and sewer – by giving them priority within an annual quota.
 - Give the community time to absorb and adjust to the impacts of development and, if necessary, to modify growth management policies to deal with problems as they emerge.

Construction Industry

- The construction industry, once dependent almost exclusively on new development on undeveloped land, is increasingly involved with additions, renovations, and replacements of existing buildings.
- While the number of new home starts has declined over the past two decades, the number of construction jobs has increased. The number of Vineyarders working in construction has remained constant since 1985 at about 15% of all jobs, suggesting that increased construction leads to more construction workers coming from off-Island.

TOOLS

- To **slow down the rate of development**, we could:
- Use building caps to limit construction to current rates or less. These could exempt certain kinds of development, such as affordable housing and/or smart-growth locations. (Though usually used as a temporary measure during adoption of new zoning measures, they could be considered on an ongoing basis.)
 - Time public construction projects, when possible, to be built when private development slows.

4. FIT

CAN GROWTH **FIT IN** BETTER?

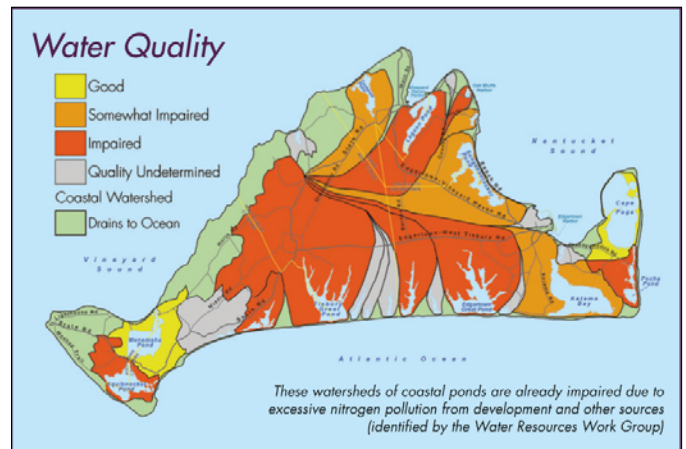
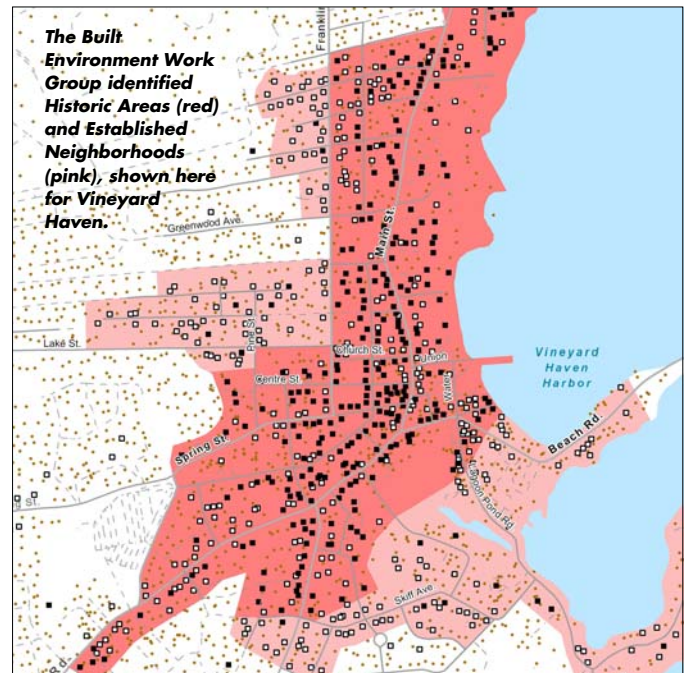
- Whatever the community decides in terms of the amount, location, and rate of development, there are many ways to make any new development – and replacements of teardowns – more compatible with historic areas, neighborhoods, and environmentally significant areas.

Can we do better in making new development **fit** into natural areas and neighborhoods and if so, how?

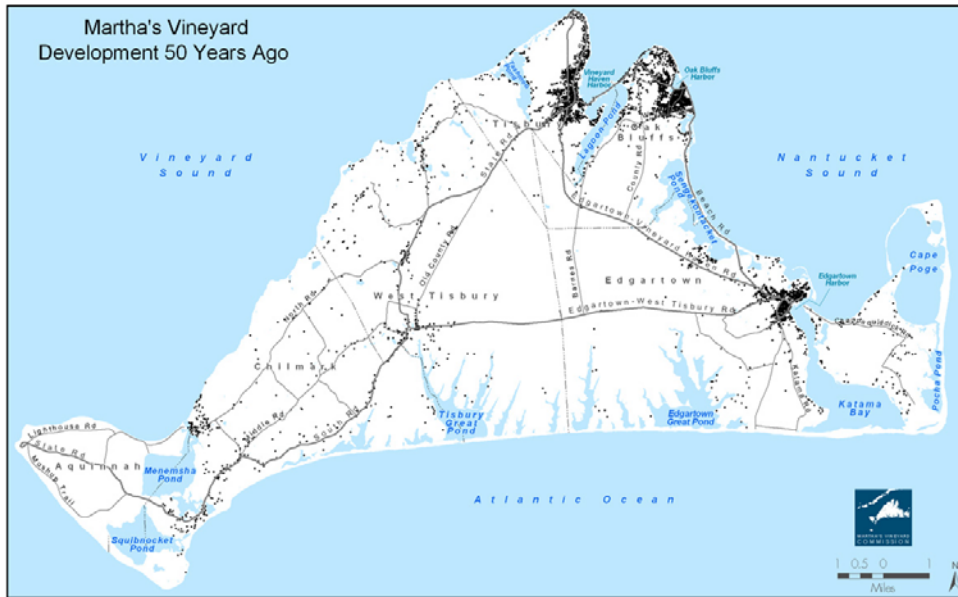
The other Island Plan Work Groups are identifying what the most critical natural and built resources on the Island, and have made recommendations about how they could be better protected when development takes place.

The following are some of the measures that have been identified.

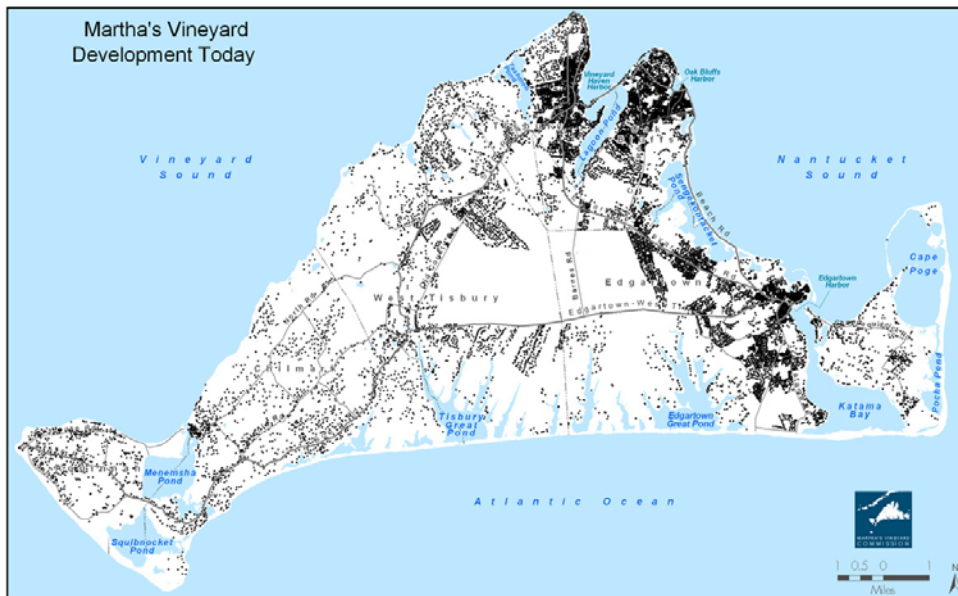
- We could encourage or require that development in significant habitat areas protect native habitat, notably the eco-regions shown on page 2. This is already being done for Developments of Regional Impact (DRIs) reviewed by the MVC and for projects in priority habitat for rare and endangered species (already done for larger projects by the Commonwealth and the MVC).
- We could encourage or require better wastewater management, particularly in watersheds where water quality is already impaired (see map to the right) or is projected to be impaired. This is already done for projects reviewed by the MVC, which has adopted interim nitrogen-loading limits for reach watershed pending results of a more detailed analysis by the Mass Estuaries Project.)
- We could encourage or require development in historic areas and established neighborhoods to fit in better with their existing character. This could include zoning revisions and for individual project design review.
- We could encourage or require that development in significant viewsheds and vistas minimize its impact. This could involve project design review in visually critical areas.



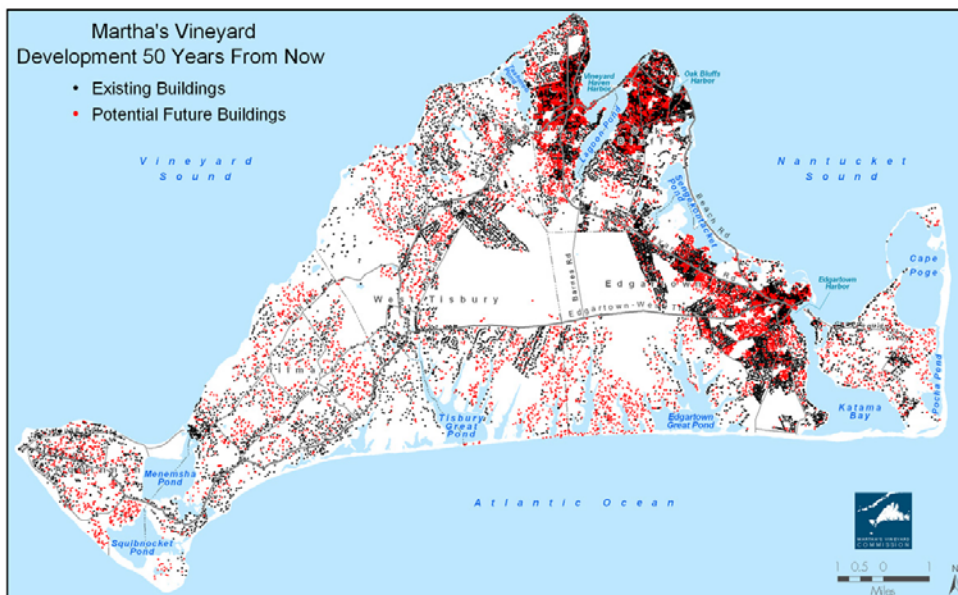
Vineyard Buildings



Fifty Years Ago
(of those standing today)



Today



Fifty Years From Now
*if current zoning is maintained
and past rates of construction
continue.*

Best Practices

Here are a few of the techniques being used in other areas to promote goals similar to those which have been identified for the Vineyard to build on the tradition of village life and to better protect natural areas.

Traditional Neighborhood Development (TND):

Neighborhood design that accommodates a mix of residential and commercial uses within in a compact walkable area using traditional town-planning principles such as: a range of housing types; a network of well-connected streets and blocks; humane public spaces; amenities such as stores, schools, and places of worship within walking distance of residences. TND may occur in infill settings and involve adaptive reuse of existing buildings, but often involves all-new construction on previously undeveloped land. Part of the overall approach of New Urbanism. When located around a transit stop, it is often referred to as Transit Oriented Development (TOD).

Accessory Dwelling Units (ADU): An ADU is a self-contained apartment in an owner occupied single-family home/lot that is either attached to the principal dwelling or in a separate structure on the same property. On the Vineyard, we usually refer to detached ADUs as guest houses, and use the term accessory unit for those within the house or in an addition. Adding ADUs is a way to increase density without making a major change to a neighborhood's character. The additional units could be targeted for specific uses such as year-round housing, moderate-income housing, and/or family housing.

Transfer of Development Rights (TDR): TDR involves transferring development rights from a "sending district" a "receiving district". It seeks to use private market forces to protect open space in environmentally sensitive areas by making it possible to sell development rights to an area where development is desired or, at least, more acceptable. Though in theory this solves many problems, it has been difficult to put into practice. On the Vineyard, there would be challenges related to inter-town transfers, and drastically different property values between potential sending and receiving districts.

Low Impact Development (LID): LID is a land planning and engineering design approach to managing stormwater runoff that emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate the hydrologic regime before development, through infiltrating, filtering, storing, evaporating, and detaining runoff close to its source

Sources: Commonwealth of Massachusetts Smart Growth Toolkit, New Jersey State Agriculture Development Commission; Wikipedia

Goals and Initiatives Impacting Growth

Island Plan Goals Related to Development and Growth

The Island Plan Steering Committee adopted these development-related goals to reflect public input from surveys and forums.

- Use the Island and manage its development in ways compatible with the long-term sustainability and carrying capacities of our environment and community.
- Conserve the Vineyard's natural environment, water quality, open spaces, scenic beauty and habitat.
- Concentrate development in town and village areas and limit building in environmentally sensitive areas.
- Reinforce compact, mixed-use, walkable town and village centers.
- Ensure that new building is compatible in its scale, siting and design.

Island Plan Promising Initiatives Related to Development and Growth

The Island Plan Steering Committee and Work Groups have identified the following Promising Initiative.

- Adopt a Vineyard Energy Code requiring new construction to be more energy efficient
- Allow an additional accessory affordable housing unit on any property where other regulations can be met
- Allow multi-unit community housing in limited areas
- Adopt demolition delay bylaws to encourage house preservation or reuse
- Seek Island-wide cost-sharing methods for infrastructure and services
- Use incentives and other mechanisms to secure commercial land
- Map critical areas for Habitat Protection and Restoration
- Establish a program allowing long-term voluntary Undevelopment of critical natural properties
- Streamline regulatory review to coordinate affordable/community housing projects with permanent affordability.
- Identify high-density residential areas for nitrogen management
- Require stormwater operating and maintenance plans for all projects.

NEXT STEPS

You are invited to give your comments!

Over this summer and fall, the Steering Committee will explore the questions posed here in more detail.

You can be part of this effort by joining the Network of Planning Advisors. Keep checking the website to keep up with the latest progress.

THE ISLAND PLAN

The Island Plan is charting a course to the kind of future that the Vineyard community wants and is outlining a series of actions to help us navigate that course. It breaks new ground while incorporating the best lessons of the present and the past. It is not something to wait for, but something to work with, now and in the future.

The planning process began in 2006, and still has a long way to go. The summer of 2008 is time for the second mid-course correction, to get feedback from the broader community on the ongoing work of the Steering Committee and Work Groups.

Presently, there are eight Work Groups: Built Environment, Energy & Waste, Housing, Livelihood & Commerce, Natural Environment, Social Environment, Transportation, and Water Resources.

The Steering Committee is coordinating the overall effort and the efforts dealing with development and growth.



USEFUL RESOURCES

The following document is available in town libraries and can be obtained from the website or from the MVC.

- **Results of Surveys of Martha's Vineyard Residents and Visitors:** Summary published in March 2006 of surveys carried out in 2003 and 2004.

Updated: July 12, 2008

GET INVOLVED

PARTICIPATE IN THESE FORUMS!

All forums are at 7:30 pm

- **Transportation**
Monday, July 14 Katharine Cornell Theatre, Tisbury
- **Built Environment**
Monday, August 4 Union Chapel, Oak Bluffs
- **Development & Growth**
Wednesday, August 27 Agricultural Hall, West Tisbury

The Island Plan is a community effort to confront the issues that will shape our future. Here are some of the ways you can join in.

- **FORUMS:** Come to the Development and Growth Forum on August 27. There will also be a forum on the

Built Environment and Transportation.

- **NETWORK OF PLANNING ADVISORS:**

Join over 500 Vineyarders actively participating in the process.

- **WEBSITE:** The Island Plan website offers you many ways to give your input or to find more useful information including:

- A feedback survey about these proposals,
- A survey about Development and Growth.
- Discussion papers about the other topics,

- A way to join the Network of Planning Advisors and Work Groups, or to get on the mailing list,
- Background documents, results of forums and surveys, meeting minutes, etc.

Much of the same information can be viewed in Island public libraries or obtained directly from the MVC.

The Facilitator of the Steering Committee's Development & Growth Study Group is Henry Stephenson. The primary staff contact is Mark London 508-693-3453 ext 11 or london@mvcommission.org

The Island Plan is an initiative of, and is coordinated by, the Martha's Vineyard Commission.

2. Poster

ISLAND PLAN

CHARTING THE FUTURE OF THE VINEYARD

Development & Growth Forum

Wednesday, August 27, 2008 at 7:30pm
Agricultural Hall, West Tisbury



***How much** should we grow?
Where should we grow?
How fast should we grow?
Can growth **fit in better?***

Give your input about how the Vineyard community should guide future development.

Jim Athearn, Chair of the Island Plan Steering Committee and **Henry Stephenson**, Steering Committee member, with **Mark London**, Executive Director of the Martha's Vineyard Commission

The Development and Growth Discussion Paper is available online, at the Martha's Vineyard Commission office and at libraries. Please visit the website for the most up-to-date information about the Island Plan.

3. Agenda



Development and Growth Forum

Wednesday, August 27, 2008, 7:30 p.m.

Agricultural Hall, West Tisbury

Agenda

- 1. Introduction** 10 minutes
Jim Athearn, Chair, Island Plan Steering Committee

- 2. Presentation** 20 minutes
Henry Stephenson, Chair, Island Plan Built Environment Work Group
Mark London, Executive Director, Martha's Vineyard Commission

- 3. Mini-Survey** (see questions on back) 10 minutes

- 4. Discussion** 80 minutes

Get Involved!

Your input is important in planning the Vineyard's future.

- On the website: www.IslandPlan.org
 - At your library
 - From the Martha's Vineyard Commission 508-693-3453
-
- Complete the Development and Growth Survey.
 - Join the Network of Planning Advisors and Work Groups.
 - Get on the newsletter mailing list.

Mini-Survey

1) Should we change the total AMOUNT of potential development and if so, how?

- A. More than the projected 50% is fine, if well done.
- B. The projected 50% is fine, if well done.
- C. The potential growth should be cut back to 25%.
- D. There should be no more growth.

2) Irrespective of the total amount of growth, should we shift the LOCATION of new development and if so, how?

- A. The present location of potential development is fine.
- B. We should shift more development in or close to built-up town areas and less in rural areas (sensitive habitat, watersheds, and scenic vistas).

3) Should we limit the RATE of growth, and if so, how?

- A. We should let market forces alone determine the rate of development.
- B. We should endeavor to slow down the rate of development.

4) Should we require greater OPEN SPACE protection as development takes place, and if so, how?

- A. Current zoning and market forces should determine the layout of a project.
- B. We should require greater open space protection (fields, native habitat, scenic vistas) within projects.

5) Should we require that new construction FIT better into its surrounding character, and if so, how?

- A. Current zoning and regulations are adequate and we shouldn't interfere with people's right to do what they want.
- B. We should require that new buildings in significant older areas and established neighborhoods fit better with character.

6) Should there be a requirement to maintain a VEGETATED BUFFER along rural roads, and set back stockade fencing, and if so, how?

- A. Current zoning and regulations are adequate and we shouldn't interfere with people's right to build what they want.
- B. There should be a no-cut vegetated buffer along rural roads with stockade fencing set further back.

7) Should a greater percentage of new buildings be used for AFFORDABLE HOUSING, and if so, how?

- A. Current zoning and regulations are adequate and we shouldn't interfere with people's right to build what they want.
- B. There should requirements to ensure that a greater percentage of new homes are affordable.

4. Presentation

Development and Growth

Forum
August 28, 2008

The Vineyard is facing a major dilemma.

When it comes to future development, there is a big difference between what people say they want, and what we will be getting.

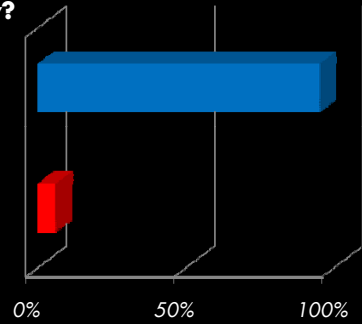
What people said they want . . .

High Priority?

Preserving the Vineyard's character and environment

Promoting new development/growth

Survey Results
(3000 residents & visitors)

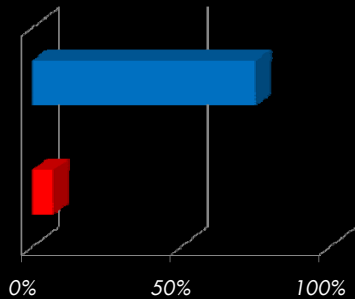


Summer Population?

Should not increase much

Could grow without problems

Survey Results
(3000 residents & visitors)

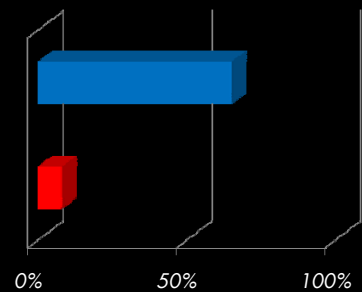


Controls over the quantity and quality of development?

Should be stricter

Should be relaxed

Survey Results
(3000 residents & visitors)



Where we are heading . . .

In the surveys:

- Half the seasonal residents anticipate living here in five years (= 20,000 more residents!)

If present trends continue . . .

- The number of buildings will grow by at least 50%, from about 18,000 to 27,000.
- Over 80% of the presently "available" land (i.e. not now developed or protected open space) will end up being developed.

Building
Past, present, and
future

We have some difficult choices to make.

Agenda

1. Introduction
2. Presentation
3. Mini-Survey
4. Discussion

Island Plan Work Program				
	2006	2007	2008	2009
Overall Vision				
Big Ideas	█	█		
Consolidate				█
Work Groups: First Cycle				
Energy & Waste, Housing, Livelihood & Natural Environment, Water Resources		█	█	
Work Groups: Second Cycle				
Built Environment, Social Environment, Transportation			█	█
Development and Growth				
Scenarios and Strategies			█	█
Report				█
Implementation			█	█

Who is here?

- ❖ *Steering Committee*
- ❖ *Network of Planning Advisors*
- ❖ *Members of Town Boards*
- ❖ *Members of the Martha's Vineyard Commission*
- ❖ *Year-Round Residents*
- ❖ *Seasonal Residents*

Get Involved

- Complete the Development and Growth Survey
- Join the Network of Planning Advisors and Work Groups
- See the agenda for other ways to get involved

Presentation

Outline

- **Issue 1: How much** should we grow?
- **Issue 2: Where** should we grow?
- **Issue 3: How fast** should we grow?
- **Issue 4: Can growth fit in better?**

Notes

- *Figures are rounded.*
- *Some of this presentation deals with the construction of additional buildings (i.e. increasing the total number of buildings). Other parts deal with issues related to all construction, including additions or replacement of existing buildings.*

Definitions

- Build-Out: *The total amount of development possible under current zoning.*
- Rate of Development: *The number of houses/buildings built per year.*
- Available Land: *Land which is neither developed, nor permanently protected open space.*

Seasonality

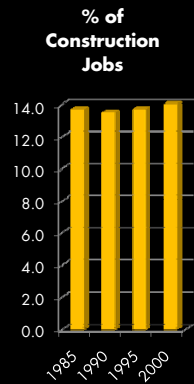
The percentage of houses occupied on a seasonal basis has been consistent for decades.

	1970	1980	1990	2000
Total Houses	5,510	8,819	11,610	14,836
% Seasonal	58%	56%	57%	57%

Based on Census data for occupied houses and total houses.

Construction Industry

- Fewer, but more expensive new buildings.
- More existing buildings being renovated and added to.
- The construction industry's share of the Vineyard economy has been stable.



Issue 1

How much
should we grow?

There are now about 18,000 buildings:

- 16,000 main buildings
- 2,000 guest houses

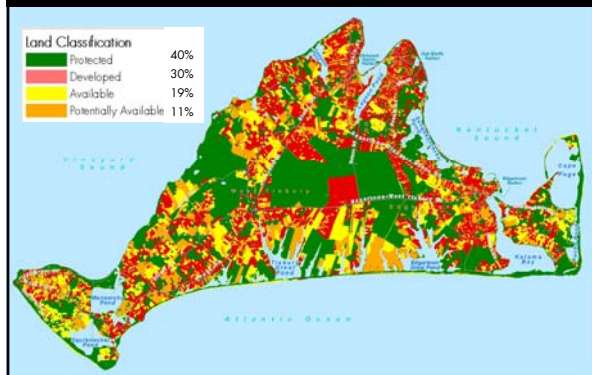
There is no count of accessory dwellings.

With current zoning and available land, the total number of houses on the Vineyard could grow by at least 50%, from about 18,000 to 27,000 (6000 main buildings and 3000 guest houses).

Guest Houses

- 11% of developed residential lots (2000 houses), up from 8% in past decade.
- Provincetown =20%; Nantucket = 22%.
- Scenarios based on 22% (3000 houses).
- Under zoning, there could be over 10,000 additional guest houses!
- Also, the number of accessory units could grow dramatically.

Developed/Protected/Available Land - Today



If all available land were **preserved**.

(It could also be possible to undevelop some land.)



If all available land were **developed**.



With current rate of development and open space acquisition (150 acres/year), we would likely end up preserving about 20% of the 17,000 acres of "available" land as open space.

Amount of Development - Possible Tools

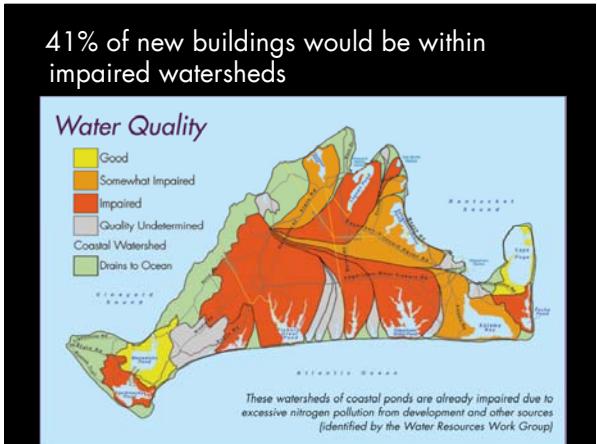
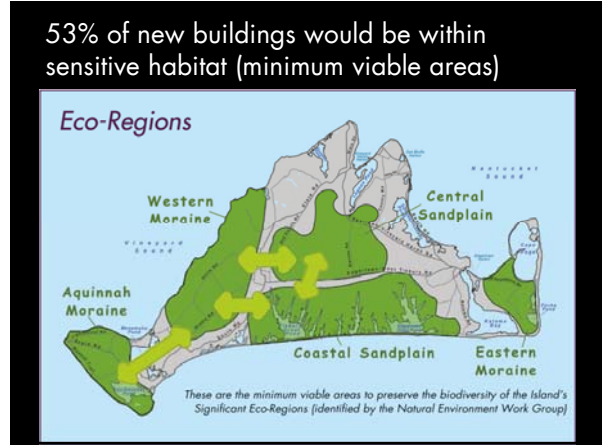
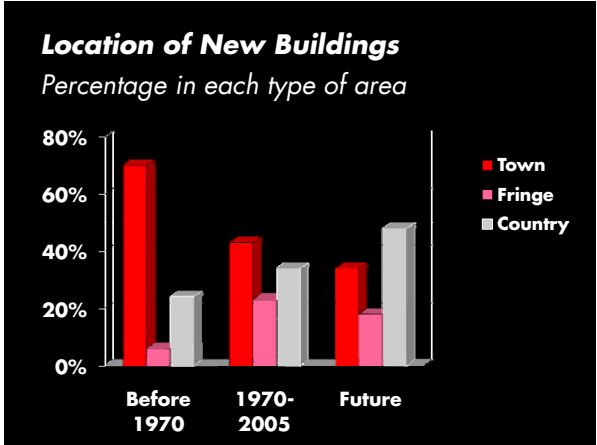
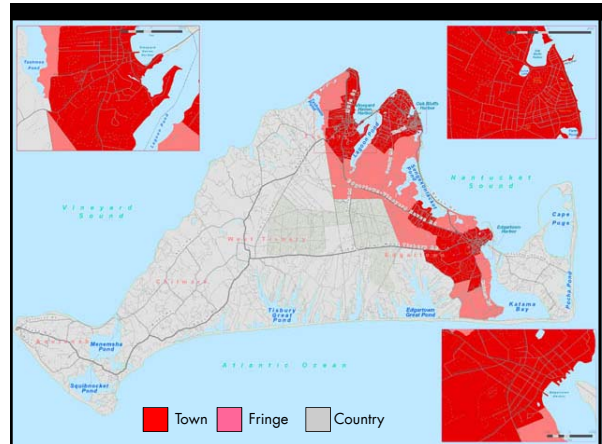
- To **reduce** the amount of development – overall or in certain areas – we could:
- Require a larger lot to build a house, guest house, or accessory units.
 - Reduce the areas where guest houses or accessory units are permitted.
 - Conserve additional open space at a faster rate.
 - Limit further subdivision of existing parcels.

Amount of Development - Possible Tools

- To **increase** the amount of development – overall or in certain areas – we could:
- Allow houses, guest houses, accessory units, or multi-family buildings in more areas and on smaller lots.
 - Reduce acquisition of open space.

Issue 2

Where should we grow?



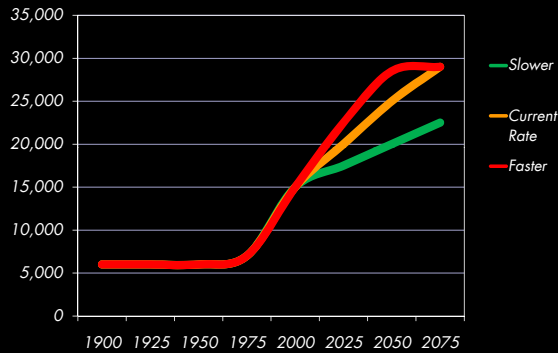
Scenarios - New Houses

	Town	Fringe	Country	Total
Present Trends	3,000	1,500	4,500	9,000
Scenario 1	2,250	1,000	1,250	4,500
Scenario 2	4,500	2,000	2,500	9,000
Scenario 3	6,750	3,000	3,750	13,500

Issue 3

How fast
should we grow?

Rate of Growth - Number of Buildings



Slowing the rate could:

1. Build at a rate local workforce can handle (keep more work for locals).
2. Allow for more open space protection (if the rate of acquisition remains steady).
3. Allow for incentives for positive projects (e.g. prioritize affordable housing).
4. Give community time to absorb and adjust to impacts, and to modify policies.
5. But could limit property owners' ability to build when they want to.

Issue 4

Can growth
fit in better?

Natural Environment

The Work Group's proposals include the possibility of requiring more open space protection in projects to protect native habitat, farms and other working landscapes, and scenic vistas.



Possible Tools – Natural Environment

1. Map critical areas for Habitat Protection and Restoration.
2. Establish a program allowing long-term voluntary Undevelopment of critical natural properties.
3. Set up a Roadside Vegetation and Lighting Initiative to enhance rural road character

Built Environment

There is increasing pressure to maximize the size of buildings, even if they don't harmonize with the surroundings.

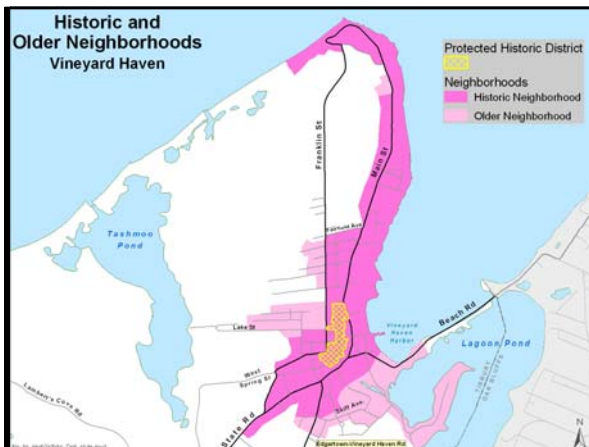


If it is allowed, it will likely get built.



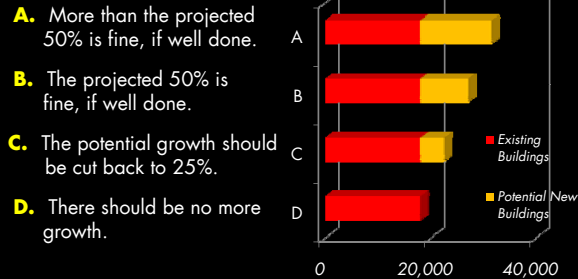
Possible Tools - Built Environment

1. Enlarge historic districts to cover all historic areas. Analyze defining characteristics. Publish guidelines. Revise zoning to conform.
2. Identify visually critical areas, roadsides, vista, pond/ocean views); subject projects to design review.
3. In other areas, ensure that zoning is basically in line with current setbacks, heights, density.
4. Publish document on Building the Vineyard Way.

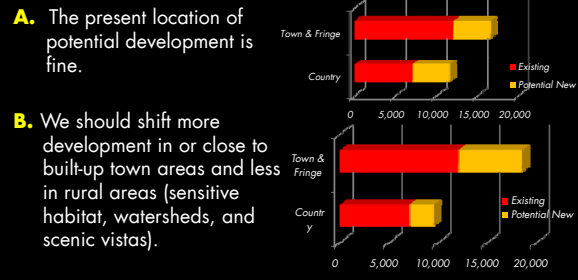


Mini-Survey

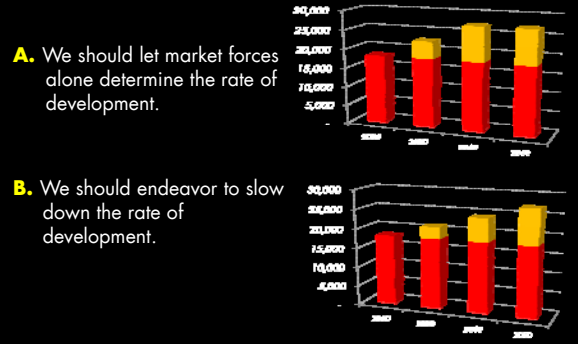
1) Should we change the total AMOUNT of potential development and if so, how?



2) Irrespective of the total amount of growth, should we shift the LOCATION of new development and if so, how?



3) Should we limit the RATE of growth, and if so, how?



4) Should we require greater OPEN SPACE protection as development takes place, and if so, how?

A. Current zoning and market forces should determine the layout of a project.



B. We should require greater open space protection (fields, native habitat, scenic vistas) within projects.



5) Should we require that new construction FIT better into its surrounding character, and if so, how?

A. Current zoning and regulations are adequate and we shouldn't interfere further with people's right to do what they want.



B. We should require that new buildings in significant older areas and established neighborhoods fit better with character.



6) Should there be a requirement to maintain a VEGETATED BUFFER along rural roads, and set back stockade fencing, and if so, how?

A. Current zoning and regulations are adequate and we shouldn't interfere with people's right to build what they want.



B. There should be a no-cut vegetated buffer along rural roads with stockade fencing set further back.



7) Should a greater percentage of new buildings be used for AFFORDABLE HOUSING, and if so, how?

- A.** Current zoning and regulations are adequate and we shouldn't interfere further with people's right to build what they want.
- B.** There should requirements to ensure that a greater percentage of new homes are affordable.

Discussion

Discussion

HOW?

HOW?

- Change minimum parcel sizes for houses or guest houses?
- Faster acquisition of open space?
- Institute building caps?
- More open space protection within projects?
- Enlarge historic or other review of building location and design?
- ... ?

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