



## Martha's Vineyard Land Bank Commission

August 29, 2023

Martha's Vineyard Commission  
Post Office Box 1447  
Oak Bluffs, Massachusetts 02557

Dear commissioners,

Trails benefit everyone.

Subdivision applications are often the only opportunity for a planning agency to perform important trail planning. If such opportunities are squandered in order to benefit an interested few, it is the larger community that pays the price.

Pending before you is a subdivision application submitted by Paul Stuart Bangs et al. The land sits in a strategic location as regards trail planning, offering the prospect of linking the State and Old County Roads. Neighborhoods have grown up around these roads and travel between them on an east-west basis is difficult, as the roads run north-south. A well-maintained public trail would allow the connection — and would do so without the use of internal-combustion engines.

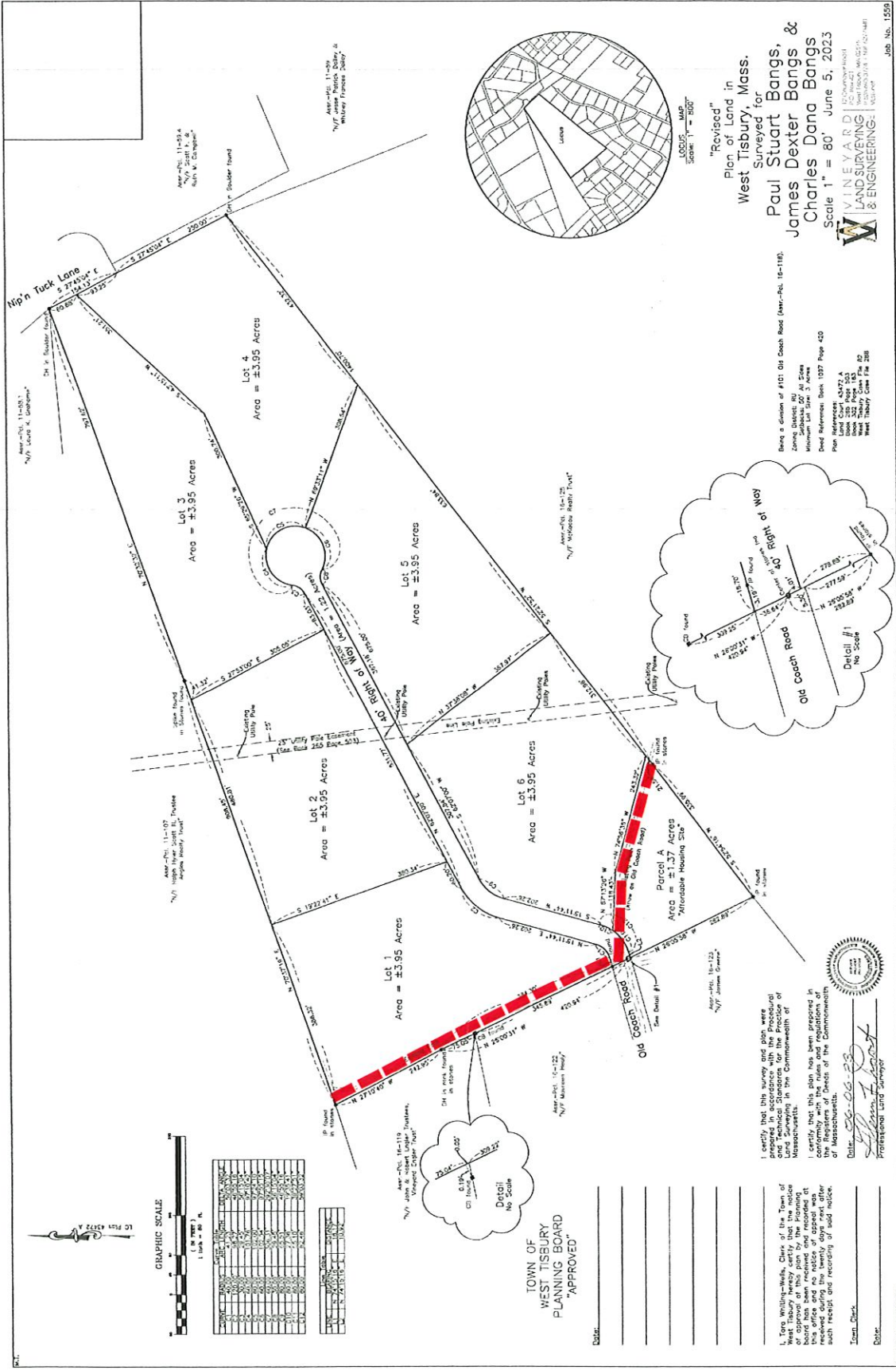
The land bank recommends that you condition any approval of the development on the designation of a trail easement in the location appearing on the attached. Because, at this time, the trail wouldn't be part of a larger network it can be drafted as a dormant easement. The land bank has considerable experience with such easements, which come to life when and if the network around it is ever assembled. Lacking such network, it would remain dormant.

In addition to linking the two neighborhoods such easement would directly link into the Old Holmes Hole Road via the Old Coach Road, both designated special ways.

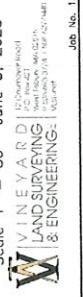
The land bank sees trail planning as a vital community goal and hopes that this sentiment is widely shared by the Vineyard's elected and appointed public officials. Thank you.

Very truly yours,

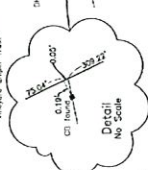
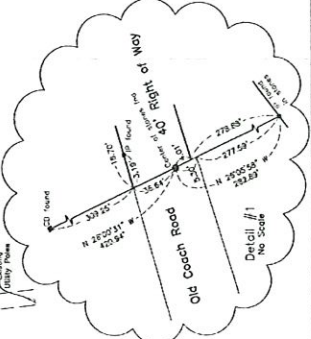
James Lengyel  
Executive Director



"Revised"  
 Plan of Land in  
 West Tisbury, Mass.  
 Surveyed for  
 Paul Stuart Bangs, &  
 James Dexter Bangs, &  
 Charles Dana Bangs  
 Scale 1" = 80' June 5, 2023



Being a Division of AIC's Old Coach Road (Aer.-Pl. 15-118).  
 Zoning District: R2  
 Subdivision: 100' x 100' 3' Blocks  
 Monumented: 100' x 100' 3' Blocks  
 Dead Reference: Book 1027 Page 420  
 Plus References:  
 Land Cert. 143703  
 Book 352 Page 183  
 Map 100-06-23  
 West Tisbury Case File 298



GRAPHIC SCALE  
1 inch = 80 feet

Feet	Meters
0	0.00
10	3.05
20	6.10
30	9.14
40	12.19
50	15.24
60	18.29
70	21.34
80	24.38
90	27.43
100	30.48
110	33.53
120	36.58
130	39.62
140	42.67
150	45.72
160	48.77
170	51.82
180	54.87
190	57.92
200	60.97
210	64.02
220	67.07
230	70.12
240	73.17
250	76.22
260	79.27
270	82.32
280	85.37
290	88.42
300	91.47
310	94.52
320	97.57
330	100.62
340	103.67
350	106.72
360	109.77
370	112.82
380	115.87
390	118.92
400	121.97
410	125.02
420	128.07
430	131.12
440	134.17
450	137.22
460	140.27
470	143.32
480	146.37
490	149.42
500	152.47
510	155.52
520	158.57
530	161.62
540	164.67
550	167.72
560	170.77
570	173.82
580	176.87
590	179.92
600	182.97
610	186.02
620	189.07
630	192.12
640	195.17
650	198.22
660	201.27
670	204.32
680	207.37
690	210.42
700	213.47
710	216.52
720	219.57
730	222.62
740	225.67
750	228.72
760	231.77
770	234.82
780	237.87
790	240.92
800	243.97
810	247.02
820	250.07
830	253.12
840	256.17
850	259.22
860	262.27
870	265.32
880	268.37
890	271.42
900	274.47
910	277.52
920	280.57
930	283.62
940	286.67
950	289.72
960	292.77
970	295.82
980	298.87
990	301.92
1000	304.97

TOWN OF  
 WEST TISBURY  
 PLANNING BOARD  
 APPROVED

I certify that this survey and plan were prepared and executed in accordance with the rules and regulations of the Board of Surveyors in the Commonwealth of Massachusetts.  
 I certify that this plan has been prepared in conformity with the rules and regulations of the Commonwealth of Massachusetts.  
 Date: 06-06-23  
 [Signature]  
 Professional Land Surveyor

I, Tony Williams-Banks, Clerk of the Town of West Tisbury hereby certify that the notice of this plan has been received and recorded at this office and no reason or objection was filed within the time allowed by law. I will file each receipt and recording of said notice.  
 Town Clerk  
 Date: