

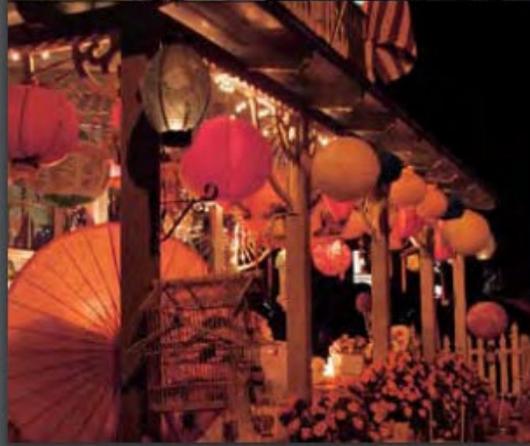


ISLAND PLAN

CHARTING THE FUTURE OF THE VINEYARD



The Plan



Prior Island wide plan

- 1991 Regional Island Policy Plan followed by thematic Action Plans (1992-5)

Additional planning of all the town

- 2001 Town Build-Out Studies
- 2004 Town Community Development Plans

Critical Issues spurring Island Plan

- Skyrocketing cost of housing
- Declining health of great ponds
- Traffic reaching critical thresholds
- Continuing sprawl impacting scenic values, open spaces
- Economic sustainability and locations for commercial development

Steering Committee

- Committee comprised of 19 members (4 MVC commissioners)
- Network of Planning Advisors included over 500 people
- 8 topic work groups

Aspirational in focus to avoid getting mired in constraints & local, inhibiting forces

Purposely did not include town boards on the steering committee

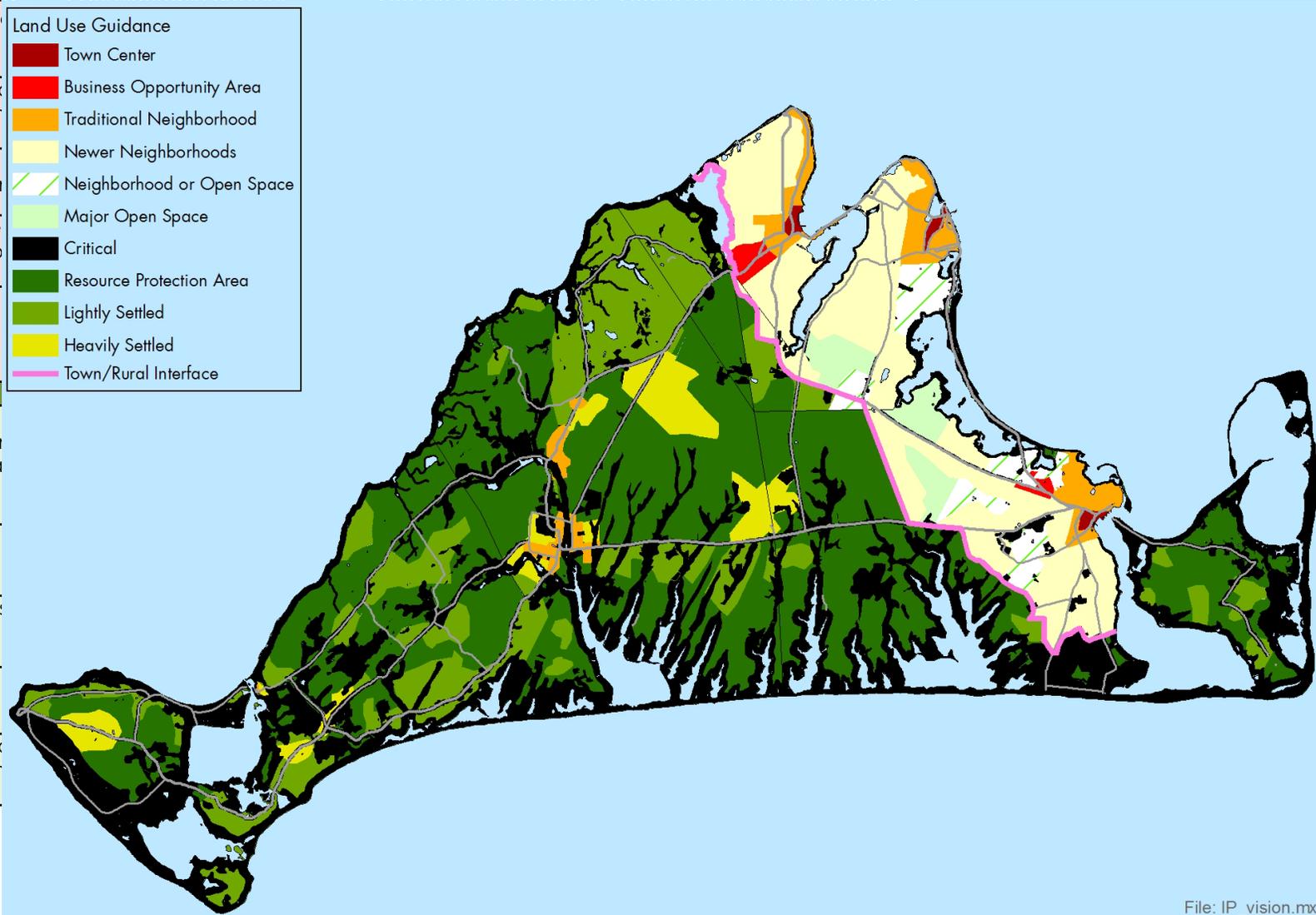
Comprehensive Goal

Make Martha's Vineyard a more sustainable, resilient, diverse, balanced, stable, and self-sufficient community, preserving the Island's unique natural, rural, and historical character and creating a better future for Vineyarders and the Island itself.

Use the Island and manage its development in ways that are compatible with the long-term sustainability and carrying capacities of our natural resources and community.

Land Use Guidance Map - Characteristics and Possible Policy Changes

	Characteristics	Suitability	Town Policy Changes	MVC Policy Changes
TOWN AREAS				
Town Centers	Traditional business, institutional, & higher-density residential areas.	Moderate growth harmonizing with character.	Carefully align zoning with existing pattern. Provide sewer connections.	Raise DRI thresholds (review fewer projects) upon adoption of area plan. DRI Policies more flexible.
Business and Opportunity Areas	Newer business areas and centrally located disturb areas.	Considerable growth.	Revise zoning to allow	Raise DRI thresholds (review
Traditional Neighborhoods	Historic areas and traditional higher-density neighborh			
Newer Neighborhoods	Post-war, lower-density subdivisions close to town			
Neighborhood or Open Space	Existing or potential low density neighborhoods or open space.			
Major Open Space	Large open space.			
RURAL AREAS				
Critical Resource Protection Areas	Critical source habitat; wellhead protection; far critical scenic, high haza			
Resource Protection Areas	Core habitat.			
Lightly Settled Areas	Rural areas with low hou density.			
Heavily Settled Areas	Rural areas with higher housing density.			
Traditional Neighborhoods	Historic areas and traditio higher-density neighborh			



Over 200 Implementation Strategies

Strategy		Type							Timing				Cost			Who Could Do It?				notes
		Awarenes	Incentive	Program	Project	Regulation	Service	Study	Immediate	Short-Medium	Long	Needs	Low	Medium	High	MVC	Town	Other	Non-Profit	
DEVELOPMENT AND GROWTH																				
D1-1	Limit significant new development in outlying areas.			X						X				X		X	X			planning board
D1-2	Restore and improve areas that were developed in problematic ways in the past.				X				X					X		X	X		X	planning board, DPW, developers
D2-1	Use the Vineyard Land Use Guidance Map to guide decisions affecting development on the Island.	X			X			X					X		X	X		X		planning board, ZBA, DPW
D2-2	Change zoning regulations affecting density.				X					X			X			X				planning board
D2-3	Revise subdivision regulations.				X					X			X			X				planning board
D2-4	Increase tax incentives for land preservation.		X											X		X				planning board, state
D2-5	Accelerate the rate of open space protection.			X				X							X		X	X		Land Bank, conservation groups
D2-6	Set up redevelopment programs for opportunity			X	X	X				X				X		X		X	X	planning board, DPW
D2-7	Extend and finance infrastructure in growth areas, and limit infrastructure connections in conservation areas.				X					X					X		X			DPW, Water board, wastewater
D2-8	Consider setting up a system of Transfer of Development Rights.		X		X					X			X		X	X				planning board
D3-1	Implement rate of growth regulations.				X				X				X		X	X				planning board
D4-1	Require project review for sensitive projects.				X				X				X		X	X				planning board
D4-2	Provide density incentives for desirable development.		X							X			X		X	X				planning board
D4-3	Set up an equitable and cost-effective system to finance community improvements.				X				X				X		X	X				planning board
D4-4	Set up a system of mitigation fees.				X				X				X		X	X				planning board

What's Happened Since 2010?

(“The Island what?”)

Many successes and the Plan continues to be referenced

Growth continues to exacerbate the challenges identified by the Plan

Reflections - Structure

Goals Quantify goals to allow measuring of progress

Strategies Exhaustive but no prioritization
No implementation lead identified

Reflections - Process

Involve the towns more in the development of the Plan

Extensive 3-year planning effort took a toll on participants

Limited capacity to double down following adoption

Lessons Learned for the Climate Action Plan

- **Measurable goals with timelines for key objectives are critical**
- **Must track progress with a public facing dimension to maintain engagement**
- **Strengthened capacity is essential**
 - **MVC Climate Change Planner**
 - **MVC Energy Planner**
 - **Vineyard Power Energy Coordinator**