ISLAND PLAN
CHARTING THE FUTURE OF THE VINEYARD

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Steering Committee

Minutes of Meeting of May 12 2007, MVC Offices

Present - Members: Jim Athearn (Chair), John Abrams, Tom Chase, Ray Laporte, Ned Orleans, Linda Sibley, Henry Stephenson, Paul Strauss, Richard Toole, Susan Wasserman

Present – MVC Staff: Mark London, Bill Veno, Christine Flynn

The meeting started at 8:15 am.

1. Status Report and Outline of Morning Program

John reminded everyone that we are working towards preparing four-page discussion papers for each of the five Work Group topics as well as for development and land use for use in summer program. The one on development will be different from the others, in that we are less advanced. There will also be a general overview document.

In all documents, we need to make clear that these are representations of where we are at a point of time. They are works in progress, not final documents.

The purpose of today's meeting is to identify priorities and concerns as well as possible combinations and contradictions, in order to give feedback to the Work Groups. Over the next month, the Steering Committee and Work Group Cores will work together to resolve any issues and to finish the documents.

We should make made clear that people have a right to put out all kinds of ideas in brainstorming sessions; these do not represent the whole process. We should not let the fact that there were some misrepresentations of some statements deter us. We should put ideas forward, get feedback, make adjustments, and move on. It is the planning effort's responsibility to be somewhat ahead of the public.

2. Updates

The following are updates since the working documents were sent out on Wednesday.

- Susan said that the Energy and Waste has spent most of its time on its16-page working document and not all of its ideas have been incorporated in the Promising Initiatives, which are now several months old. The group would now like to put more emphasis on achieving bold targets with bold ideas, and also on living local.
- John said that the Livelihood and Commerce Core met on Wednesday and revised its document but it has substantially the same content.

- Tom said that the Natural Environment met yesterday, agreed to strengthen the statements about fire and invasive species, and to use the language about the minimum viable area from Part 1 (goals and objectives) in the Promising Initiatives.

3. Dotting of proposals

The condensed proposals were on the wall, made up of Part 1 (goals, objectives, and possible strategies) and of Part 2 (promising initiatives; formerly short and long-term actions). Participants indicated priorities, items needing discussion, initiatives that could be combined, and initiatives that contradicted each other. Members were asked to explain their concerns on paper, especially for Part 1, because we wouldn't have time to discuss all of them.

4. Discussion of Promising Initiatives

The largest number of selections as priorities, without any concerns expressed, were for: Replace Incandescent Bulbs, Eco/Cultural Tourism, Buy and Produce Locally, Habitat Restoration Initiative, Roadside Vegetation Initiative, and Landscaping the Vineyard Way.

S1. Replace Incandescent Bulbs. There was general agreement; however, this seems too small to be an item on its own. The initiative could be "An Incandescent-Free Island", with the replacement of 15 bulbs being the short-term first step. There was a discussion of the pros and cons of calling for 15 bulbs rather than a percentage.

S2. Solar-Heater Pools. No comments

S3. SSA Recycling. No comments

S4. Hybrid Car Rental – There was some question as to whether it should say "require" rather than encourage. It could be a requirement since they need a license from the Board of Selectmen. It could go farther and suggest that much or most of the fleet be hybrids. It should be clear that this is part of an overall effort to encourage all Island cars to be hybrids that could include getting all town governments to replace their fleets with hybrids.. There could also be a limit on the size of rental fleet; there is no point on limiting the capacity of the ferry if there are so many cars rented that we end up with the same traffic.

S5. Accessory Housing Units in Homes. It was noted that this idea is better explained here than in part 1. Most towns already allow this through a permit process; should it be as of right? The Housing Core thought that the need for year-round housing is so great it is justified allowing a second housing unit on a property as long as it is year-round. Several Steering Committee members thought that we should only consider violating zoning regulations if truly affordable units are created. There was also a concern about enforceability, and the danger that people would create second units on their properties and end up just renting them out for the summer. There could be a requirement that if an accessory unit is created, people can only rent one. In West Tisbury, it clearly spells out the specific conditions, is only for affordable or family housing, and needs a special permit. Most people seemed to think that this was a good model that could be expanded to the whole Island.

This item and the next one raise the question of whether we really want to be more densely housed and populated. Zoning is devised to limit the amount of development. If we increase density, we increase population and make the Island less sustainable. If we doubled the number of people on every lot, there could be a great increase in population. (See continued discussion under S6.) This should be tied into the work on Development Management and Land Use.

We should point out that this item and the next one would help achieve the 10% state-mandated threshold to allow a Town to deny an unacceptable hostile 40B.

S6 Multi-Unit Affordable Housing This should only be done in specific, limited areas. Higher densities in some areas must be coupled with conservation and undevelopment in other areas so that densification in some areas is offset by density reduction in others, with not necessarily a greater overall population. Although there are some issues related to building in town, including the impact of the cost of services on Down-Island towns, it is still better to build another house in town where there are already a lot of houses rather than plunked in the middle of a big farm field. The redistribution of land use and density should be a fundamental part of the Island Plan. Density needs to be appropriate with the visual and functional quality of each place. Higher density might be appropriate in some places for planning reasons, but shouldn't necessarily be tied into income level. However, if the community feels that there are some areas that could be higher density, rather than just rezone it so the owner makes a big windfall profit, it would be better to tie this into creation of affordable housing or preservation of open space.

S7 Dormitory Housing. No comments.

S8 Demolition Delay. There was a concern that 12 months may be too long. Nantucket now has a 6-month delay and is apparently thinking of changing it to 12. A long delay unless the owner moves the house, or deconstructs it if moving is clearly impossible, would act as a strong incentive to get houses saved. It would only work if there were a holding place for houses while land is secured.

S9 Island-Wide Cost Sharing. Island wide cost sharing may be a good philosophy but relates to governance and perhaps we should wait until the Governance Work Group looks at it. Alternatively, we could raise the idea to provoke discussion. Much of what has been suggested has Island-Wide and governance implications. If we keep infilling in Oak Bluffs, their taxes would go up because of the greater need for services; the greatest impact would be on those towns that are least able to deal with them.

S10 Eco/Cultural Tourism. Broad support. No comments.

S11 Food Production & Processing Infrastructure. We have to think these through to make sure that they are feasible and that we can explain them well. Although having lots of greenhouses would be needed if we wanted to grow most of our own food, this proposal raises questions about cost and about energy use. There is apparently a lot that can be done to limit energy use in greenhouses. Presently, they are viable for lettuce and spinach, but are too expensive for tomatoes. The dairy cooperative should be better explained.

S12 Buy and Produce Locally. Broad support. No comments.

S13 Access Revival Initiative. No comments.

S14 Habitat Restoration Initiative. Broad support. Should use wording from Part 1, related to Minimum Viable Areas.

S15. Agricultural Lands Initiative. No comments.

S16. Roadside Vegetation Initiative. Broad support. This could be coupled with efforts to purchase the development rights of small lots along the roadside, to keep the rural character along roads and prevent development of a continuous row of houses along the road that make the Island look suburban.

S!7 Landscaping the Vineyard Way. Broad support. It was also suggested that there could be a guideline booklet such as the Moshup Trail guidelines, which clearly outline for owners, builders, and landscape architects what is appropriate in each area. People generally want to do the right thing; they just need the information to help them to do it. It was pointed out that a large fertilized lawn could produce as much nitrogen as a house. It was also suggested that we could use Town land for propagation and as a nursery.

S18 Reduce Housing Density in Impacted Watersheds. Broad support. However, the relation to water quality is just one of many factors that could lead to wanting to change the density, as will be discussed by the Development Management and Land Use group. It is not realistic to expect to reduce the development potential of land for water quality reasons alone, since this could be solved by means far less expensive than not building (i.e. costing perhaps $25,000 for wastewater treatment rather than losing $500,000 in property value).

S19. Pond Management Committees. No comments.

S20. Mapping of Water Resources. Something we should do internally, but not an initiative to announce to the public.

S21 Septic systems. Seems too limited, behind the scenes, operational. Doesn't need to be presented to public, we should just do it. Clarify it is for groundwater protection. Could be part of a proposal that towns need better septic management programs. This is easily doable. However, if the result is to get a lot more property owners to install new Title 5 systems, this might actually be worse for nitrogen loading in coastal ponds.

There should be a Vineyard homeowners' manual, which explains various aspects of owning a home on the Vineyard, including how to use a septic system and how to landscape. There could be a sustainability property audit program, including energy, landscaping, etc., which would tell homeowners how well their property rates now, and what they could do to improve. This could be coupled with the very good GIS mapping of resources now available.

S22. Divert Stormwater Runoff at Stream Crossings. No comments.

S23. Complete the Mass Estuaries Projects. No comments.

S24. Wastewater Management Plan. No comments.

S25. Stormwater Training Program. Doesn't rise to the level of other initiatives.

L1. Island Energy Code. Broad support. No comments.

L2. Building Materials Reuse Facility. Broad support. Should be combined with L8.

L3 – Harness Enough Energy for Hot Water and Electric. This seems like a benign statement, but we need a better idea of what this might mean, and be assured that we can implement this in a way that will be acceptable. By endorsing this, does it mean accepting, say, a series of 400'-high turbines somewhere on the Island? The Energy and Waste Core is outlining some scenarios of how this could be done.

L4. Energy Audit and Upgrade on Sale. This could be very expensive. The description in Part 1 better explains how costs would be limited. We need to explain how it could be financed. This could be part of the overall environmental/sustainability audit suggested earlier.

L5. Community-Owned Electric Utility. Broad support. No comments.

L6. Growth Incentive Zones. Relates to Development Management and Land Use; should we be putting this forward now?

L7. Commercial and Agricultural Land Incentives and Mechanisms. Some of these relate to Development Management and Land Use; should we be putting this forward now? We should eliminate the reference to new town centers. The Airport Business Park and Blinker area don't have services but it is not clear that it is feasible or desirable to turn these areas into mini town centers. There are areas that are already developed that could probably benefit from being more like town centers. It is unlikely that the community would want to create new villages in what is presently open space.

L8. Make Waste into Products. Broad support. Should be combined with L2.

L9 Undevelopment: Broad support. This relates to S14 (Minimum Viable Area), but in addition to habitat reasons, could be for vista and character reasons. This needs to be explained more clearly. We should refer to the examples of the Cape Cod National Seashore and Adirondack Park buying life estates for key properties. See the book "Taking Back the Cape." On Cape Cod, it succeeded because there was community buy-in to create the plan and to identify what areas were the priorities. This could be combined with meeting affordable housing needs.

Other suggestions:

- It would be good to publish guidelines for building in an appropriate way for different areas in the Vineyard.

- If we use the idea of doing something "The Island Way", we have to make sure that it doesn't seem elitist. Some people come here from places like Denmark that are way ahead of us in many ways; others come from other places in the country and come here because they are comfortable. Should we be creating a special identity that sets us apart? If so, we should explain that we do things somewhat differently here, without elitist pretensions.
- Some of the energy proposals are very provocative and some appear to be out of our control. We should make sure this is clear in the wording. We should avoid referring to a DCPC; this is merely one among many regulatory tools to achieve an objective; it is not an objective on its own. What is provocative is rapidly changing; when the energy group proposed changing light types a year ago, it was considered radical; now the idea is widely accepted.
- We should continue working on the carrying capacity of the Island. What are the limiting factors? It is probably not water. Is it traffic?
- We have to be clear as to what the possible redistribution of land use and density might have on property values.

5. Next Steps

We will have several documents, with different levels of information for different groups.

1. A general flyer going to all Vineyard households, similar to last year's, which provides a basic overview. A photocopy version should be ready by June 15, and printed copy to be distributed during the summer.
2. Discussion papers on each topic, which provides the next level of detail, for all members of the Work Group and others with a particular interest in that topic. The discussion paper on development and land use will be different from the others, in that we are less advanced. These should be ready by June 15.
3. Technical supplements, which provide more in-depth information. These will be produced over time.

The following steps will be followed to prepare the discussion papers.

- Each Work Group Core should prepare a first draft of their four-page discussion paper, in light of the Steering Commission discussions. There might be a few items where there will have to be some discussion between the Steering Committee and Cores (in person or via email).
- The draft Discussion Papers should go to the Steering Committee in the week before the June 2 meeting. At the same time, they should go – clearly marked as working copies – to all members of the Work Group, to Selectmen, and to Planning Boards, asking for comments before June 2. We could also send them to a few constructive critics. When we send them to board members, we should make clear that we are asking for individual feedback, not formal board review or approval.
- At the June 2 meeting, the Steering Committee should do its final review of the Discussion Papers.
- After June 2, we should have a professional editor edit them for readability and consistency.

We will set up a reading/editing group. Mimi and Mark expressed interest.

In the discussion paper, we could include "Five things that you can do today". It could also include a list of provocative questions; things we don't have answers to.

Also for the June 2 meting, the subcommittee of Ray, Henry, and Mark should draft a list of basic principles for discussion.

It would appear that the plan is connecting itself together. The ideas are consistent and interrelated. Some basic ideas are to minimize competition over land and money, but to find ways to achieve goals with development over time. The aim is to recognize the integration of all the issues, and to find creative ways to articulate and deal with them.

The meeting ended at 11:30 a.m.

Notes prepared by Mark London.

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Combined Condensed Synthesis Document

This is an extract of the Goals, Objectives, and Possible Strategies from recent draft synthesis documents as well as the summaries of promising short and long-term initiatives. It was prepared to allow the Steering Committee to get an overview of the efforts of all the active Work Groups in order to identify possible duplication, overlaps and contradictions. This would also be a good time question items that might need to be better explained or modified.

(Note: The proposals have not necessarily been adopted, or even reviewed, by the Work Group cores.)

It is organized in two parts:

1. Emerging goals, objectives, and possible strategies,
2. 100-word summaries of short –term and long-term actions/initiatives (not organized by topic).

We will use the results of the analysis of this document by the Steering Committee and the Work Group Cores to prepare the four-page discussion papers.

Mark London
May 8, 2007

PART 1

Emerging Goals, Objectives, and Possible Strategies

Energy and Waste

Ensure that the Vineyard has a reliable supply of energy to meet its needs using as great a portion of energy from renewable sources as possible, and that we become energy and waste neutral.

E1 Use Energy Efficiently

A. Reduce the amount of energy required to sustain the industry, environment and lifestyles desired by the Vineyard population.

B. Minimize the use of fossil fuels to lessen our contribution to Climate Change

E1.1 Energy Efficiency is widely accepted as "the Vineyard way"

a) *Implement a Vineyard Lighting Challenge as a simple first step in gaining commitment to island energy efficiency; involves lightbulb exchange and education of businesses, utilize stickers for participants and follow-up to measure program penetration and patterns.*

b) *Publicize our energy challenges and opportunities for addressing those challenges through illustration of cost economic benefits and consequences of inaction and investment in a Social Marketing program to popularize energy awareness.*

c) *Bring together the energy establishment (NStar, CLC, fuel transporters, wholesalers and retailers) to build consensus for effective strategies.*

E1.2 Reduce amount of energy used in buildings

a) *Amend the building energy code as applied to the Vineyard requiring 50% greater energy performance in all new construction than compliance with MA code by 2010. Ratchet that number up to 80% better by 2030 with credit for using renewable energy sources.*

b) *Require an energy audit upon sale of home (similar to Title 5 septic requirements) and efficiency upgrade by seller for all measures with less than 10-year simple payback. Encourage conversion to non-greenhouse gas emitting energy sources.*

c) *Establish 25% tighter lighting power allowances for new commercial buildings by 2010 and apply to existing buildings upon change in tenancy. Ratchet that allowance down to 50% by 2020.*

d) *Require a commercial energy audit by all businesses with annual energy bill of more than $3,000. Provide expertise in lighting, refrigeration, ventilation, and air conditioning. Require implementation of all measures with less than 10-year simple payback.*

e) *As surplus renewable electric energy becomes available, establish incentives and furnish expertise for conversion of building heating/cooling/hot water to geothermal heat pumps.*

E1.3 Develop infrastructure to sustain Island efficiency and production projects.

a) *Create an Energy District of Critical Planning Concern (EDCPC) encompassing Martha's Vineyard. Enable the EDPC to set and enforce energy efficiency and self-generation regulations, impose energy use taxes and float energy investment bonds.*

b) Create an island-wide Energy Fund with a Board that can receive grants, rate surplus and tax revenue, evaluate proposals and administer funds.

c) Create a technical outreach and assistance organization with info and recommendations; coordinate incentives and train energy auditing teams.

d) *Train construction community and building inspectors in energy efficient construction techniques*

e) *Provide technical support for existing building inspectors with enforcement and/or create an Island-wide Energy Building Inspector to check for compliance, and ensure that techniques are being applied correctly.*

E1.4 Implement pricing structures that encourage energy efficiency.

a) *Hire an experienced rate design consultant. Using historical data, set target household energy use for electricity and heating fuel. Calculate rate offsets for*

revenue neutral recovery. In concept, efficient users benefit from rates subsidized[1] by inefficient users.

b) *Sell NStar on the concept and practicality of applying an inclining block electric rate. Get DTE approval for an inclining block electric rate on Island by 2010. Net proceeds go to the Island Energy Fund for reinvestment in efficiency and self-generation projects.*

c) *Impose an EDCPC tax on fuel imported to the island and use the net proceeds to help fund projects.*

d) *Float EDCPC bonds to feed a revolving fund to implement retrofits. Make loans to consumers to implement audit results.*

e) *Hire a gasoline marketing consultant with experience in retail pricing. Obtain an inventory of Island vehicle size/type. Using published fuel efficiency, model fuel price offsets by vehicle for revenue neutral recovery. In concept, efficient users benefit from rates subsidized by inefficient users (e.g. low weight-to-occupant vehicle, high-efficiency or hybrid drive train, flex fuel capability)*

f) *Sell gas stations on the concept and practicality of applying a fuel efficiency based fuel rate (the retailer must be compensated for extra administrative expense). Establish an effective efficiency based gasoline pricing system on Island by 2015.*

E2 Energy Production

Maximize opportunities to produce energy from renewable energy sources to meet the island's energy needs.

E2.1 Maximize the potential for Large-Scale generation to meet our targets and to benefit the island as a whole.

a) *Prepare island maps to designate best sites for clustering large-scale wind turbines in coordination with town planning boards, utility company and Vineyard conservation groups to gain island-wide approval for designated sites; work with utility company to prepare for upgrades to electrical infrastructure to accommodate.*

b) *Research and develop a legal structure to allow for private investment in local energy generation (i.e. shares) in energy generation facilities. (ex: private, group ownership of a wind turbine at a site with high electrical use such as the Ice Arena.)*

c) *Establish an electrical cooperative or island utility company to contract for, finance and manage large-scale electrical generation facilities and future storage facilities.*

d) *Increase public understanding of need for local energy generation with continued and expanded adult education and outreach efforts and school education programs.*

e) *Work with the island's refuse organizations and State Forest management to determine the best use for island's construction waste and woody biomass.*

f) *Work with island wastewater plants, refuse districts and island farmers on means to contain and use gases for energy production.*

E2.2 Develop funding mechanisms to encourage generation

(see Energy Efficiency section for combined strategies)

a) *Create an Island Energy Fund to finance or provide low to zero interest loans for renewable energy projects of all sizes. Consider the German model of feed-in tariffs where people are paid by the kilowatt-hour for power generated.*

b) *Develop a mechanism to allow for the development, installation and management of large-scale energy generation on the island. (a municipal utility or some sort of limited partnership)*

c) *Establish a carbon tax that encourages energy efficiency and sets a fee for higher than average energy use. Funds collected to be used to finance energy efficiency and renewable energy projects through the Island Energy Fund.*

d) *Provide tax incentives for local renewable energy generation.*

E2.3 Maximize potential for On-Site generation of energy

Solar

a) *Use available mapping and other technologies to identify existing sites with optimal solar access: unshaded south facing roofs or ground area.*

b) *Mandate that any pool construction or renovation must be accompanied by solar pool heating adequate to meet the pool's heating needs, and that all pools and hot tubs have insulated covers.*

c) *Develop a plan to supplement water heating with solar thermal systems, particularly for those who employ electric water heaters. Provide incentives to*

encourage supplementation by those who can afford it and funding or low interest loans for those who cannot afford it.

d) *Require solar hot water systems at all rental housing and on any buildings that will be using large amounts of hot water (e.g.: the YMCA, hotels or restaurants)*

e) *Research and implement ways to supplement heat to farm greenhouses with solar thermal technologies.*

f) *At a minimum, require of all new developments and construction projects:*
   - *Orient buildings for solar gain, solar energy generation and day-lighting opportunities*
   - *Optimize winter heat gain by having few trees to the south*
   - *Sites to be designed for future solar energy: roof orientation - optimally within 15 degrees of true south, with uninterrupted south-facing roof expanses*
   - *Buildings to be positioned so as not to shade each other*
   - *All sites prepared to enable receipt of solar hot water and solar electric systems if site has south-facing roof or ground area.*

Wind

g) *Identify sites with best wind resources for individual generation using available mapping and other technologies.*

h) *Prepare island list of individual sites and developments that would benefit most from wind energy generation from a load perspective and where wind resource is good in coordination with Cape Light Compact, considering proximity to grid and airport, town zoning regulations and other site factors.*

i) *Add to or upgrade town bylaws to encourage wind generation.*

j) *Provide information on available equipment, funding options, zoning and interconnection issues for all technologies.*

k) *Develop incentive programs to encourage on-site energy generation, property tax break, low interest loans, funding from Island Energy Fund, feed in tariff once island utility company is established.*

Geothermal

- Yet to come -

Biomass & Biogas

l) *Implement program to promote use of clean-burning, efficient wood fired appliances and to upgrade existing wood stoves to meet highest EPA standards.*

m) *Investigate use of biogas digesters for use with animal manure and farm waste to generate on-site energy.*

E2.4 Develop infrastructure to encourage and support the development and installation of renewable energy generation.

a) *Provide ongoing education for electricians, plumbers and the construction community to insure that there are knowledgeable installers and maintenance teams available on the Vineyard.*

b) *Provide vocational program at the high school to train students as renewable energy installers or energy efficiency technicians.*

c) *Once a group of installers is committed, enact a certification program for renewable energy installers using a nationally recognized program and offer certification courses and testing on-Island.*

d) *Work with towns on bylaws, where lacking, to encourage renewable energy generation and standardization of bylaws, town to town, where possible.*

e) *Provide ongoing and updated list of available, tested products to improve consumer education. For example: Provide information on products available that are appropriate in historic districts or new products that are ready for widespread application.*

E2.5 Work towards goal of net energy use (carbon neutrality?) in Vineyard buildings

a) *Mandate that all new buildings, developments and major renovations be designed to meet an energy consumption performance standard of 50% of the regional average for that building type. Increase the performance standard by 10% every 5 years so that by 2030 or soon thereafter, all new construction is carbon-neutral. The goal can be met through a combination of energy efficiency and renewable energy generation.*

b) *Obtain Town commitments to Energy Plan goals for both energy efficiency and energy production.*

E3 Waste / Biomass

Implement programs and practices that will achieve or draw us nearer to a zero waste community

E3.1 Pursue known and emerging opportunities to reuse and recycle waste materials

a) *Education and promotion targeting seasonal residents and construction, cleaning, and landscaping businesses.*

b) *Improve and increase options for people to reuse/recycle*
c) *Latex paint reuse program*
d) *Swap shops and thrift store promotion; website for unwanted goods*
e) *Minimize "tear downs" of homes through incentives, promotion of alternatives and perhaps, in some cases, prohibition.*
f) *Consider the use of residential septic tank dewatering systems to lessen the transport costs associated with septic tank pumpouts as well as reducing the need to treat nitrogen-laden wastewater at the sewage treatment facility*
g) *Construct a biodiesel production facility using waste cooking oils*
h) *Recycle used compact fluorescent lights (CFL); including the increase in available recycling options for other fluorescent bulbs*

E3.2 Use construction debris and available biomass (wood waste, leaves, organic wastes) as a local resource.

a) *Manage existing available biomass from land clearing operations for potential fuel, compost amendment or landscape material.*
b) *Create mandates and incentives to cause separated collection at construction sites.*
c) *Create a building materials reuse facility to accommodate, sort and convert materials; direct converted materials to "best use" facility for use as mulch, compost, direct fuel source (wood waste), indirect fuel source (pellets), etc.*

E3.3 Construct an island-wide composting facility including sewage sludge

a) *Conduct a feasibility study for development and operation of an island composting facility addressing site considerations, material sources, methods of collection, options for use and marketing of compost.*
b) *Develop a program to provide factual information to the public and to address their concerns.*

E3.4 Develop an island-wide system(s) for the coordinated management of wastes and available biomass to promote efficiency and avoid duplication of effort.

a) *Involve town and county government and planning agencies in assessment and implementation of cooperative system.*
b) *Consider town pick up paid through taxes rather than by user fees*
c) *Involvement of the private sector to assure development of options better handled by the private sector.*

E3.5 Reduce the generation of waste and minimize the amount of potential waste brought to the island

a) *Reduce the importation of hazardous materials by identifying alternatives to continued use of hazardous and toxic materials, especially those that will cause disposal issues; educate both consumers and retailers; assure availability of alternate products*
b) *Education of individual consumer issues re minimizing junk mail, re-using bags and packaging*
c) *Reduce packaging materials through adoption of policies for retailers and for shipping goods to the island.*
d) *Address 3rd Class mail volume by making sure everyone is educated in the current options as to what they can do on their own to stop it from coming to them (calls to catalog companies, email to senders); lobby for more aggressive laws; raise rates for 3rd class mail*

E4 Energy in Transportation

A. Reduce energy used per capita for transportation needs
B. Fuel all island vehicles and SSA ferries from locally produced energy.

E4.1 Reduce growth in the total motor vehicle miles traveled

a) *Make public transit more compelling to use through system of "pulse vans" to allow for much more frequent service, designate bus lanes to make traveling by bus quicker than traveling by car, bus shelters/benches, electronic live-status of bus arrival times, public transit and offsite parking for employees of down-island businesses.*
b) *Remove town-centric structure of taxis to promote more efficiency and flexibility in service: allow taxis to carry passengers in two directions, centralize dispatching, track electronically.*
c) *Provide incentives for people to drive less promoting the reduced auto insurance premiums for people with*

lower annual mileage and institute parking strategies that encourages ride sharing.

d) *Lessen barriers to travel by bicycle expanding system of bike paths so that safe bicycling for recreational cyclists is possible to all island locations and providing bike lanes and shoulders to allow for bicycle transit on major roads.*

e) *Provide facilities for people to walk safely: expand island network of walking paths and sidewalks, implement a clear, consistent way-finding system of signs and pavement markings, clearly mark and sign crosswalks, increase law enforcement of crossing laws (for both drivers and pedestrians), provide occasional sitting and shelter opportunities.*

f) *Reduce automobile traffic associated with pickup/drop-off of ferry passengers creating/improving shuttle between both SSA terminals and satellite parking lots in each of the four towns closest to the terminals*

g) *Integrate purchasing of VTA passes with purchase of SSA tickets originating off island (as is presently done with Bonanza/Peter Pan coaches from Woods Hole). Ideally, a transportation pass card could be utilized on both buses and ferries. Ultimately, this may also be used with taxis and private ferries.*

h) *Use land planning tools to encourage use of more efficient methods of transportation.*

- *Encourage development in areas within walking and biking distance of services or schools, and bus service.*
- *Allow for mixed-use buildings and a mixture of land uses (residential, office, commercial)*
- *Allow service businesses amid existing clusters of residential development*

i) *Encourage water transportation services among periphery points to capitalize on visitor interests and to relieve land-side congestion.*

E4.2 Use available technologies to reduce the amount of gas used per vehicle mile traveled.

a) *Encourage the use of hybrid vehicles by providing incentives such at preferred parking spaces and ferry spaces, and the use of "express" public transit lanes - bypassing congested areas*

b) *Promote the use of hybrids and other super-efficient vehicles as "the island way" by using them in highly visible ways.*

- *Require island rental car agencies to have a percentage of hybrid vehicles*
- *Require that island buses for public transit and school system have a percentage of super-efficient, low-emission vehicles*
- *Require that the Park 'n Ride vehicles be hybrid or super-efficient, low-emission vehicles and promote them as such.*

E4.3 Improve island air quality through available transportation solutions.

a) *Use available technologies to lessen impact of the use of diesel fuel on the island.*

- *Phase in requirements for all island diesel powered vehicles to use clean fuel alternatives: better grades of diesel, biodiesel, electric*
- *Develop program to collect island' s waste oil from restaurants to produce island biodiesel*
- *Do a pilot program to test viability of adding a certain percentage of biodiesel to the ferry's fuel mix*

b) *Demonstrate viability of clean fuel alternatives with pilot projects for school buses and ferry buses.*

c) *Reduce unnecessary vehicle idling by working with contractors at work sites and by periodically surveying vehicle idling at the ferry terminals (including the private ferries and Chappy ferry).*

Housing

Ensure a full housing continuum on Martha Vineyard, with housing of all types and at all price points reflecting the diverse needs of the Island residents.

H1 Number of Community Housing Units

Significantly increase the number of affordable housing units on the Vineyard, prioritizing those residents with the greatest need and the creation of rental units.

a) *Aim to achieve the Commonwealth's target of 10% of the Vineyard's year-round housing stock to be permanently affordable to Island residents earning up to 80%, and an additional 10% permanently affordable to Island residents earning a range of incomes between 80% and 150% AMI. (Currently, this would be about 1200 units in each category).*

b) *Aim to make at least 50% of newly created affordable housing units (both in existing and new buildings) rental units, recognizing that it takes additional effort to implement rental housing, but that rental housing maximizes the return on the pubic investment.*

H2 Density Bonus for Community Housing

Allow the creation of additional housing units on a property provided they are used exclusively for community housing.

a) Allow one accessory units on a residential property as of right for use either for monitored year-round housing or by members of the owner's immediate family. (see Promising Initiatives)

b) Change the zoning to allow multi-unit housing, such as duplexes, triplexes, quadraplexes, or small apartments, provided all additional units are used for affordable housing. (see Promising Initiatives)

c) Create a Vineyard version of Comprehensive Permits (40B) in which zoning variances can be authorized on a case-by-case basis provided the extra units are affordable.

d) *In all cases, projects should meet Board of Health regulations, zoning dimensional limits, building code, wetlands restrictions, and any new construction should harmonize with the character of the neighborhood.*

e) *Prioritize locations in or close to towns, close to services, and/or where town water and sewers are available.*

f) Encourage Wastewater Commissions to allow community housing projects to connect to town sewers. (This was done with Jenny Way, Morgan Woods, and Aidylberg, but not with Bridge Housing, Franklin Street Apartments, and the Catholic Church Hall on Circuit Avenue)..

g) Set up a mechanism to transfer development rights from environmentally sensitive areas to locations more appropriate for development of community housing.

h) Consider allowing guest houses to be subdivided and sold provided they are permanently deed restricted to be affordable. (This is done in Nantucket.)

H3 Management

Streamline the administration, management, monitoring, and enforcement of affordable housing.

a) Establish one Island-wide, affordable housing application process and applicants' pool – administered by the Dukes County Regional Housing Authority – to assist towns and not-for-profits in the selection of candidates for affordable housing.

b) *Streamline local and regional regulatory review processes in order to fast track affordable housing projects.*

c) *Encourage towns to adopt the Martha's Vineyard Housing Covenant to allow permanent deed restriction of properties up to 150% AMI.*

H4 Additional Funding

Increase public and private funding sources for community housing.

a) *Encourage the Legislature and towns to adopt the legislation to create the Housing Bank.*

b) *Encourage each island town to adopt a Municipal Housing Trust in order to earmark funding, in addition to CPA funds, for affordable housing projects.*

c) *Create linkage programs that require financial mitigation for the construction of large homes (i.e. homes over 5,000 sq ft) or commercial projects to be used to fund affordable housing projects on town-by-town basis. (This would require home rule petitions. The MVC already does this for larger projects. Cambridge and Brookline have created similar linkage programs.)*

d) *Create an Island-Wide funding mechanism for greater cost sharing between the towns for infrastructure such as water, wastewater, roads in addition to future costs for the provision of services such as schools. (See Long Term Strategies.)*

e) *Give property tax incentives to community housing projects including property owners who rent apartments on a year-round basis.*

f) *Tax weekly home rentals as a business or require property owners whose properties are rented on a weekly basis to register with the town and pay a fee. Earmark all revenue for the development of new affordable housing projects.*

H5 Existing Buildings

Prioritize the use of existing buildings for new affordable housing.

a) *Encourage towns and affordable housing groups to purchase and renovate of existing buildings.*

b) *Enact demolition delay bylaws Island-wide. (see Promising Initiative)*

c) *Encourage property owners who would like to tear down their home to take advantage of the tax incentive to donate that home to an affordable housing entity.*

d) *Establish amnesty programs and create subsidy programs to encourage property owners to bring illegal apartments up to code.*

H6 Summer Workforce Housing

Increase the availability of summer workforce housing

a) *Conduct a housing needs survey to the business community in order to quantify seasonal workforce housing needs*

b) *Create dormitories to house summer workforce housing. (see Promising Initiatives)*

c) *Encourage the partnership between the public and private sectors to address seasonal workforce housing.*

d) *Conduct an education and outreach campaign to encourage private residences to rent private rooms to seasonal workers.*

e) *Encourage the purchase and renovation of existing houses to be utilized as boarding houses for seasonal workers*

f) *Adopt zoning measures to allow mobile homes and campground facilities equipped with proper bathroom and shower amenities as an alternative form of temporary housing.*

g) *Reduce the need for seasonal workforce housing by encouraging business owners to hire local retirees, high school students, and other year-round residents.*

h) *Reactivate the Dukes County CDC.*

H7. Elderly Housing and Assisted Living

Significantly increase the number of housing units that meet the special needs of the elderly and others needing assisted living housing.

a) *Quantify housing needs of three age-related categories: independent retirees, those needing assisted living, and those needing nursing care. Also identify housing needs for the physically and mentally disabled of all ages.*

b) *Expand the provision of needed services such as grocery shopping, transportation, and on-site health care services, especially to elderly continuing to live at home. Encourage creation of a service cooperative to provide these services at a discounted rate.*

c) *Ensure that housing created under recommendation H2 (accessory apartments, multi-unit housing) is designed and managed to independent retirees who want or need to downsize from single-family homes.*

Orphan statements (looking for a home)

a) Identify vacant or underdeveloped public land as priority sites for future affordable housing projects.

b) Encourage energy-efficient, high-performance construction to lower operating costs.

c) Encourage mixed-use development (both commercial and residential) when appropriate.

d) Consider legal means to discourage frivolous lawsuits against affordable housing projects such those in the Commonwealth's Expedited Permitting legislation.

e) Encourage creation of more economical accommodations for visitors such as campgrounds or facilities for mobile homes.

Livelihood and Commerce

Encourage a diverse, year-round Island economy that is flexible, self-reliant, durable, and prosperous, that enhances our community and environment, and that respects our character and history.

L1. Improve Job Quality & Economic Opportunity

Generate year-round jobs with living wages so the Vineyard is a good place to live and work.

L1.1 Ensure that all Vineyarders have the opportunity to earn a living wage and live comfortably.

a) Create a living wage educational campaign based on new data: a "living wage budget"

b) Disassociate the cost of housing from the cost of living (because it distorts the numbers too much) by including a "housing factor" in the budget and emphasizing that Vineyarders need a Living Wage and stable affordable housing.

***c)** Reduce the cost of living through co-operative venture and discounting mechanisms.[HOW?]*

L1.2 Reduce seasonal unemployment and optimize under-utilized resources and infrastructure in the "other three seasons".

a) Create a strong eco/cultural tourism program

b) Promote post-secondary educational activities - "the Vineyard as campus" – and opportunities for lifetime learning.

L2. Foster a Healthy Business Climate

Create a practical, healthy business climate for employers and entrepreneurs.

L2.1 Make it easier for businesses to do business, especially when they satisfy identified community needs and goals.

a) Offer tax credits for property owners and/or business owners who satisfy all or some of the following criteria: create year round living wage jobs; create anchor businesses in downtown centers; create import substitution businesses; live here.

b) Consider an airport landing fee and marina docking fees to offset tax credits and improve visitor facilities.

c) Establish local buying cooperatives and alliances to help share and bring down costs;

L2.2 Design the essential components of a "new export economy" which includes internet-based and craft-based enterprises.

a) • Bolster our communications system as necessary to facilitate internet-based commerce.

b) • [WHAT ELSE?]

L3. Provide Needed Goods and Services

services for residents and visitors.

L3.1 Foster a more welcoming attitude toward visitors.

a) Provide more hospitality training for year round and seasonal workers (satisfied visitors are our most valuable export). ***[WHAT ELSE?]***

L3.2 Improve visitor services

a) Finance improved visitor facilities through user fees: beaches, parking, rest rooms, attendants,

b), signs, markers, maps & guides, brochures, historic plaques and markers, transportation symbols.

c) Continue to improve public transportation and provide a seamless way to move people and their possessions from the mainland to their accommodations.

d) Increase family camping areas.

L4. Build a More Local Economy

Produce locally as much food, energy, and other import-substituting goods as possible, and stimulate local buying, investment, and ownership.

L4.1 Reduce the leakage of Islanders' and visitors' spending by increasing the percentage of goods and services that are produced and obtained on the Vineyard.

a) Begin an on-going Buy Local campaign that emphasizes the community value, the authenticity, and the economic advantages of local production and buying.

b) Consider a local currency or credit card to promote awareness of the importance of local buying and produce revenue.

c) Start a local social venture capital fund or underwriting firm to help establish essential food, energy, and building material producers and a local Vineyard stock exchange so people can invest in local business.

d) Create a directory of locally-made products and locally-owned businesses. Develop an insignia of local ownership.

e) Encourage local government agencies to spend locally.

f) Become a chapter of the Business Alliance for Living Local Economies and communicate with other islands of our size to learn from other communities,

L4.2**: **Improve the local fishing and agricultural economies for the benefit of the Island's economy, quality of life, and character.

a) Design agricultural deed restrictions that are equivalent to affordable housing deed restrictions and work to create a growing pool of agricultural land. Work with conservation organizations to determine which land is best for agriculture and which is best for habitat.

b) Design and implement essential agricultural infrastructure needed, such as a slaughterhouse and dairy co-op

c) Design and implement a fish-processing facility so that fishermen can sell direct to consumers, restaurants, and stores;

d) Encourage community investment in agriculture and aquaculture.

L4.2**: **Improve local infrastructure and utilities

a) Begin creation of a community-owned regional electric utility;

b) Design and implement a complete waste processing facility that converts waste to useful products: composting facility, comprehensive recycling, used building materials exchange.

L5. Ensure Appropriate Commercial Locations and Land

Locate commercial activities in appropriate locations and ensure sufficient affordable commercial property to satisfy the needs of our local economy.

L5.1 Make existing commercial areas more vital on a year-round basis and more walkable by increasing density, integrating housing, and improving design.

a) Institute tax credits for property owners and/or business owners who satisfy all or some of the following criteria: create anchor businesses in downtown centers; create year-round living wage jobs create import substitution businesses; live here.

b) Institute zoning incentives for greater density in the commercial districts.

c) Set up a system of Transfer of Development Rights with appropriate incentives.

d) Design efforts to improve key commercial sprawl areas (North Tisbury, Edgartown Triangle and Upper Main Street, State Road Tisbury, etc)

L5.2 Consider the creation of new commercial districts

a) Establish new commercial districts in key locations [if it is determined that existing districts cannot accommodate the projected needs for commercial space]

Natural Environment

Restore the Vineyard's native lands, waters and wildlife to functional and sustainable levels in order to provide necessary ecological, cultural and economic services.

N1. Recreation

Provide enjoyment of natural lands and waters in a manner that encourages respect for scenic values, biodiversity and the recreational rights of others and future generations.

N1.1 Provide residents and visitors with access to the Vineyard's beaches and shoreline for a variety of recreational activities in a diverse array of settings. These activities include fishing, shellfishing, walking, sitting and swimming.

a) Map existing access points and target access about every 5 miles (access to at least some areas should be by road, so that the elderly and immobile can reach the shore; should be legal public access).

b) Use Surfcasters' identification to target spots, other than the every 5 miles, that would be particularly good to secure fishing access.

c) In addition to mapping access, inform the public of hours and seasons of availability.

d) Target the area on the north shore between Tashmoo and Menemsha, where there is a lack of public access.

e) Secure access to great ponds, also, possibly utilizing Chapter 91 Section 18A to request a hearing on why access to a pond should be available.

f) Revive dormant access points that have been encroached or forgotten; using title searches, the historical museum, and anecdotal sources.

N1.2 Enable residents and visitors to enjoy a diverse experience of walking, cycling and horseback riding trails, with cross connections.

a) Use existing regulations for some special ways, through the MVC's Island Road District, to address issues of possible development that could impair access.

b) Use a community-based outreach program to link trails, through a good neighbor policy, as was used by the Trails Committee of the Chappaquiddick Island Association.

N1.3 Encourage landowners to allow access for those who would use the land lightly and respect the property.

a) Provide financial incentives that might be helpful for land-rich and cash-poor owners, such as the 90% reduction in assessed value that is granted on Cape Cod to owners who provide public access.

b) Address liability and damage issues through a risk management plan that could include an insurance pool.

c) Provide a package outlining liability issues and realities, for owners to use when considering providing access.

N2. Character

Protect the distinctive natural character of the Vineyard as it exists today and restore it where possible.

N2.1 Protect Roadside and Coastal Views

a) Identify the key views and vistas from public spaces and ensure that new construction or inappropriate vegetation doesn't block or disrupt them. Consider purchasing (outright or conservation easements) key parcels.

b) Maintain the natural character and enhance the visual experience along the major Island rural roads (notably those in the MVC's Island Road District of Critical Planning Concern) by limiting new roadside

development (e.g. setbacks from the road, other dimensional or design specifications).

c) Look for possibilities to open up views of roadside fields or other natural features, and also to increase vegetation to screen recent development (e.g. roadside no-cut zones, or convince owners to top trees to maintain overlooks).

d) Consider adding roads to the Island Road District.

e) Look for opportunities to re-open critical lost views of the Island landscape.

f) Keep views of fishing, etc. and all things maritime.

g) Require landscape design for large projects to be done locally.

h) Revise MVC native plant list and get resource people in to help LUPC with review.

N2.2 Discourage the proliferation of artificial lighting, which has blighted scenic resources, most notably the dark night sky, and which has disturbed night vistas and interfered with navigation in Island harbors.

a) Identify qualities of good lighting and prepare examples of the 20 best, for public acknowledgement, and examples of the worst 20 for privately approaching the owners.

b) Start with public buildings, which are some of the worst offenders, and convince them to upgrade as showcases.

c) Encourage lighting review to be included in subdivision covenants.

N3. Biodiversity

Restore and maintain the social and ecological conditions to support the Vineyard's human residents and viable populations of all its native species, both resident and migratory.

N3.1 Establish quantitatively how much land and water surface must be restored, conserved, or compatibly used to sustain viable populations of all the Vineyard's native species and to provide services necessary for humans; map the ecologically, socially and economically optimal places in the Sandplains, Moraines and Barrier Beaches for these "Minimum Viable Areas" (MVAs).

a) Revise established MVA analysis with local conservationists and MVC staff; overlay prioritized watersheds, storm-surge protection areas; overlay de-prioritized areas, e.g. those most susceptible to sea level rise inundation.

b) *Local conservationists identify essential performance standards needed from each MVA (e.g. water quality, species presence/population size, etc.) and benchmarks for measuring* success.

N3.2 Establish cap-and-trade recommendations to give land-use regulators means of off-setting impacts within MVAs and improving their overall condition and performance.

a) Coordinate the layout of MVAs with other land-uses to minimize compromises to ecological, economic, social and other goals at the outset.

b) *Referring to performance standards and priority threats for MVAs, recommend off-setting practices (for example, if a project implies nitrogen loading in one area, the applicant must show where he will remove twice that amount elsewhere in the MVA).*

N3.3 Identify priority issues to guide landowners, conservation organizations and regulatory agencies in the advancement of Minimum Viable Areas performance standards.

a) Local conservation organizations should provide local regulators with information on the leading treats to biodiversity loss (e.g. fragmentation of habitat by development and roads; suppression of natural fire regimes; invasive exotic species; introduced pests and pathogens; hyper-abundant and non-native predators; climate change and sea level rise; excess nitrogen and other water pollutants).

b) Leading threats to biodiversity loss should be adopted by the MVC's Land Use Regulatory Committee and referred to when considering any projects within MVAs.

N3.4 Identify priority strategies to guide landowners, conservation organizations and regulatory

agencies in the advancement of Minimum Viable Areas performance standards.

a) *To reverse fragmentation, purchase remainder interests ("life estates") from willing sellers in MVAs; use CPA and/or other funds to finance tax exempt bonds for these purchases; at the end of the seller's lives, remove/recycle the houses to low-impact areas and restore the land to native vegetation.*

b) *To minimize additional fragmentation, urge the coordinated efforts of private and public land conservation agencies to prioritize open lands within the MVAs.*

c) *To minimize existing fragmentation, create a Chapter 61-like program that gives tax incentives to landowners within MVAs (regardless of property size) by donating easements that ensure permanent impact-abatement practices (e.g. limiting number of bedrooms, installing composting toilets, minimizing lawns, etc.); tax abatements should be relevant to the impacts on the property value, as with all other conservation easements.*

d) *Create a uniform tax-abatement policy across all towns, similar to the practice among 13 towns on Cape Cod (90% for easements that provide public access, 80% for those that do not); expand the policy for small-lot owners who donate impact-abatement easement.*

e) *To minimize existing fragmentation and watershed pollution, encourage the use of native grass lawns and native plant landscaping on private lands, and native plant roadside planting and management along public roads.*

f) *To reverse the effects of decades of fire suppression and increase the application of prescribed burning, 1) town Fire Chiefs and the Martha's Vineyard Prescribed Fire Partnership should prioritize sites to burn for public safety and biodiversity reasons; 2) acclimate the public to the regular and safe use of prescribed fire through daily radio reports during burn seasons; 3) offer annual volunteer training to assist with prescribed fire crews; and 4) create a single fire cache (e.g. equipment) available for use by prescribed fire crews and Island fire departments.*

g) *Create a "black list" of known invasive plant species, and species known as vectors for disease, and regulate against their importation to and sale and planting on the Vineyard; up-date the list as needed.*

h) *Change regulations to allow the use of biocides for the removal of invasive species. In areas where no practical alternative exists for priority DCPCs.*

i) *Provide wildlife underpasses on heavily-trafficked roads that divide critical areas within MVAs.*

j) *Tax the sale of chemical fertilizers and biocides; use the funds to promote the production of native plant stock by non-profit organizations for private, public and commercial landscaping.*

k) *Following the Title 5 model, establish a regulation that homes within the MVAs must install composting or de-nitrifying septic systems, connect to sewers or provide off-setting measures before being sold or occupied.*

l) *Create an informational campaign to reduce the population of non-native and hyper-abundant predators (enclose compost piles and pet foods, enclose crawl spaces under sheds and houses, reduce lawn areas, keep cats indoors, etc.).*

m) *To minimize the global effects of storm-surges related to climate change and sea level rise, become a leading demonstration community in sustainable practices (by following the recommendations of the Energy and Waste Work Group); influence resident and visiting leaders of commerce, government, media and entertainment.*

n) *To minimize the local effects of storm-surges related to climate change and sea level rise, create cooperative strategies with coastal homeowners and insurance agencies to acquire storm-damaged homes and restore them resilient native vegetation.*

N3.4 Acknowledge the Manuel F. Correllus State Forest as a preeminent center for biodiversity on the Vineyard, and assist the State in its restoration.

a) *Encourage the removal of exotic species and fire hazards, e.g. Red and Scotch Pine, and encourage the creation of donations or commercial applications to do so.*

b) *Encourage the use of prescribed fire and tree harvesting (including biomass for energy production) to provide rare species habitat.*

c) *Encourage the State to provide additional staff and resources to manage the Forest for multiple*

uses (e.g. hunting, horseback riding, etc.) compatible with biodiversity conservation.

N4. Working Landscapes

Ensure that those who wish to make their living from the lands and waters of the Vineyard may do so, and that those pursuits remain a visible part of the Vineyard culture and landscape.

N4.1 Promote the homegrown lumber industry.

a) Harvest white pine from the State Forest for lumber and pitch pine for a variety of uses.

N4.2 Promote farming.

a) Endeavor to provide affordable farmland into the future.
- *Use tax incentives; consider not taxing actively-producing farmland at all (as on Prince Edward Island)*
- *Use more public land for farming.*
- *Adopt local policies (Land Bank, etc.) that agricultural land should produce farm animals or food for people or for farm animals.*
- *Identify the best areas for farming opportunities and form a group to watch for those properties to come on the market and strategize getting farming onto them.*

b) Execute a strong "buy local" campaign and resolve the supply and demand issues involved in making local products more attractive for contract buyers.

c) Plan and execute needed agricultural infrastructure; such as a meat processing facility, a dairy co-op, and greenhouses for winter growing.

N4.3 Ensure that lifestyle issues do not hamper production.

a) Commit to keep farming, fishing, lumbering, etc. visible parts of the landscape and viable as important archetypal icons that should not be allowed to be winnowed out of the Vineyard culture.

b) Make the Vineyard a food destination – foster pride in the Vineyard as a food producer.

c) Spread agriculture widely to reduce focus of impacts on individual neighbors.

d) *Endeavor to make the Vineyard an affordable place for those who work the land to live.*

Water Resources

Achieve sustainable water resources in terms of both their quality and quantity.

W1. Wastewater Management

Develop an Island-wide wastewater treatment/management plan.

W1.1 Manage the treatment and disposal of wastewater in a manner that will reduce the impact on coastal resources and drinking water supply to a sustainable level.

a) Identify water quality and eelgrass habitat restoration goals for each system. The degree of restoration will determine the amount of nitrogen reduction required.

b) Identify potential to lower required nitrogen reduction through improving tidal circulation by dredging. See Coastal Pond system quality objective ___.

c) Initial screen to identify higher density residential areas that offer significant nitrogen reduction potential.

d) Target nitrogen reduction projects.

e) Identify areas projected to continue as private well districts and prepare regulations appropriate to groundwater quality protection.

W1.2 Identify and develop an appropriate management system to oversee the implementation of nitrogen reduction plans on a watershed basis.

a) Agreements between Boards of Health to implement a common, Island-wide policy through mutual commitment to protect coastal resources, possible intermunicipal agreements to address watersheds of common ponds, etc. Use MVC Water Resource Policy as a guide until Massachusetts Estuaries Projects are completed.

b) Create an entity such as a regional wastewater management district with some or all of the powers such an entity can have with one mandate being the lowering of projected nitrogen loads to acceptable levels.

c) MVC revise Water Resource Policy to accommodate new target nitrogen loading as per MEP

d) Utilize District(s) of Critical Planning Concern to create watershed districts that would allow Towns to implement regulations beyond current capability.

e) Encourage installation of wastewater denitrification systems with incentive programs coordinated through local authorities.

f) *Continue to pursue use of Title 5, the State Sanitary Code, to address nitrogen management for coastal pond protection with other regional entities.*

W2. Stormwater Management

Institute Best Management Practices for impervious surface runoff into wellheads, wetlands, streams, ponds and ocean.

W2.1 Reduce or eliminate existing direct discharge of stormwater runoff to surface waters.

a) The Towns and MVC should collaborate to develop a priority list (and map) of existing discharges. The list should be posted on the websites to provide outreach and education to residents and to build support for annual town meeting appropriations for remediation projects.

b) Reduce the volume of direct discharge to surface waters from current stormwater collection systems in Tisbury, Oak Bluffs, Edgartown and Menemsha by infiltrating up gradient segments to the ground.

c) Each community should implement best management practices for stormwater management where runoff is contributing to shellfish bed closures or other impacts to wetlands, water quality, or other natural resources. Known discharges that may contribute to closures include: Oak Bluffs

Harbor, Edgartown Harbor/Katama Bay, Tashmoo (probably corrected), Lagoon Pond, stream crossings in the Tisbury Great and Chilmark Pond watersheds and the Hariph's Bridge crossing at Stonewall/Nashaquitsa

d) Develop effective stormwater pollution remediation projects that include proper design, construction, operation and maintenance of facilities.

e) Reduce direct discharges at stream crossings of up-Island brooks by diversion of runoff into natural vegetation for treatment and infiltration.

f) Require stormwater system management plans and adherence to maintenance schedules to assure optimum system performance.

W2.2 Institutionalize at the local level (through education, laws, and regulations) the use of appropriate best management practices for stormwater management associated with new development and redevelopment.

a) Provide a training program on stormwater management for Conservation Commission members and DPW personnel.

b) Provide guidance and incentives for better site design that reduces stormwater runoff, provides for re-use of stormwater and reduces the need for structural practices.

c) Maximize the retention and infiltration of stormwater on the property where it is generated.

d) Design stormwater systems to capture and treat at least the first ½ inch of runoff.

e) Establish and implement clear criteria to manage stormwater for flood control, channel protection, groundwater recharge, water quality and wetland habitat.

W2.3 Maintain stormwater systems to assure optimum performance

a) The Towns should formalize their catch basin and storm drainage network maintenance program into a plan that will provide continuity as personnel change.

b) All new projects should be required to prepare a maintenance plan for their stormwater collection systems including catch basin cleanout or vegetated treatment area sediment removal schedules.

W3 Use Of The Aquifer

Assure a plentiful supply of high quality drinking water.

W3.1 Assure that future groundwater quality is protected in areas of drinking water supply.

a) In areas where private wells will be the source of drinking water for the future, assure that lot sizes are adequate to allow dilution of nitrogen to below the drinking water standard (5 ppm is the suggested goal). Well to septic separations should be on the order of 200 feet where groundwater flow direction is uncertain. Where groundwater flow is known septic systems should be placed down gradient from wells or along the contour.

b) Identify and protect future municipal well sites targeting the area down gradient from the Correllus State Forest. These areas are to the north and east of the Forest and can be protected with zoning overlay districts similar to the Greenlands Water Resource Protection District. A District limits the housing density, discharge of large volumes of stormwater, the use of hazardous materials and other land use activities that are likely to impact water quality.

c) As an alternative, the Massachusetts DCR should be brought in to discussions about future use of the Correllus State Forest as a drinking water supply site. Current policy is that they will not consider such use unless there are clearly no other options for needed supply sites.

d) Continue to acquire Town land for future water supply sites in these areas.

e) Expand public supply systems into areas where housing density does not assure water quality protection such as Ocean Heights, Arbutus Park, Edgartown Meadows and Mattakeset.

f) Increase public supply system capacity in accordance with projected demand to avoid shortfalls in seasonal delivery of water.

g) Provide incentives to private well owners to test their water periodically to assure that their water quality remains acceptable.

h) Build a database of private well test results with the Wampanoag Tribal lab to identify the groundwater quality in private well areas. If necessary to avoid identifying specific owners,

reference the test results to neighborhoods rather than Map and Lot numbers.

W4 Coastal Pond Management

Circulation and maintenance of ponds to enhance recreational, commercial, sustenance fishing and shell fishing and enhance ecological diversity.

W4.1 Identify the potential tidal flow to all coastal systems and implement a management program to assure that the optimal flow is maintained to assure that water quality is maintained.

a) Identify current tidal flow and options for enhancement through the Massachusetts Estuaries Program.

b) Create management plans for each system to assure that tidal flow is optimized.

c) Put permits in place to allow maintenance dredging to remove tidal flats that obstruct or impair tidal flow both at the entrance to the system and within the system.

d) Acquire dredging equipment if economically feasible to allow timely dredging and to minimize costs.

e) Remove culverts that currently restrict tidal flow into Trapp's Pond and Farm Pond under Beach Road. Identify other similar structures under roads that may be impacting tidal flow such as Hariph's Bridge, Lagoon Road over Mud Creek and the north inlet into Sengekontacket.

W4.2 Assure that mooring fields and recreational boating use of coastal ponds are kept to a scale that will not adversely impact the habitat quality of the coastal ponds.

a) Map mooring fields and identify reasonable limits to their expansion based on knowledge of shellfish habitat, presence (now or historical) of eelgrass beds and capacity of systems such as water, wastewater, dock space etc.

b) Create zoning overlay (Town or DCPC) for water bodies to provide an added layer of protection to limit the expansion of piers into areas where their impacts on eelgrass habitat, shellfish beds or water quality may be excessive.

c) Provide public education on safe bottom paints, appropriate boat maintenance practices to avoid resource impacts and enforcement of safe practices.

W4.3 Enhance the shellfishery by increasing habitat area and quality.

a) Reduce nitrogen loading to acceptable levels to promote water quality and create a suitable environment for eelgrass restoration.

b) Restore eelgrass bed coverage to approximate historical coverage (1951 maps as a basis). [this is more of an objective than a strategy]

c) Increase aquacultural opportunities to obtain resource benefit from the ecological service of water filtration provided by the shellfish.

W4.4 Protect the resource from commercial over-use of the ponds.

a) Prevent use of small-scale watercraft such as jet skis in the coastal ponds.

b) Devise a system for halting the use of scallop drags when the available shellfish population drops below a certain point to minimize the impact to eelgrass beds from over working the system in order to get the day's limit.

c) Limit the scale of commercial enterprises involving motorized craft that are focused on use of the coastal pond systems.

PART 2

Possible Ready-to-Implement Actions and Long-Term Initiatives

Note: The Ready-to-Implement actions for Housing have not been pulled out yet..

Ready-to-Implement Actions

1. Change 15 incandescent light bulbs to compact fluorescents in each Vineyard household

Energy and Waste

The simplest energy efficiency measure and one from which owners most immediately see reduced monthly electricity costs is replacing incandescent light bulbs with efficient compact fluorescents (CFC). Annual savings average about $100 per household.

2. Require new pools be solar heated

Energy and Waste

Mandate that any pool construction or renovation must be accompanied by passive or active solar heating adequate to meet the pool's heating needs. Passive solar heating can be adequate for many situations; others may require supplemental active solar heating systems. Requiring insulated covers would significantly reduce heat lose when pools and hot tubs are not in use.

3. Have SSA provide recycling containers on ferries and at terminals

Energy and Waste

The SSA ferries are the "driveways" to the Vineyard where people – visitor and resident alike – have the opportunity to transition from the mainland to the Island lifestyle and mindset. Providing recycling containers on the ferries and at each terminal introduces/reinforces the "Vineyard way" – that Vineyarders appreciate that all resources are finite and have associated disposal costs and that people are expected to recycle. Recycling to get more use out of materials is just another way Yankee ingenuity and Islander pragmatism is manifested.

4. Require Island car rental businesses to include hybrid cars in their fleets

Energy and Waste

Use of hybrid rental cars would reinforce the "Vineyard way" of being aware of energy supply issues and environmental impacts, and acting to positively address those issues/impacts. The hybrids could thus carry a Vineyard cachet that would appeal to rental customers.

5. Year-Round Accessory Units

Housing

Allow one accessory units on a residential property as of right for use either for monitored year-round housing or by members of the owner's immediate family. This unit could either be within an existing home, as an addition to an existing home, or where they are permitted in zoning, in a guest house. Allowing this as of right would encourage use of this zoning provision. (This is permitted in West Tisbury where it has resulted in the creation of about 30 units since 2003.)

6. Multi-Unit Affordable Housing

Housing

Change the zoning to allow multi-unit housing, such as duplexes, triplexes, quadraplexes, or small apartments, provided all additional units are used for affordable housing. In all cases, projects should meet Board of Health regulations, zoning dimensional limits, building code, wetlands restrictions, and any new construction should harmonize with the character of the neighborhood. Prioritize locations in or close to towns, close to services, and/or where town water and sewers are available.

7. Dormitory Housing

Housing

Create dormitory housing for seasonal workforce housing. The best method is probably to have the private sector take the lead in financing and building projects with condominium ownership of units for use by their employees. The public sector can assist by putting forward zoning measures to facilitate the construction of dormitory housing in addition to in helping to procure land. Dormitory housing could be

in new or existing structures (the possibility of rehabbing the Islander should be explored).

8. Demolition Delay Bylaw

Housing

Demolition delay bylaws similar to those in place in Edgartown and Chilmark should be implemented Island-wide to promote keeping existing houses in place, or when they must be removed, to encourage relocation of structures or, at least, de-construction to recycle building materials. The demolition delay should be increased from 30 days up to 12 months or until the owner arranges to have the house moved to an alternative location. Landfill areas could be used for the temporary staging of homes and the storage of reusable house materials such as doors, windows, and floors. Property owners who donate a building rather than tearing it down should be encouraged to donate their cost savings – the demolition cost and the tax write-off – to the receiving affordable housing entity to help offset the cost of moving the house and of renovation as affordable housing. Encourage businesses or the Martha's Vineyard Refuse District to offer the moving service.

9. Island-Wide Cost Sharing for Community Housing's Infrastructure and Services

Housing

The people of all Island towns benefit from having a community with people at all income levels, including to ensure that there are working people here to run the services and businesses essential to living on the Vineyard. In the past, most community housing has been built in Down-Island towns, where density is higher and property values have been lower. It would be more equitable if there was an Island-wide funding mechanism to allow all Vineyard residents to contribute their fair share to the costs associated with the community housing, notably the cost of education, infrastructure costs (water, wastewater, roads), police and fire, public works, etc. There are good arguments for favoring Down-island locations for much new community housing; these communities would be more willing to support this development if the costs were more equitably shared.

10. Eco/Cultural Tourism

Livelihood and Commerce

The tourist season is short. Our island has much to offer in the other three seasons, especially if we assemble a program that resonates. A well-marketed program of educational, ecological, recreational, spiritual, physical, historical, social, and psychological activities that could run mainly off-season (roughly Mid-October through April), to attract participants primarily from off-Island, but open to our local population. It would be a partnership between the Island's hospitality industry and the Island's rich not-for-profit sector. The aims would be to increase the activities of the community's organizations, to increase off-season visitation and spending by tourists and seasonal visitors, and to increase the appeal of the Vineyard to an aging population. The program could be financed with a modest users' fee on participating inns, restaurants, and other businesses.

11. New Food Production & Processing Infrastructure

Livelihood and Commerce

Improving local agriculture, aquaculture, and fishing benefits the Island's economy, quality of life, and character. Farmers, fishermen, and shellfishermen express needs for infrastructure that we do not currently have. Some of the expressed needs:

- A local meat processing facility for both poultry and large animals;
- A fish-processing facility so that fishermen can sell direct to consumers, restaurants, and stores;
- A dairy co-operative;
- Large greenhouses for year-round produce.

The meat processing facility is an idea that has taken hold. The Island Grown Initiative is leading an effort and has begun feasibility studies.

12. Buy and Produce Locally

Livelihood and Commerce

Too much Vineyard money is spent off-island and not enough goods are produced here. By increasing local production of food, energy, and other essentials, and by maximizing local buying, investment, and ownership, we can minimize economic leakage (money being spent off-island or being paid to non-local business owners, such as N-Star), increase economic multipliers (money spent locally tends to re-circulate several times within the local economy), and assure reliable supplies, control costs, and have access to higher quality goods. A multi-faceted on-going Buy Local campaign that emphasizes the community value, the authenticity, and the economic advantages of local production and buying can begin now, and get stronger and stronger over time.

13. Access Revival Initiative

Natural Environment

There may well be properties, ways and shoreline accesses with public rights that have been encroached or forgotten. Revitalizing these lost treasures could be a very efficient means of enhancing recreational opportunities.

- Methodically inventory under-utilized public properties, ancient ways and shoreline access points.
- Through appropriate legal mechanisms, refine the true viability of dormant rights and accessibility.
- Collaborate among the towns, Commonwealth, Land Bank and non-profits to secure and manage these assets for better public use, both the existing resources and their links in the long-term planning agenda

14. Habitat Restoration Initiative

Natural Environment

Planners and decision-makers need ready access to information on priority areas for habitat restoration and tools to promote that recovery.

- Identify and map priority areas to:
  - Restore native populations and habitats to viable levels
  - Locate compatible land uses
  - Reverse or minimize impacts to lands and watersheds.
- Town boards, planners and conservation organizations can then use these maps to target locations where private and public landowners should be encouraged to embrace practices such as native plant landscaping, native-grass grazing, and undevelopment.

15. Agricultural Lands Initiative

Natural Environment

Agricultural Lands Initiative - In order to assure adequate agricultural land for future local food production, promote the formation of agricultural commissions in each town. In collaboration with the agricultural community, and with technical assistance from the Martha's Vineyard Commission, the agricultural commissions will identify important agricultural lands in each town and implement methods for the protection and availability of agricultural lands and soils for future generations. Methods may include such tools as:

- Chapter 61 A agricultural restrictions (tax breaks)
- Other agricultural preservation restrictions or easements
- Outright purchase of agricultural lands
- Short-term or long-term leasing.

16. Roadside Vegetation and Lighting Initiative

Natural Environment

The character of the Island comes largely from what people see as they drive along Island Roads. The purpose of the Roadside Vegetation and Lighting Initiative is to:

- Open up the views that are an important part of the Vineyard's identity (e.g. Views from Tashmoo and Menemsha Pond overlooks, roadside farms and fields),
- Increase vegetation and reduce exterior lighting along Island roads to strengthen the rural character especially adjacent to public, institutional, utility, and commercial properties, outside of town centers.

In the longer term, this could lead to more general strategies to maintain rural roadside character dealing with fencing, vegetation, and lighting.

17. Landscaping the Vineyard Way

Livelihood and Commerce, Natural Environment, Water Resources

Removal of native Vineyard vegetation and its replacement with excessively large chemical-industrial lawns or exotic vegetation reduces habitat, increases the need for fertilizers and pesticides that pollute our water supply, and undermines the Vineyard's distinct character. An information campaign can help counter the promotion of inappropriate landscaping solutions coming from television advertising and of people moving to the Vineyard with off-Island visions of what constitutes a proper landscape. Garden centers and landscapers could participate by banning sale of invasive species and with a good labeling program. Growing and selling Vineyard plants would contribute to the local economy.

18. Reducing housing density from watersheds that have ponds projected to be impacted by zoning changes, other regulatory approaches or by land acquisition.

Water Quality

Water quality in all coastal ponds is affected by the availability of nitrogen. Septic systems release significant amounts of nitrogen and are the primary source of locally controlled nitrogen. Where pond water quality is likely to be impacted by future growth, a reduction of nitrogen loading from the watershed is one means to prevent water quality problems. Reduction of the total number of houses to be built through lowering density or by outright acquisition for conservation is one component of reducing nitrogen loading. Another approach is to change zoning to require cluster growth patterns that will be compatible with cluster wastewater treatment to reduce nitrogen in the effluent.

19. Appoint pond management committees for each coastal pond assigned to prepare management plans suited to each system.

Water Resources

The Selectmen in each Town should appoint committees similar to the Edgartown Ponds Advisory Committee and the Tashmoo Management Committee tasked with evaluating the needs of each pond system in light of the Massachusetts Estuaries Report and to prepare a responsive plan designed to ensure the long-term sustainability of each Pond. Components of each plan should include: Identification of priority uses of the system.

20. Mapping of water resources.

Water Resources

Identification of management partners including those agencies that play a role in deciding the uses of the pond and the immediate shoreline.

21. An inventory and assessment of all septic systems below the 20-foot contour to id. systems that need maintenance or upgrade.

Water Resources

Wastewater management includes assessing the condition and the position of septic system components relative to surface water features and groundwater. The first step in evaluating the impact of wastewater disposal is to assess the systems. Are they cesspools, tanks and leaching pits or leaching trenches?

22. Divert stormwater runoff into vegetated roadside areas at the stream crossings of the Tiasquam, Mill Brook, Fulling Mill Brook etc.

Water Resources

Typically roads are lowest where they cross streams. This results in a stormwater management problem in that the runoff flows toward the low point at ever increasing speeds. Unless it is diverted into the vegetation slightly uphill from the stream crossing, the runoff will discharge directly into the stream carrying

all the pollutants that are on the roadway surface. Diversion into the roadside vegetation filters out the silt and infiltrates much of the stormwater trapping nutrients, metals and oil in the organic matter in the soil. This is a simple, low-cost way to address the impact of stormwater on these streams that all flow into coastal ponds.

23. Complete the Mass Estuaries Projects

Water Resources

The MEP is the basis for a scientific means to determine the need for nitrogen management. Nitrogen impacts are complex, slowly evolving phenomena that can be confounding to voters and politicians. Significant costs will likely be required to address existing nitrogen loading. In order to gain support for expenditure of funds to solve these problems, we need cutting edge support. The MEP will combine computer models of pond system water quality, circulation and watershed land use that are linked together top allow Towns to project the pond response to various nitrogen-reducing solutions. The models are calibrated by the data collected before and while the system is in the program. At this time, Edgartown Great, Lagoon, Sengekontacket, Farm, and Tisbury Great Pond are in the program. We need to build community support to get the local share of the other eight systems funded.

24. A wastewater management plan for MV

Water Resources

A comprehensive evaluation of how wastewater disposal is currently managed in the Towns that comprise the watersheds of our costal ponds is a necessary basis for identifying options to improve the treatment level. With over 14,000 septic systems on the Vineyard, such an assessment would evaluate options for increasing nitrogen removal capability by on-site, cluster and small package treatment options

25. A training program on stormwater for conservation commissions and DPWs

Water Resources

Stormwater discharges to coastal waters present a potential for simple projects to reduce or eliminate them. Understanding their impacts and options to address runoff issues with non-structural approaches is important to minimize the costs associated with many stormwater systems. The oversight of the discharge of runoff by the Conservation Commissions is important to minimizing these impacts.

Long-Term Initiatives

1. New island-based energy efficiency regulations for building code

Energy and Waste

The existing Massachusetts Uniform Building Code has minimal requirements for energy efficiency. Combinations of efficiency measures can easily produce greater efficiencies and reduce energy consumption and costs for homeowners. Mandate that all new buildings, developments and major renovations be designed to meet an energy consumption performance standard of 50% of the regional average for that building type. Increase the performance standard by 10% every 5 years so that by 2030 or soon thereafter, all new construction is carbon-neutral. The goal can be met through a combination of energy efficiency and renewable energy generation.

2. Create a building materials re-use facility

Energy and Waste

Create a building materials reuse facility to accommodate, sort, reuse and convert materials; direct converted materials to "best use" facility for use as mulch, compost, direct fuel source (wood waste), indirect fuel source (pellets), etc. This could reduce importing of some construction materials and mulch, saving transportation costs and keeping expenditures for such on the Island and increasing the local economic impact through the multiplier effect.

3. Harness enough local renewable energy generation to meet Island's electrical and domestic hot water needs

Energy and Waste

In the face of rising energy costs, potential future energy shortages and environmental issues such as Climate Change, producing as much energy locally as possible will help insulate our economy from an uncertain energy future and help us do our part to lessen the effects of Climate Change for future island generations. Our electrical and domestic hot water needs can be met by 2025 through a combination of large-scale generation projects using wind and solar, and a variety of renewable energy sources for generation at individual home sites and businesses.

4. Require an energy audit and upgrade at sale of house.

Energy and Waste

Energy efficiency is easy and most cost effective way for us to reduce wasteful consumption of energy. Most of the Vineyard's energy is used in operating buildings. Nearly 4 of 5 Vineyard homes were built before 1990. An energy audit of homes upon their sale – similar to the Title 5 septic certification – would identify all efficiency upgrade measures with less than a 10-year simple payback and require the upgrades be made, up to a maximum cost linked to the size of the house.

5. Community–Owned Local Electric Utility

Energy and Waste, Livelihood and Commerce

As an island, we could improve things in many ways if we establish a regional, community-owned electric utility. We could use renewable energy to generate a part (and even, over time, a large percentage) of our power; the utility could sponsor aggressive energy conservation programs to reduce demand; we could control the rate-structure; we could keep significant funds within the Island economy instead of allowing it to leak (flood) off-Island; and we could make high paying, rewarding year-round jobs (in engineering, meteorology, design, financing, environmental assessment, construction, etc.), and keep them here. Many public utilities, across the country, are able to offer lower rates than investor-owned utilities. This effort will not be easy. It's a highly complex endeavor altogether, and it is likely to take a many years. But countless municipalities have their own utilities (think of Hull, not far from here, which is beginning to generate part of its power with wind, with great success). It can be done, and it may be worth starting now.

6. ~~Island-Wide Sharing in the Cost of Community Services~~

~~*Housing*~~

~~Assuming that more than likely new development or redevelopment will take place down island: Blinker Area – Oak Bluffs, Triangle – Edgartown, and B-2 Business District – Tisbury and with the few exceptions up-island. In order to achieve a particular density threshold for housing and commercial development, the island needs to consider creating island-wide funding mechanisms that will pay for the infrastructure costs (water, wastewater, roads) in addition to future costs to service these areas. Future costs could be increased school enrollments, maintenance, potential loss of property tax revenue, or other services that result from development. The funding formula should be equity based so that the host town pays the least amount of money. In addition to the funding, towns that do not provide for such increased density development should provide public access to their town beaches in addition to providing access to open space and expand bicycle paths to link to trails located down island. The goal is to provide a balance exchange of town assets.~~

7. Growth Incentive Zones

Housing

Actively pursue the idea of creating growth incentive zones such as the B-2 Business District in Tisbury. In order for the private sector to develop these areas regional and town governments need to create incentives. One incentive could be to streamline the regional and local regulatory review and permitting processes. Prior to any development, it is assumed that the towns in conjunction with the MVC have carefully planned for these areas. Once the planning stages and infrastructure measures have been completed then there could be a Memorandum of Understanding between the towns and MVC that all future development within these districts are not subject to the MVC's DRI review process unless there are some extraneous circumstances that would require the assistance from the MVC. A growth incentive zone will not be successful without the partnership between the public and private sectors. The MVC giving decision-making power and control to the towns is an important component to this arrangement.

8. Commercial and Agricultural Land Incentives and Mechanisms

Livelihood and Commerce, Development Management and Land Use

We need more dedicated agricultural land. At the same time, we need appropriate in-town places for businesses to locate. The two go hand-in-hand in a prosperous local economy. A collection of initiatives might lead us in that direction; for example

Commercial

- Property tax incentives for land owners and/or business owners who satisfy all or some of the following criteria: create year round living wage jobs; locate essential anchor businesses in downtown centers; create import substitution businesses.
- Zoning changes and/or incentives that allow taller buildings in downtown areas and that promote downton residential uses above businesses;
- New town centers where essential businesses (grocers, pharmacists, bankers, hardware, etc.) could locate close to population centers that are away from current town centers;
- Expanded area for craft-based and export-oriented small manufacturing and service businesses, and wholesale and industrial uses, to locate.

Agricultural

- Agricultural deed restrictions equivalent to affordable housing deed restrictions (setting aside land that can only be sold for its value as productive crop or grazing land) can work to create a pool of agricultural land;
- Assembling an "agricultural zone" like the Intervale in Burlington, Vermont (www.intervale.org) where farms and agricultural infrastructure (composting, meat

processing, dairy co-op, greenhouses, etc.) can locate.

9. Make Waste Into Products

Livelihood and Commerce

A tremendous quantity of useful goods is currently shipped off-island at great expense. If we added three components to our current waste system – a large-scale composting facility, a used building materials exchange, and a comprehensive recycling facility, we could make jobs, products (compost, building materials) and significantly reduce costs all at once.

10. Undevelopment

Natural Environment

Purchase remainder interests ("life estates") from willing sellers in prioritized areas. At the end of the owner's lifetime, remove/recycle the house, restore the land to native vegetation and provide public access.

- Helps reunite tracts of land large enough to absorb multiple uses and still provide for biodiversity and cleaner watersheds
- Can be relatively inexpensive because property is acquired in the future (the longer the buyer waits, the less expensive it is)
- Allows current owners (and/or heirs) to remain living where they are; benefits sellers before economics force them off Island.

11. Growth Incentive Zones

Development Management and Land Use

Actively pursue the idea of creating growth incentive zones such as the B-2 Business District in Tisbury. In order for the private sector to develop these areas regional and town governments need to create incentives. One incentive could be to streamline the regional and local regulatory review and permitting processes. Prior to any development, it is assumed that the towns in conjunction with the MVC have carefully planned for these areas. Once the planning stages and infrastructure measures have been completed then there could be a Memorandum of Understanding between the towns and MVC that all future development within these districts are not subject to the MVC's DRI review process unless there are some extraneous circumstances that would require the assistance from the MVC.

Minutes of Island Plan Steering Committee May 12, 2007

Appendix 2: "Voting" Results of Draft Proposals

Key: 3G = three green (favorable) votes
1R = one red vote indicating a concern (negative, clarifying, or editorial); these are listed when provided on supplemental sheets for this purpose – bracketed text is taken directly from the sheets people placed their dots on.

Part 1 – Emerging Directions

<u>Energy and Waste</u>		2R	Why suggest thing that cannot be implemented locally – especially if they will alienate/anger people?
E1			
E1.1		2R	No mention of energy sequestration – credit for woodland
E1.2 b)	4G	1R	
E1.3 a)		1R	Should not use DCPC language prematurely
E1.3 b)	1G	1R	
E1.4 c)	1G	1R	Not within our power
E1.4 e)		4R	Take trucks/tractors into account, don't penalize along w/ SUVs
E1.4 f)		1R	
E2			
E2.1	1G		
E2.2 a)	1G		
E2.2 b)	1G		
E2.3 d)	1G		
E2.3 f)	1G	(last bullet?)	
E2.3 k)	1G		
E2.3 l)		1R	
E2.4			
E2.5	2G		
E3			
E3.1	2G		
E3.2	2G		
E3.3	6G		
E3.4			
E3.5	1G		
E4		2R	(B) It doesn't say <u>how</u> to do this, and it is a <u>very big</u> thing to do
E4.1			
E4.2		2R	
E4.3			
<u>Housing</u>			
H1	2G		

H1 a)		1R	2,400 units is a <u>huge</u> number. John Ryan's housing needs assessment suggested 1,000 – 1,200 is the right number
H2	1G	3R	Only rent one, i.e. one must be owner-occupied
H2 a)		3R	Danger of density enabling population increase
H2 b)		2R	Where? Smart growth [answered in Initiatives section]
H2 c)		3R	Don't short-out approval process Very high proportion affordable
H2 e)	1G		
H2 g)	1G		
H2 h)		1R	
H3	1G		
H3 a)	1G		
H4	1G	1R	
H4 f)	4G		
H5	5G	1R	
H6	1G		
H7	2G	1R	[combine with H1]
Orphan a)		2R	No – public land not to be developed
Orphan e)		1R	
	1 orphan R		Charitable remainder trust & retiree wills to affordable housing

<u>Livelihood and Commerce</u> 1G

L1			
L1.1	1G		
L1.1 b)	1G		
L1.2 b)	1G	1R	Encourage higher education and certification courses (teachers, etc.)
L2.1 a)	1G	2R	Define "anchor business" (pharmacy, P.O., grocery, hardware) and L5.1 Tax credits means property tax relief and less income for towns – how will this work?
L2.2		2R	
L3			
L3.1	4G		Yeh! We need a common courtesy course for business owners
L3.2 a)		1R	
L3.2 c)	1G		
L4	4G	1R	Hire local people who are already vested & housed
L4.1	2G	1R	
L4.1 b)		1R	
L4.2	1G		
L4.3	2G	1R	
L5	1G		
L5.1	2G	1R	
L5.1 a)		1R	

L5.2 a)		2R	

Natural Environment

N1	1G		
N1.1		1 R	
N1.3		1 R	
N1.3 a)	1G	1R	
N2	3G		
N2.1	1G	1R	Roadside view – "character" is more than superficial; must go deep
N2.1 b)	1G		
N2.1 d)	1G		
N2.1 f)	1G		
N3			
N3.1	1G	1R	
N3.4		1R	(cited for N3.3) Provide recommended guidelines for people pursuing building permits
N3.4 a)	3G		
N3.4 b)	1G		
N3.4 f)	2G		
N3.4 G)	1G	1R	
N3.5	2G		
N4	1G	3R	
N4.1	1G	1R	
N4.2	2G		
N4.2 b)	1G	1R	
N4.2 c)		1R	
N4.3		1R	
N4.3 c)		1R	What does this mean? Also missing: Reconcile organic vs. conventional farming

Water Resources

W1	2G		Nitrogen reduction from lawn fertilization
W1.1	2G		
W1.2	1G	1R	
W2		1R	[sequentially follows W1]
W2.2	1G		
W3	1G		
W3.1		1R	[sequentially tied to W1]
W3.1 h)		1R	Collate existing data bases
W4		2R	[tied to W1] Catch predators

Part 2 – Promising Initiatives

Short-Term Initiatives

S1.	6G	1R	
S2.	1G		
S3.	2G		
S4.	4G	2R	Limit rental fleets
S5.	3G	4R	Only allow rental of one unit
S6.	2G	2R	
S7.			
S8.	1G	1R	
S9.	4G	1R	
S10.	6G		
S11.	4G	2R	re greenhouses
S12.	9G		
S13.	4G		
S14.	3G		
S15.	1G	1R	[long term # 8]
S16.	5G	2R	Purchase roadside lots or development for visual perception Reduce exterior lighting can be coordinated with energy/waste initiatives as well as livelihood/com.
S17.	6G	1R	Produce guidelines booklet for architects and landscape designers
S18.	4G	2R	Lawn fertilization it equivalent to septic nitrogen
S19.		1R	
S20.			
S21.	4G	1R	
S22.		1R	
S23.	1G	1R	
S24.	3G	1R	
S25.			

Long-Term Initiatives

L1.	5G		
L2.	3G	2R	[long term # 8]
L3.	5G	2R	Not significant enough for short list [livelihood]
L4.	2G	1R	"Require" sounds draconian, better to work with companies so most of fleet are hybrids – may not be able to do
L5.	6G	1R	
L6.	deleted		
L7.	5G	1R	
L8.	1G		
L9.	6G	1R	
L10.	3G	1R	

Additional Comments from Attendees

Additional Possible Initiatives

1) (Nat. Env.) Tranquility – machine noises are not natural & are largely unnecessary. Look into techniques to muffle or eliminate them. c.f. Neighborhood Character
2) Coordinated program splits land being acquired for conservation, when appropriate, to use part for affordable housing.

General Comments

Water opportunities are sequentially related. They cannot or should not be pursued in parallel. Suggest consolidating into fewer.

(Pertaining to all topics) Many of these opportunities (e.g. zoning changes, island-wide funding, etc.) are very dependent on governance. Need to be thinking about, preparing for, reactions to questions about "how will we implement these things?" Not as a brake on visionary thinking but as a side effort so we are prepared to head-off challenges.