

## Notes on Planning

### Planning and Managing the Island's Future

#### Outline

*Shaping a Conservation Future. To 2100 and beyond. An open-ended vision.*

An exploration of scenarios of the future based on a consideration of history, ecology and the visioning process by island residents.

#### Issues

Development – Limiting/Accommodating growth. Priority #1 – Island Plan.

Connectivity.

Water - Ponds pollution; groundwater contamination

Sea Level Rise

Grains of Sand – features to lose.

Menemsha, Quansoo and other trees. Open field Cedars. Distinct vegetation patterns.

#### Ecological

Wildlife – deer, ticks, skunks/coons, disease, coyotes, cats

Loss of grasslands, shrub habitats, early successional

Disturbance – insects, wind, ice; sea level change; wildfire

Climate change

Cultural versus natural

Invasives

#### Challenges

Species lost; new species, new habitats with novel assemblages

No stationarity; Change a constant but not constant

Legacies and inertia

Looming changes/impacts

Conflicts – Wildland x working; fire x mowing; interior forest x agriculture.

#### Mechanisms

MVC (Island Plan), Land Bank, Conservation Roundtable, Town/State

## Island Plan

Alliance – Tourism and Conservation. Trails. Access – woods, beach, fields, plain. Most people won't use it; most people don't need much; will just pass through.

**Cultural and Natural Landscapes.** Melding conservation, management and agriculture. Manage for past x manage for future.

Open lands – Farming as conservation management – organic farm; expansive pastures; scrubby pastures and margins; crops. Fire – overblown and impractical: safety; air quality; expense; limited; places where once every 10-20 years works.

Old forest natural landscape – Seven Gates-Woods-Waskosims-PHS-Cedar Tree Neck. Shaped by natural process; stone walls; woods roads; quarries; channels, drains, cellar holes.

## Resources

Richard Bradshaw & Others on Management-Natural Forests-Sustainability

<http://books.google.com/books?id=XCy7iTqcFVcC&pg=PA52&lpg=PA52&dq=Bradshaw+What+is+Natural+Forest&source=bl&ts=UDUPVPEb4C&sig=f8H-EL10zNdGf3WLguOzMBXi1CM&hl=en&sa=X&ei=Y78BVLeuK9ewyASmmoHICg&ved=0CEIQ6AEwBA#v=onepage&q=Bradshaw%20What%20is%20Natural%20Forest&f=false>

**The Martha's Vineyard Byways Study. VOLF. 1976. All kinds of travel and access.**

Figure 33: VTA Ridership (by fiscal year ending June 30)

	2001	2005	2007	2008	2009	2010
July	74,760	200,671	218,789	228,006	261,735	245,214
August	76,748	214,511	235,105	254,856	286,044	265,384
September	31,680	89,664	102,510	118,503	107,317	131,257
October	16,313	44,558	51,790	62,250	69,594	60,675
November	5,562	12,894	20,081	24,920	29,142	28,092
December	3,194	9,173	16,424	18,739	23,381	22,859
January	2,714	7,008	14,605	18,827	20,659	20,364
February	3,129	8,013	12,987	18,980	20,720	20,040
March	4,082	10,741	18,050	23,792	25,737	26,987
April	10,867	17,843	25,265	34,355	38,125	39,630
May	43,484	43,891	69,461	78,874	84,607	91,324
June	88,062	110,243	133,831	149,095	136,628	147,514
TOTAL	360,595	769,210	918,898	1,031,197	1,103,688	1,099,340

### 3.16.1958 BG Bridge to Vineyard

General Court asked to appoint committee to evaluate potential

### 1.27.1967 VG Dinis gets yes from Kennedy and Udall

District Attorney Edmund Dinis – New Bedford. Proposal that Elizabeth Islands and part so MV be purchased by National Park Service. Made during MV visit.

Federal ownership inevitable if MV local governments not organized into a centralized authority. Argued for one township on MV – single police authority. Not well received on MV.

“Thank you for your recent letter informing me of your desire to see the island chain of Martha’s Vineyard [presumably MV and Elizabeth Islands] into the National Park Service.

I too feel that this proposal is a very excellent idea which should be considered by the officials of the Department of Interior. Accordingly, I have contacted officials in the Department of Interior urging that the most favorable consideration be given this proposal”.

#### **11.26.1971 VG Harvard Research Bureau Study for K Bill**

Had researched CCNS issues also

“At this point in time, market forces are such that much land on the islands is ripe for development. On both Nanucket and Martha’s Vineyard, new large-scale tracts are, generally speaking, completely out of character with the patterns of growth established on the islands over the centuries. The fragile beauty of the islands, once destroyed, cannot be retrieved. Neither can the lost opportunities for public recreation be reclaimed. Only immediate action can guarantee that future generations will find Cape Cod’s offshore islands almost as this generation has found them. And that is the purpose of the legislation.”

Reprint of Congressional record from 11.12.1971 by William McSherry, Renwick Martin, Edwin Miller; - legislation must achieve preservation and recreation and related development; otherwise ecological balance of islands will be destroyed; current – unguided haphazard development;

Diverse ownership so single heavy-handed approach will not work; will also need to restrict number of people;

5 criteria: Must – respect existing POS of TTOR, ACK Conservation Foundation; MAS etc.

Allow for some residential and commercial uses in some areas; (ACK population is much lower than peak of whaling);

Preserve as wild some unique areas

Allow for continued uses in other areas

Ensure public access; intensive uses in concentrated areas with large stretches in pristine natural state

By: Full fee and easements: latter – bundle of rights purchased; allows continued private ownership; lower costs; land remains on tax roles; no public maintenance costs; remains productive; But less flexibl, may be high admin costs;

Could use zoning; or enforce with just compensation

Island Trust Concept – Trust Commission comprised of individuals appointed by federal, state and local officials who formulate zoning and acquisition plans that are submitted to local officials; local zoning power is granted by state to the commission – novel feature; if locals don’t zone then commission will;

Do not interfere with settled villages

Purchase all beaches in fee (but still have some not purchased and private)

Lands Forever Wild – with trails; guarantee continued ownership for specified time;

Other Lands – with restrictions to ensure existing development and future activity is compatible;

Ag and forestry remain compatible

#### **4.4.1972 (2002?) VG OB Votes to withdraw from MVC**

Requires additional vote and act of legislature

Due to rejection of Down Island Golf Course

Jim Athearn – more home rule with MVC than without

#### **4.23.1972 BG**

Bombshell. Fact that it surprised people and that they have no other proposal shows how much it is needed. A half dozen proposals and plans since 1930s point out problems and pressure for future development.

Despite local involvement Secretary would head and be administrator.  
Half of MV unzoned. Biggest uproar there.  
DCPEDC only six months old.

#### **5.1.1972 VG Islanders form committee to fight K bill**

Carroll claims that K introduced legislation without consulting any county or town elected officials

#### **6.5.1972 OpEd Anne Simon**

K bill –innovative bill, first in nation to provide mechanism to plan and conserve nature.  
Country vs a few thousand residents.  
One housing start a day.  
No island wide goals yet. Towns fiercely independent.

#### **7.23.1972 BG Islanders move on land curbs**

All Selectman's Assn – 9 guidelines for potential developers. In response to K bill

#### **5.28.73 BG**

Anne Simon – thinks compromises in K Bill already gone too far. Book called a love letter to the island's natural features not its people. Surprising little warmth or relationship to people despite 23 years on MV.

#### **6.7.1973 Consensus Document**

This Committee, the members of which have signed their names to this report, met on the Vineyard eight times during the period of February through May, and twice went to Boston to meet with Federal and State officials. At each of these sessions Kevin Lynch of MIT and Gay Head acted as moderator and advisor. After intensive review of land control methods and many decisions, the Committee concluded that there was a need to:

1. moderate the annual rate of residential (second home) construction, while making ample provision for housing for low and moderate income Island residents;
2. preclude development from certain fragile areas;
3. improve the quality of development, and;
4. establish policy for transportation and access, both within and to the Island.

The meetings with State and Federal officials were held to answer six questions: Is it possible to enact legislation which would

1. Permit a community to control and preclude development in fragile areas?
2. Permit a community to control the quality of development through the review of site plans?
3. Permit a community to control its residential growth rate?
4. Put land use proposals which have Island-wide implications under the control of an Island-wide authority?
5. Provide financial assistance for the acquisition of land which cannot be adequately protected by police power techniques, or for other necessary activities?
6. Make an Island-wide authority responsible for policy for the future of the transportation network both to and within the Island?

In return, what degree of control would the delegating authority wish to reserve for itself?

Agrees on Island-wide Council or Commission "The Council" - voters (disagreement on this);  
9; DCPEDC acts as planning arm  
Would preserve and protect; oversee island-wide activities (size and impact threshold);  
regional transportation; establish island-wide growth rates; eminent domain with town  
approval; technical assistance; receive funds;

### III. Conclusion

Except for the opposing views as to the representation of the non-resident taxpayers in the Council and the method of selection of members other than those elected by the registered voters, the undersigned generally concur with the foregoing statements and encourage public debate on the points raised. The Committee members support the establishment of principles useful for responding to any legislative proposals dealing with the development of Martha's Vineyard, and hope that they may aid in developing a public position from which to modify pending legislation at either the State or Federal level. The Committee is agreed that concerted action to control the future development of the Island is a matter of urgency.

/s/ James Alley  
Robert Carroll  
Nicholas Freydberg  
Shirley Frisch  
Anne Hale  
Herbert Hancock  
Henry Hough  
Daniel Hull  
Larry Look  
Dean Swift  
Edwin Tyra

#### 7.16.1973 NYTimes

Senator Brooke comes out as opposed. Waited 15 months to come out with opinion. Supports Governor Sargent bill.

Shirley Frisch "We have a delightful life here nine months of the year".

Herbie Hancock "the land would become worthless to all except raccoons and conservationists". Congress will "vote these islands into a miniature socialistic land set-up"

#### 10.1.1973 BG Plan for MV

Gov Sargent's bill seen as a supplement to federal legislation.

Governor: only way to save MV is to purchase it or easements but his bill could go long way in controlling growth. Has similar desire to control land use and protect large swaths in various ways but through regulation.

DRI and DCPC concepts and 18 month moratorium.

MV marvelous microcosm for bill and approach that could have broader application.

What is needed to save Martha's Vineyard at this point is not perfection but innovation and the prompt and determined implementation of controls. Gov. Sargent and Sen. Kennedy both acknowledge the need for partnership and dual legislation to accomplish this goal.

#### 1.1.1974 Martha's Vineyard: The Development of a Legislative Strategy for Preservation. Boston College Enviro Affairs Law Review Vol 3, Article 9

Another, rather surprising factor which has been mentioned is the fact that Martha's Vineyard contains six towns, and Nantucket only one. 122 The rivalry engendered by this division, it is said, prevents the Vineyarders from cooperating on any major project. As an example, a minority of the Vineyarders to Amend, Subcommittee on Commission Authority, objected to

the bill's provision that Commission members were to be elected separately from each town, on the grounds that such a procedure would only encourage divisiveness. 123 Other Vineyarders, seeking to protect the interests of the smaller towns, have suggested that Commission members be elected at large, with a provision that not more than two could come from each town.

The attitude of the Department of the Interior has had some effect upon the outcome of these negotiations. The Department is reported to want nothing to do with the Islands Trust Bill, which it sees as imposing a thankless task, a tremendous drain on resources with no compensating benefit. 150 Kennedy's staff claims, however, that if the bill is to be passed the Department wants full control over the regulatory procedures established under it, and that placing too much power in the hands of local officials might increase the opposition of the Department and seriously impair the bill's chances of passage in Congress.

Although the drafters of the two bills do not see them as mutually exclusive, but rather as complementary, other observers feel that passage of the Crampton Bill, which is regarded as highly probable, will make it much less probable that Congress will see fit to impose an additional layer of Federal regulation. 152 It is therefore in the interest of Kennedy's staff to present a bill which seems to provide a needed complement to the state bill, helping state and local governments toward agreed-upon goals. If the pattern of previous revisions is followed, however, any changes in the final version of the Islands Trust Bill will be long on form and short on substance.

In this respect, passage of the Crampton Bill would seem to make the goals of the Islands Trust Bill easier to achieve. A locally constituted body, which was directed to promote the health, safety, and welfare of the population through the application of sound ecological and planning principles, could accomplish a fairly broad range of regulation under the aegis of the police power, thus taking a large number of restrictions out of the "compensable" class and limiting the number of cases in which Federal funds would be required. If the Crampton Bill is passed, but not the Islands Trust Bill, its effectiveness will depend entirely on the vigor with which its provisions are applied by the Commission and town governments. There is no reason to assume that such application will necessarily be slipshod. As of March, 1974, local governments on both the Vineyard and Nantucket have begun to make serious efforts to protect their communities through the development of innovative zoning bylaws. 155 A probable result of passage of the Crampton Bill by itself is the eventual transformation of the Vineyard into an attractive, well-planned upper middle class resort. The desirability of this result, as against the more stringent preservation embodied in the Islands Trust Bill, is for Congress to decide.

### **11.17.1974 BG MVLWC land use law off ground**

Staff of DCPEDC will be replaced; staff transferred to MVLWC;

Moratorium on subdivisions >3 lots

First job – identify DCPCs

No power of eminent domain or funds to purchase land

K Bill would adopt same commission; adding one Interior Dept member; and would have funds to purchase and 3 zones" Open Lands (formerly Forever Wild) Resource Management (Scenic Preservation); Town Lands; map is most objectionable aspect – being revised;

### **12.1.1974 BG Boston developer making killing with Spring Point – 1974**

LandVest \$620K – ½ - 1/3 value; also could have developed many fewer houses

Charles Russell Lowell Putnam – 320 acres

49 houses as 50 is threshold for needing detailed property report for prospective buyers

4000 feet of water frontage

1972 - Katherine Graham paid \$6278/acre for 217 ac Mohu; Robt McNamara \$7439 2000 feet of frontage  
LandVest began 1968 – image as much conservation as real estate

### 6.19.1976 BG Interior Dept calls Island Bill unworkable

6.18.76: The legislation is designed t”to perpetuate the exclusive life-styles of the inhabitants of these areas.”

“will be a complex, complicated, confusing undertaking that is neither legally desirable or workable” Douglas Wheeler, Deputy Asst Secretary. “state land-use problem”

Kennedy”This legislation simply means that the future of this area is in the hands of those who live there, not in the hands of profiteering developers”

Opposed by DCC Shirley Frisch, Rep. Terrence McCarthy of OB

Also opposed by Defense Dept, which uses Nomans Land Island

April 5 – ACK residents opposed a federal land use plan 1151-842

### MVC Sengekontacket DCPC Decision 3.4.1976

Pare Lorentz nominated Senge – citizens petition. MVC had already nominated Major’s Cove area. And, separate nomination for Island Properties area. Then consolidated all into the Senge proposal.

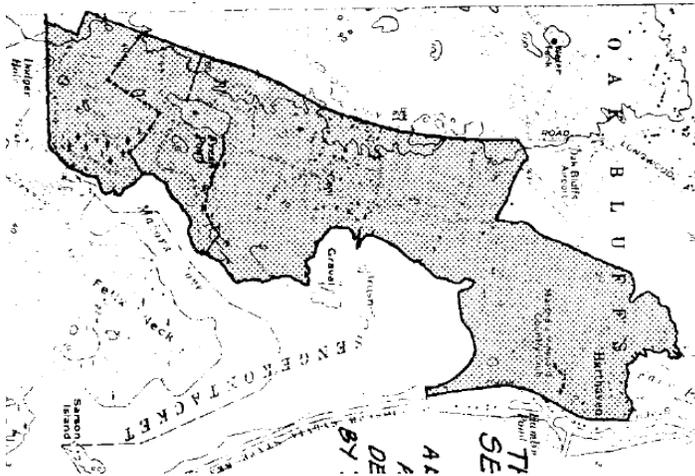
Designates “the Ponds District”. Arguments: natural history, cultural history, water quality, shellfishing and finfishing, etc., traffic,

Refers to M&E study regarding water use numbers by suburbs etc.

VCS 1973 report on “Important Wildlife Habitats of MV” - Senge is “prime”

Establishes size and growth rate criteria.

Gus Ben Davis, Alvin Strock an opponent to DCPC – Bob Woodruff proponent, Bill Wilcox, Linda Marienelli



HBH (date?) “The defeat of the Kennedy Bill Cannot be accounted as other than a major disaster, the rejection of the final opportunity for self-determination.”

### 8.22.1978 Onassis purchase confirmed

375 acres \$1.15m from Hornblowers who were represented by LandVest.

No structures – plans on building one.

Black Pond and Lily Pond. Almost one mile of shore.  
Inherited \$26m from Onassis

### **9.27.1981 BG Wampanoag land vote**

238 acres shorefront Common Land to be kept wild and 175 acres buildable land to be purchased from a bankrupt development firm (Strock Land). Would lead to 1195 acres of total 3400 acres – vote on plan to return land or go to Tribal Court and Gay Head Taxpayers Association. Began 1976. Issue holding up is ownership of beaches. Town wants 50-foot wide strip to provide non-Indians beach access. 43 Indians sued for entire own – 3400 acres. Violation of 1790 Indian Non-Intercourse Act.

Settlement advocates – 238 acres would add to 703 acres already owned.

### **1.06.1984 BG ACK Land Bank**

300 realtors

LB legislation signed December 1983; ratified by special town meeting; should take effect Feb 1, 1984.

First \$100K is exempted

Half of legislators have homes on ACK

1940s prices were 60% of Vineyard; now double

### **1985 Chilmark Master Plan - Introduction only**

In prior years Chilmark's isolation was its protection.

Even with 11/2, 2 and 3 acre zoning if pressure continues Chilmark will become suburbanized.

### **09.13.1987 BG**

TISBURY It was a hellacious summer on Martha's Vineyard by anyone's standards: There were more visitors, more cars, more traffic accidents and more demand on telephone and electric utilities than anyone could remember.

The crowding triggered rumblings of discontent, rumblings that grew louder when news broke in July that developers had bought part of South Beach in Edgartown.

Now, as hundreds of year-round and summer residents marshal forces to battle a proposed bank supermarket development on State Road, the murmurings of unhappiness over rapid development have become a full-fledged roar, the likes of which this resort island has never seen.

The major issue in the public eye is a proposal by MVY Realty Trust to develop a 7.2-acre parcel on the Oak Bluffs line into a 19,500-square-foot supermarket, a 25,000-square-foot headquarters for the Martha's Vineyard National Bank and parking for 326 cars. Realty Trust's principal is Edward S. Redstone of West Tisbury, who is also chairman of the board and majority stockholder in Martha's Vineyard National Bank.

Redstone dropped plans for a similar but larger project in Oak Bluffs last year after Town Meeting voters refused to approve a zoning change to accommodate the development.

Citizens for a Livable Island - Craig Whittaker, Shirley Feldman

Reston said there is a sense among year-round and summer residents "that the Vineyard is

being driven to the wall." In its Aug. 28 edition, his paper detailed what many called a troubled summer: The number of moped accidents increased 240 percent, from 92 last summer to 220 this summer, including four fatal crashes; the electric company asked large businesses to reduce energy consumption for fear that demand would outstrip supply; some residents had to wait a month to get telephone service installed, and the phone company couldn't handle the volume of calls placed at peak calling hours; towns are running out of space for solid waste and sewage disposal.

MVC approved pending final environmental plans.

### **1988 Harris Poll Sounds Alarm VG 6.27.2013**

Late Reagan years – economy booming. MVLB 2 years old; MVC a decade plus

First affordable housing – youth lots going into effect

SSA – bookings needed by January for July-August; but guaranteed standby causing gridlock  
WH

No public transport; record moped accidents 1987

Poll – overrun by development; residents and summer people;

### **BG 1.23.1993 Revisit Redstone**

7.2 acres. Redstone bought in 1986; Late 80s - Proposed supermarket and bank – largest commercial development on island; 1991 abandoned plan due to VCS etc; too large, water into Tashmoo, traffic;

Then said would form committee of 12 islanders to determine future Rapaport, Logue; met 12 times over 17 months;

Part long-term parking for SSA;

Previously owned by James Taylor; auto garage; arts center; Greek restaurant

### **4.11.1999 Land Bank history – try and again**

ACK Legislation 1983; island-wide referendum 1984;

MV 1985 legislation; referendum 1986

Very difficult to emulate: real estate lobby opposed; Weld & Celluci administration opposed taxes;

CC – 1998 15 towns – 3%

Growing support nationally

### **7.9.2000 NYTimes Housing Curbs on MV**

5/6 towns voted curbs on new buildings (not Tisbury) – 243 permits (average number since 1983). 339 in 1998; A – 6; C – 18; WT – 54; E – 93; OB – 72

will review curbs in 3 years;

ACK – cap in 1997 (110 permits)

Island Co-housing completed 4 acres – 16 houses (\$125-310K); total 30 acres

Ben Clark & Suzanne – disassembled manor Simon Athearn built in 1730 in WT; rebuilt in Chilmark

### **3.12.2002 MVC departures; reflecting on T & E as OB is up**

T (took 3 years - 1980; steamship) and E (took one year - 1978; DCPC) both rejoined in 1984;

OB approved in 1977 ballot but then reversed in 1978

T – MVC denied second slip;

E – developers ran amok; South Shore Trust – CT developer 28 ½-acre lots in Katama, town tried to cite DCPC, eventually built 51 lots after settlement; Vineyard Acres II – RI developer Louis Guiliano and Patricia Lett 245 acres in 145 lots off E-WT, approved but never built, became golf course; ; Stanmar Inc; Ben Boldt

**4.11.2002** MVC votes to allow rebuild of historic inn in VH in one session. To be named Mansion House.

**11.14.2002 VG Fairwinds 40B** in Tisbury, west of center and just E of Tashmoo Jim Athearn, last night's lone abstention, said he couldn't quite answer the question of whether or not the project matched the fabric of the existing neighborhood.  
"I'm pretty appalled at what passes out there - it's not really planning. It's random.

**2.18.2005 VG** "Looking for land for affordable housing is following the prevailing American principle that it is okay to consume land for immediate benefit because the land is infinite," said Mr. Athearn, an Island farmer who traces his ancestry on the Vineyard to the mid-17th century. "This is the principle that killed the buffalo, put industrial development on farmland, and built over 6,000 houses on Martha's Vineyard in the last 30 years. "He said the project also violates smart growth planning principles, which call for new developments to be located close to town centers and existing services. Instead, the new subdivision will develop a wooded site that he sees as key to keeping Chilmark rural. "The selectmen have argued that this proposal is protecting a rural standard. But I submit that it's actually a suburban standard that's been generated in the last 30 years," Mr. Athearn said. "It is a housing style that people have grown comfortable with. But I don't think it looks back far enough in history or forward enough into the future to protect what we think of as the rural character of Martha's Vineyard." A number of commission members said they agreed with Mr. Athearn in concept, but countered that many of his ideas were unfeasible as a practical or economic matter. Chilmark selectmen said earlier that they could not find a more suitable location to build affordable housing.

**2.02.2006** Master Plan for Tisbury links Downtown and Waterfront

**12.21.2006** TGP Beach Access on Land Brank Property. Property purchased anonymously.

### **June 2007 MV Magazine- Access**

Wait! Did you hear that?

That was the sound of something  
being not discussed.

We're famous for it.

That's why you don't hear a peep  
when the beach we walked all winter  
is the beach we get kicked off of all summer.

almost two-thirds of Martha's Vineyard's beaches are legally, if not always in practice, closed to the public. According to 2005 Martha's Vineyard Commission figures, 124,565 linear feet, or 37.5 percent, of the Island's shoreline is open to all. The remaining 62.5 percent is either restricted town beach – 4,090 linear feet, or 1.2 percent – or land held privately in one way or another.

Bulger tried to change with state law

Black Point, Quansoo, and Hancock, three prime upIsland beaches, are sold in narrow strips,

with a common parking lot. Although these strips are individually shown on assessors' maps, most owners probably never know where those individual pieces are located, although it is possible, at considerable survey expense, to locate your bit. Thus, when you buy in, you get notional title to a skinny bit of land running roughly at right angles to the ocean, but what you get in reality is the right to use the whole beach. Keys have traded for more than \$400,000.

**12.04.2008** Letters concerning proposed bike path for Chappy

### **Edgartown Community Development Plan 7.30.2004**

Steering Committee from town but prepared by the MVC with cooperation of selectmen etc.

Each of the Island's towns reflects its origins: Edgartown as the historical home of master seamen during the whaling era and still the seat of County government; Tisbury as the Island's year round gateway and market town, Oak Bluffs as the Island's first summer resort and continued concentration of summer activity, West Tisbury and Chilmark as agricultural villages, Aquinnah (formerly called Gay Head) as the Island's remaining Wampanoag Indian settlement and the site of perhaps the Island's most recognizable feature and only National Natural Landmark – Gay Head Cliffs. Three-quarters of the Island's population is distributed equally among the three "down-Island" towns: Tisbury, Oak Bluffs and Edgartown, each with a busy commercial town center. Vineyard Haven in Tisbury serves as the Island's main port, seconded by Oak Bluffs in the summertime. The three "up-Island" towns, West Tisbury, Chilmark and Aquinnah are more rural in character.

MVC published the Regional Island Plan in 1991

### **MVT 2.15.2012 Dukes County must be extinguished**

Dukes County Charter Study Commission 2006-2008 produced nothing  
MA Dept of Revenue review of finances and structure said Study missed point. DC does little. Little confidence; good support for local government;  
"we do not believe the county government is at all well positioned to fulfill a meaningful role in the regionalization of municipal services."

### **VG 5.21.2014 David Kinney. The Big One (excerpt from book about fishing)**

On the surface, the six towns of Martha's Vineyard appear to be strangers adrift on a life raft, with little in common except for their mutual separation from the rest of the United States. One is all dunes and cliffs and giant homes, another is a closely settled harborside village with white picket fences. One has a waterfront park, an old-fashioned carousel, and a collection of gingerbread cottages. Another is farmland and scrub oak. Packed onto its 104 square miles today is an eclectic population of more than fifteen thousand that swells to seventy-five thousand in the summer. Both numbers have risen sharply over the past four decades as more and more newcomers have discovered the Island. The wealthy came for peaceful summer homes and the workmen came to build them. Writers, intellectuals, artists, and hippies came to be inspired by pastoral simplicity and isolation. Middle and upper-class blacks came to vacation in a place known for its racial harmony. The AARP set came to retire. Film stars and celebrities came to escape their fish-bowl lives. And they are all

still coming. Every day in July and August, tourists arrive by the boatload to swim at the beaches, rent mopeds, and see the famous sights. They leave their dollars and take home their Black Dog T-shirts. In all, 1.7 million people visited the Island in 2007.

**9.14.2012 MVLB – Conservation W Edgartown**

Morning Glory, Sweetened Water, 12 acres form Norton family  
Three properties, slowly over more than a decade

**MV Land Bank Commission web page 9.24.2014**

1986 – since 3100 acres

Private sector counterparts are extremely important – their work allows LB to pursue a more diverse mission

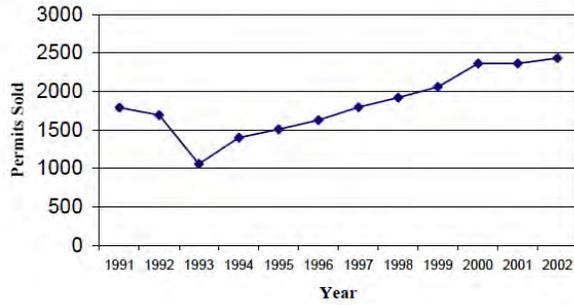
Balance is key: environmental protection; public use wherever possible;

James Lengyel “The land bank is a rare breed. Neither a sanctuary program nor a park system, it is a middle ground where the highest virtues of conservation can be realized: public enjoyment of nature, where limits and restraint secure the natural world’s future and prosperity.”

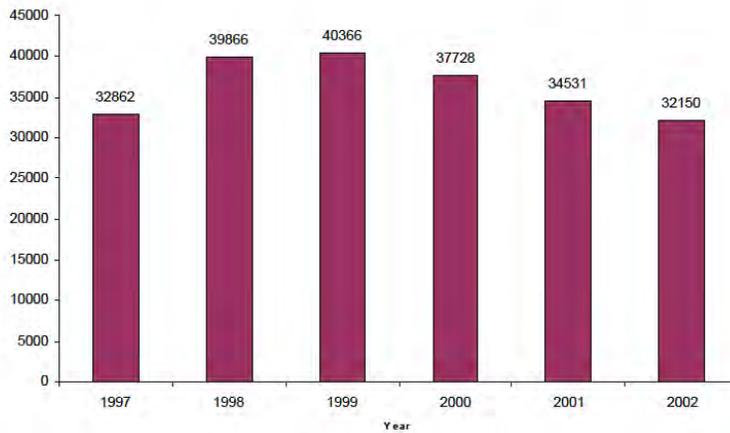
**TTOR Cape Poge Management Plan**

Over 12.5 miles of road at Cape Poge and 2 miles at Wasque access; direct and indirect impacts; kill seals, crush plovers, dune erosion, damage to nesting habitat, reduction SPG and H habitat; Multiple roads dissect.

**Figure 6.1: Permit Sales 1991 - 2002**



**Figure 6.2: Vehicles Crossing Dyke Bridge 1997 - 2002**



### Development Notes to Consult 3.4.2015

Last year, Harrison Street Corporation, a large Lexington developer bought 93 acres on Martha's Vineyard for \$35,000. On-site development now is expected to yield some \$1,400,000 for summer homes plus revenues for a condominium. William Brine, a summer resident which last August bought 232 acres for \$15,000 sold the land to a developer seven months later for 15 times that amount....<sup>9</sup>

r expressed:

Today Martha's Vineyard stands on the brink. Soaring land values and celebrated clientele are luring thousands of land-starved Americans to the Island.<sup>9</sup>

9 Christian Science Monitor May 1 1972

The Edgartown Road (between Vineyard Haven and Edgartown) became a federal secondary highway ten years ago. This required the cutting of great swaths of trees and bulldozing land to meet the federal highway standards. In the words of a local author:

Now cars whiz along the short, improbable federal highway from one sister town to the other, speeding on its smooth wide surface, skidding around its shoulders...and people begin to forget what a quiet island road looks like.<sup>11</sup>