

MASTER PLANNING OBJECTIVES REPORT

March 2001

(This report is compiled and updated from the November 2000 report Guidelines for CIA Committees Working on Master Planning)

Prepared for the Chappaquiddick Island Association

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Forward

Thank you John Mullin & Zenia Kotval for guiding and leading us through the master planning process. It is no exaggeration to say we could not have done it without you. Special congratulations and thanks to all of you who so thoughtfully completed the survey, gave so generously of your time & yourselves serving on our committees, and spent six Saturday mornings in master planning meetings when you'd much preferred to have been at the beach, sailing, or fishing.

"Treat the Earth well: it was not given to you by your parents; it was loaned to you by your children. We do not inherit the Earth from our Ancestors, we borrow it from our children." – Ancient Native American Proverb

It is for our children and all the generations to come that we undertake to preserve the natural beauty and tranquility of this sometimes separated but never equaled island. We hope this master planning effort will lead us, the people of Chappaquiddick and Edgartown, to take the steps necessary to save this special place, so that future generations may experience what we have all been so fortunate to enjoy.

When planning for the future, too often the sense of urgency is lost. Let us learn from the story of the French statesman Marshal Lyautey, who once asked his gardener to plant a tree. The gardener objected that the tree was slow growing and would not reach maturity for a hundred years. The Marshal replied, "In that case, there is no time to lose, plant it this afternoon."

Don Crocker
President
Chappaquiddick Island Association
November 11, 2000

CHAPTER 1: INTRODUCTION

The Process

For many years, people have been increasingly concerned with perceived negative changes threatening Chappaquiddick, particularly over-development. Housing permits increasing; residential structures becoming larger and 'place neutral' (house does not match Chappaquiddick character, and could have been built in a New York suburb, Hilton Head, SC or anywhere); more people on our roads; greater frequency of long ferry lines. We also noted that our shoreline needed environmental attention, our aquifer was threatened; non-indigenous plant life was taking seed; potential dredging issues needed to be addressed. Also, there was the need to balance and maintain the quality of life for year round and part-time owners, as well as visitors. No easy task! The Chappaquiddick Island Association (CIA) was formed in 1952 with its primary goal being to preserve the beauty and charm of Chappaquiddick.

Only by understanding the critical environmental, economic, demographic and construction trends that were occurring could we begin to focus on maintaining our quality of life. Only by surveying the values of those who reside on Chappaquiddick could we determine community values. And, finally, only by organizing ourselves into smaller groups could we focus on resolving the critical issues that we face.

In 1999 the CIA established seven committees, each headed by a member of the CIA Board of Directors. The seven committees are Open Space, Zoning and Regulations, Water, Utilities and Services, Coastal Issues, Transportation, and Traditions and Values. Volunteers work on these committees, monitor issues potentially effecting Chappaquiddick in their particular area, and feed information back through the CIA Board, so the CIA can keep its entire membership informed on matters of importance to Chappaquiddick. Most importantly, by working to stay on top of issues, the CIA tries to insure that the organization and its members are in a position to act before it is too late.

Looking ahead and wanting to put ourselves in a position to more proactively determine the future of Chappaquiddick, the need for more and better planning became apparent. From favorable contacts he had with him in the past, Woody Filley recommended contacting John Mullin, Professor of Landscape Architecture and Regional Planning at the University of Massachusetts/Amherst. After some preliminary meetings, at which all who attended felt we would benefit from working further with John, the CIA hired Mullin Associates. We then began working on developing master planning guidelines for our CIA Committees under the guidance of John and his partner Zenia Kotval from the Department of Urban and Regional Planning at Michigan State University.

Six meetings, open to all Chappaquiddick residents, were held between November 1999 and November 2000, at which critical issues & concerns were identified, and objectives established to address them. The seven CIA Committees each took ownership of their particular area, but information was shared and input given by all participants at the meetings in order to gain consensus.

A survey was administered to all identifiable Chappaquiddick residents. Two hundred twenty-one (221) households responded, a percentage well beyond what was needed to make the survey statistically defensible. The findings of the survey were presented at the six open meetings, and became a critical component in the deliberations of the CIA committees.

Feedback from the survey was striking in its consistency of message from all groups (year round, seasonal, vacation, rental, non-homeowner, farmers). Everybody strongly supported preserving Chappaquiddick's open space, natural beauty, rural charm, sole-source aquifer, and relative seclusion. Everybody strongly opposed any commercial development.

At an open meeting in September 2000, the findings of the CIA committees were presented. After considerable discussion, consensus was reached on recommended guidelines the CIA Committees should follow to help guide the Island's future. The guidelines are explained later in this Master Planning Objectives report. While the guidelines call for further exploration & research into many issues, eight clear objectives have been identified as requiring immediate action. These are:

- Board of Health regulation requiring minimum one acre per residential unit on Chappaquiddick to support waste- water disposal and private wells.
- R120 (Chappaquiddick) Zoning change to require a FAR (Footprint Area Restriction) of 7.5% on all properties. This would mean that on a 20,000 square foot lot, the maximum size house permitted would be 1500 square feet.
- Preservation of Gardner Property.
- Resumption of mosquito trenching.
- Update Edgartown Open Space Plan (to qualify for conservation funds available from State & Federal government).
- Alternative to existing UPS/FED-EX ferry house procedure.
- Preservation of Open Space by working with existing conservation organizations, utilizing the Chappaquiddick Fund where appropriate.
- Follow DCPC process for cooperation and coordination in achieving objectives.

It is expected that additional objectives will be added to the Master Planning Objectives document, as the CIA Committees complete their exploration & research in other areas of critical concern to Chappaquiddick's future.

The residents of Chappaquiddick greatly appreciate the attention and respect provided by the citizens and public officials of Edgartown concerning Chappaquiddick's special needs. We are proud citizens of the Town. This plan was proposed with this spirit in mind. Our interest is only to insure that the special needs of Chappaquiddick, as a unique place, are recognized and acted upon. We stand ready to help in any way that we can.

Finally, a plan is only valid as long as it is supported and that it can gain volunteer help in its implementation. We hope that you can support our efforts and that we can rely on your time and skills as it is implemented. And, by so doing, can this special place be protected for generations to come.

CHAPTER 2: WATER RELATED ISSUES

The well being of the flora and fauna of Chappaquiddick is dependent on the quality and quantity of the island's aquifer. It is important that Chappaquiddick's human residents – homeowners, renters, seasonal visitors and service providers – maintain the best possible water quality by not contaminating the aquifer and by practicing water conservation to obviate salt water intrusion. From the analysis of data collected in the Water Resources Study, it is evident that in certain coastal areas, saltwater intrusion is already occurring. In addition, elevated nitrogen levels were found in several of the monitoring wells within the Study area. These initial findings indicate that it is important for all Chappaquiddick residents, to maintain the best possible water quality by not contaminating the aquifer and to practice water conservation in order to obviate saltwater intrusion. The data underscores the need for continued monitoring and dissemination of information.

CRITICAL ISSUES AND CONCERNS

- Water Quality Preservation
- Water Conservation
- Education on Water Quality and Quantity
- Salt Water Intrusions
- Elevated Nitrogen Levels

GOALS AND OBJECTIVES

GOAL 1: TO PRESERVE AND PROTECT THE HIGHEST POSSIBLE WATER QUALITY

Objective A: To continue testing and monitoring wells for water quality and quantity

1. Discussion:

The major source of drinking water on Chappaquiddick is a single source aquifer. It is important for the health of Chappaquiddick residents that this resource remains uncontaminated.

2. Actions Needed:

- a. Continue to sample the ten monitoring wells in the Enos Lot area.
- b. Install monitoring wells in Manaca Hill, Cape Poge, Wasque, North Neck, Brine's Pond, and other areas, as funds allow.
- c. Encourage homeowners to collect samples from their own private wells at least every three years.
- d. Encourage participation, free pickup and delivery of water samples on specified days.
- e. Enter sample results into the common Chappaquiddick Water database.
- f. Seek grants to pay for related expenses.

3. Expected Results:

By taking the pulse of the aquifer over time and at a variety of points, problems can be identified and corrected, hopefully before they are irreversible. From the process of collecting samples and obtaining results, Chappaquiddick residents will become more aware of the importance of groundwater and how it can be protected.

4. Responsibility:

A Subcommittee of the Water Committee

5. Timing:

On going

6. Resources:

The Martha's Vineyard Commission; The Chappaquiddick Water Study Staff and Chappaquiddick residents

Objective B: To promote the use of environmentally safe indoor and outdoor products

1. Discussion:

Toxic household and other products contaminate groundwater. Chappaquiddick residents/renters/seasonal visitors and service providers must be encouraged to use environmentally safe products, and to discard the toxic products they currently use in a responsible way.

2. Actions Needed:

- a. Continue to distribute the Chappaquiddick Aquifer Sheet and Stepping Lightly at the Chappaquiddick Store, Community Center, CIA meetings, special events, the Ferry Point, and other locations.
- b. Organize promotional materials, activities, games, musical shows, field experiences, especially geared to the children enrolled in the Chappaquiddick Community Center (CCC) programs and to those who come to the CCC Fair.
- c. Develop speakers to give talks on Native Species on Chappaquiddick; i.e., those plants that are suitable for this environment and therefore do not need watering or fertilizing.
- d. Undertake research and publish findings on alternatives to chemical pesticides.
- e. Undertake research and publicize findings on organic fertilizers.
- f. Develop and distribute information on building "green:" i.e., using environmentally safe materials; incorporating renewable energy sources; water conservation measures such as gray water systems, composting toilets and low flow fixtures, etc.
- g. Continue to promote/facilitate the household hazardous waste collection days sponsored by the Town of Edgartown

3. Expected Results:

To help safeguard the long term health of the Chappaquiddick water supply system; to encourage the stewardship of the aquifer; to inform residents about why the importance of reading labels and avoiding the use of products that contaminate the air, land and water.

4. Responsibility:

A Subcommittee of the Water Committee

5. Timing:

On going

6. Resources:

Publications, naturalists on the island, web sites

Objective C: Continue and Complete the Hydrogeological Mapping of Chappaquiddick Aquifer

1. Discussion:

The comprehensive collection of data on soil composition, land and groundwater contours, flow, and depth will enable the creation of a three-dimensional model of the aquifer, an invaluable tool for long range planning, and further enable an understanding of its workings.

2. Actions Needed:

- a. Expand number of monitoring wells in the Chappaquiddick Water Study to: Calebs Pond/Menaca Hill; Sampsons Hill; Katama; Five Corners; Wasque; Dyke Road; North Neck; the Ferry Point and Cape Pogue, etc.
- b. Apply for grants for the Chappaquiddick Water Study from the Massachusetts Department of Environmental Protection, the Martha's Vineyard Commission, U.S. Geological Survey and other public and private sources.
- c. Seek out Federal Safe Drinking Water Act grant funds that are available through the State for land acquisition to protect the watershed.

3. Expected Results:

Provide additional information about the aquifer to increase understanding by Chappaquiddick residents about the workings of the aquifer and to obtain a scientific, well-documented model of the aquifer to assist with long term planning.

4. Responsibility:

A Subcommittee of the Water Committee in coordination with the Open Space Committee

5. Timing:

On going.

6. Resources:

Martha's Vineyard Commission Staff; CIA Volunteers

GOAL 2: TO PROMOTE WATER CONSERVATION

Objective A: To reach out to homeowners/renters/seasonal residents and service providers on Chappaquiddick concerning water conservation

1. **Discussion:**
To obviate saltwater intrusion into the aquifer, Chappaquiddick residents/renters/seasonal residents and service providers must be encouraged to conserve the Island's groundwater.
2. **Actions Needed:**
 - a. Disseminate information on water conservation on Chappaquiddick through speakers, brochures, meetings; special events and at the Chappaquiddick Store and Community Center.
 - b. Encourage existing and new *neighborhood* groups on Chappaquiddick to disseminate information on water conservation to their constituencies.
3. **Expected Results:**
There will be less saltwater intrusion; more native and drought resistant plantings; more informed and careful public.
4. **Responsibility:**
A subcommittee of the Water Committee in coordination with the Open Space Committee
5. **Timing:**
On going
6. **Resources:**
Government agencies and the State, Regional Martha's Vineyard levels and pamphlets from varied sources

CHAPTER 3: COASTAL ISSUES

Chappaquiddick is an island whose coastline is blessed with a wide variety of natural ecosystems including rich marshlands serving as nurseries to diverse flora and fauna, ponds and large bays producing a wide variety of fish and dune covered barrier beaches surrounding extensive mud flats supporting countless numbers of birds. Protected harbor areas easily connect with open ocean. The preservation of these ecosystems is essential to maintaining the natural beauty and peaceful enjoyment of nature's bounty that are so important to Chappaquiddick's residents.

CRITICAL ISSUES AND CONCERNS

- Plan the Gardner Property as a passive recreation area
- Dredging of areas surrounding Chappaquiddick
- Overall health of marshlands
- Health and use of the ponds (Cape Pogue Bay, Katama Bay, Caleb's Pond)
- Mosquito Control
- Runoff from pesticides and herbicides

GOALS AND OBJECTIVES

GOAL 1: PRESERVE THE GARDNER PROPERTY FOR CONSERVATION USE

Objective A: To work with the Edgartown Dredge Committee to improve the quality of the soil on the top of the Gardner Property

1. **Discussion:**
The top of the Gardner Property consists of old dredge spoils, which, over the past 30 years, have allowed little healthy ground growth. The plant life that exists is not typical of the surrounding area, nor is it as abundant as in adjoining areas.
2. **Actions Needed:**
 - a. Canvas the island to find out about possible concerns and objections that might stop the permitting process.
 - b. Work with the Town and residents of Chappaquiddick to obtain funds and find appropriate sites to receive the old spoils.
 - c. Remove the top layer of old spoils and fill and grade the site(s) receiving the material.
 - d. Create pleasing contours as new materials are added.
3. **Expected Results:**
Residents and visitors will have an attractive piece of shoreline to enjoy.
4. **Monitoring:**
A CIA subcommittee will be responsible for overseeing the development of the plan.
5. **Responsibility:**
The State, the Town, the Dredge Committee and a CIA subcommittee
6. **Timing:**
Full recovery will start with plantings in the spring of 2002.
7. **Resources:**
Town boards, CIA Volunteers

Objective B: To work with the Edgartown Conservation Commission (ECC) and the Martha's Vineyard Commission (MVC) to modify and implement the proposed conservation of the Gardner Property

1. Discussion:

The MVC proposes a plan for trails and benches, with some plantings. It has also recently applied for a grant from the State Highway Beautification Program to help defray the cost of implementing the plan. This grant has been approved.

2. Actions Needed:

Following the basic re-planting after new dredge materials are added, the "beautification grant" should be used to lay out trails, more extensive plantings and viewing benches at high points.

3. Expected Results:

The trails and benches will promote an appreciation of the beauty of Chappaquiddick and encourage future conservation projects.

4. Monitoring:

CIA Coastal Issues Subcommittee

5. Responsibility:

The State, the MVC, the ECC, and the CIA subcommittee

6. Timing:

Spring 2002.

7. Resources:

Town boards, MVC, ECC and Volunteer time

GOAL 2: TO WORK WITH THE DREDGE COMMITTEE ON FUTURE DREDGING PROJECTS

Objective A: To review dredging plans for waters around Chappaquiddick

1. Discussion:

The Dredge Committee welcomes input from Chappaquiddick concerning dredge projects and needs to hear about possible objections before it commits to an expensive engineering and permitting process.

2. Actions Needed:

A CIA subcommittee member should establish a relationship with the Dredge Committee and should attend appropriate Dredge Committee meetings.

3. Expected Results:

Chappaquiddick will benefit from having docks, piers, landings and channels maintained. Pond circulation should improve, promoting a healthier environment for fish and shellfish.

4. Monitoring:

CIA subcommittee member(s)

5. Responsibility:

Town Dredge Committee, CIA subcommittee

6. Timing:

Immediate and on going.

7. Resources:

CIA subcommittee, Dredge Committee

Objective B: To inform and educate Chappaquiddick residents concerning various projects proposed by the Dredge Committee which will affect waters around Chappaquiddick

1. Discussion:

Residents should be appraised of the proposed dredging projects to allow time to voice concerns, possible modification of proposals or objections. The Dredge Committee should be given the opportunity to express its goals and expectations.

2. Actions Needed:

- a. A general meeting of Chappaquiddick Residents and Dredge Committee members for informational purposes.
- b. A liaison between the community and the Dredge Committee should keep both parties informed.
- c. A canvas of residents in the areas which will be most affected by any dredging project should be conducted before the Dredge Committee commits to engineering and permitting.

3. Expected Results:

Better communication between Chappaquiddick residents and the Dredge Committee can occur through education and discourse and become a cooperative effort which will benefit both parties.

4. Monitoring:

CIA subcommittee

5. Responsibility:

CIA subcommittee

6. Timing:

Immediate and on going

7. Resources:

Volunteer staff time.

GOAL 3: TO MAINTAIN THE HEALTH OF THE MARSHLANDS AROUND CHAPPAQUIDDICK

Objective A: To maintain salt marsh ditches for mosquito control

1. Discussion:

For the past 3 years the ditches have not been cleared or maintained. These ditches reduce the amount of standing water on the surface of the marsh, thus reducing available breeding pools. The ditches also act as nurseries for minnows and juvenile finfish, which in turn provide food for the large bird population.

2. Actions Needed:

- a. Short term: Work with Board of Health to find and fund persons willing to clean ditches.
- b. Long term: Establish employment opportunities and purchase equipment to ensure maintenance in the future.

3. Expected Results:

This project should increase the health of the marshlands and reduce the risk of mosquito borne diseases by reducing breeding habitat.

4. Monitoring:

The Board of Health (BOH) has jurisdiction, but will need assistance. This should be done by a paid Town employee. A CIA sub-committee will work with BOH.

5. Responsibility:

The Edgartown Board of Health and a CIA subcommittee

6. Timing:

Short term and on going.

7. Resources:

Cape Cod Mosquito Control Project, Edgartown Board of Health and CIA Volunteers

Objective B: To increase the monitoring of types and use of pesticides, herbicides, fertilizers and household products by property owners adjacent to marshlands

1. Discussion:

Marshlands are the nurseries for numerous species of fish, birds and insects. They are also the filters between inhabited land and ponds and bays surrounding Chappaquiddick. Any runoff carrying toxins passes through the marshes. Thus these delicate ecosystems receive the brunt of human activity.

2. Actions Needed:

- a. Test marsh soils and waters near inhabited areas for toxins and unnatural concentrations of nutrients. Test remote marsh areas for baseline data and to examine the extent and spread of toxins and nutrients.
- b. Work with the Edgartown Board of Health and the Edgartown Conservation Commission to monitor the spraying of properties and to insure owners are acting in accordance with restrictions related to the same.
- c. Educate property owners about environmentally safe property management.

3. Expected Results:

Through baseline testing and ongoing monitoring we should be able to establish the presence of and possible sources of excessive toxins/nutrients that are detrimental to marshlands. This information and continued monitoring will help to identify problem areas so that we can take appropriate steps.

4. Monitoring:

A CIA subcommittee will follow up on the development of plan in conjunction with Town Boards.

5. Responsibility:

The Edgartown Board of Health and other Town Boards have ultimate responsibility for enforcing the protection of marshes and waters.

6. Timing:

Immediate and on going. This is a long-term project.

7. Resources:

Town Board of Health and other Town Boards, Marine Advisory Committee, Woods Hole Oceanographic Institute and voluntary staff time.

GOAL 4: TO PROTECT THE PONDS AND HARBORS SURROUNDING CHAPPAQUIDDICK

Objective A: To work with the Marine Advisory Committee on issues that relate to the Edgartown Harbor Plan

1. Discussion:

Over several years and with state and town approvals, the Marine Advisory Committee has established the Edgartown Harbor Plan that relates to much of the waters around Chappaquiddick. The Harbor Plan has already established many areas around Chappaquiddick for "quiet water" use and will be very helpful in maintaining the peaceful enjoyment and overall health of the Chappaquiddick coastline.

2. Actions Needed:

- a. Establish ongoing dialogue with the Marine Advisory Committee.
- b. Educate the public about this excellent resource for information and planning for use and health of waters around Chappaquiddick.

3. Expected Results:

Chappaquiddick residents will be more informed about the Marine Advisory Committee and have more input into the decisions and planning relevant to Chappaquiddick coastline.

4. Monitoring:

A CIA sub-committee

5. Responsibility:

Marine Advisory Committee and a CIA subcommittee

6. Timing:

Immediate and on going.

7. Resources:

Marine Advisory Committee and voluntary staff time.

Objective B: Explore the possibility of extending the existing District of Critical Planning Concern (DCPC) for Cape Pogue to include Katama Bay, Edgartown Harbor and Caleb's Pond

1. Discussion:

Currently Cape Pogue has extensive protections because of its status as a DCPC. The coastal areas surrounding Chappaquiddick are fragile and subject to all the same pressures associated with increased development and use. Extending the boundaries of the current DCPC may offer Chappaquiddick more opportunities beyond local ordinances and zoning to protect coastal areas.

2. Actions Needed:

- a. To learn more about the process of establishing a DCPC.
- b. To evaluate the Cape Pogue DCPC in terms of advantages and disadvantages including which regulations were most successful in protecting its environmental character. Coordinate with CIA Board.
- c. To present its findings to the CIA Board.

3. Expected Results:

Chappaquiddick will have more knowledge about the DCPC process and be able to assess whether it would be advantageous to start moving toward establishing a DCPC for all Chappaquiddick coastal waters.

4. Monitoring:

A CIA sub-committee will be responsible to gathering information.

5. Responsibility:

Martha's Vineyard Commission, Edgartown Planning Board, Edgartown Zoning Board, and a CIA sub-committee.

6. Timing:

Gathering of information should begin this year.

7. Resources:

Voluntary staff, MVC staff, Town Boards and CIA Voluntary Staff time.

CHAPTER 4: OPEN SPACE ISSUES

Chappaquiddick is blessed with extensive open space. This is one reason we cherish our "separate island." However, in recent years there has also been a tremendous increase in subdivisions and building. This development threatens our sole source aquifer, wildlife habitats, recreational activities, infrastructure and the natural beauty of our island. If we do not act now to limit development, the number of houses on Chappaquiddick could double and the open space we take for granted would be lost.

CONCERNS AND CRITICAL ISSUES

- Maintaining and protecting open space. If we preserve open space through acquisition and conservation restrictions, we can provide those who come to Chappaquiddick in the future with the beauty we know and love. But it's crucial that we act now to direct and rein in development.
- Protection of sole source aquifer. Placing large tracts of land in the center of the island into conservation protects our aquifer. This is of critical importance.
- Protection of the overall Chappaquiddick infrastructure. If the number of houses on Chappaquiddick is allowed to double, so also will the cars, bikes and people on the Chappaquiddick roads, the ferry lines and the number of UPS packages and people seeking to park at the point. Chappaquiddick's infrastructure cannot take this heavy use. By eliminating potential building lots both through outright acquisition of land and obtaining conservation restrictions, we can limit this growth.
- Preserving existing vistas on Chappaquiddick. It is important to our rural character to keep roadside vistas intact.

GOALS AND OBJECTIVES

GOAL 1: TO UPDATE, EDUCATE, AND INVOLVE CHAPPAQUIDDICK RESIDENTS AND LAND OWNERS WITH RESPECT TO THE EFFORTS TO ADDRESS THE CONCERNS AND CRITICAL ISSUES NOTED ABOVE

Objective A: Inform and educate every property owner on Chappaquiddick concerning the accomplishments and future plans of the Open Space Committee

1. Discussion:

In order to gain the support and involvement of as many Chappaquiddick landowners as possible we need to keep them informed as to our efforts, accomplishments and goals.

2. Actions Needed:

- a. Regular mailings on open space issues to be included in the C.I.A. newsletters.
- b. Host annual island wide summer meetings to report progress, encourage questions and learn of issues.
- c. Host annual winter meeting to allow the year round population a more relaxed time to become informed regarding open space issues.
- d. Create an on-going list or "calendar" giving the date and details of each transaction involving the purchase or donation of land or conservation restrictions involving lands on Chappaquiddick. Update this and the Chappaquiddick Conservation Map regularly and make them available for viewing at appropriate meetings.
- e. Update the Chappaquiddick Conservation Map regularly and make it available to all residents.

3. Expected Results:

Once people learn what has already been accomplished and see continuing action others will join the efforts and make the conservation on Chappaquiddick even more successful.

4. Monitoring:

A sub-committee of the Open Space Committee will be responsible for the preparing and updating the "calendar" and alterations to the Conservation Map.

5. Responsibility:

The Open Space Committee

6. **Timing:**
On going
7. **Resources:**
The Open Space Committee

Objective B: To involve the community in the conservation efforts and its benefits

1. **Discussion:**
People become highly motivated to participate in conservation efforts when they involve their own "backyard". It is critical to tap into this "backyard" phenomenon, for example, by introducing people to new trails and vistas, which are available for their enjoyment through newly acquired properties.
2. **Actions Needed:**
 - a. Identify geographical neighborhoods.
 - b. Elicit a volunteer from each neighborhood to be a leader.
 - c. Host monthly neighborhood gatherings in the summer to identify critical issues and concerns to be addressed by the Open Space Committee in each neighborhood.
 - d. Host regular guided walks of the public properties and trail systems.
3. **Expected Results:**
By involving the community in the decisions about our open space priorities and by helping people learn and enjoy the public trail systems, we hope to increase the sense of community ownership of the public lands and the value of citizen participation in the open space planning process and to greatly motivate residents to support the efforts of the Open Space Committee.
4. **Monitoring:**
A sub-committee of the Open Space Committee will be responsible for helping to identify the neighborhoods and for organizing guided walks. Once a neighborhood leader is chosen, those individuals will be responsible for organizing the gatherings for their respective neighborhood groups.
5. **Responsibility:**
The Open Space Committee and each neighborhood leader
6. **Timing:**
Summer 2001
7. **Resources:**
The Open Space Committee

GOAL 2: TO MAINTAIN A WORKING RELATIONSHIP WITH THE EXISTING CONSERVATION GROUPS IN EDGARTOWN AND ON MARTHA'S VINEYARD

Objective A: Share information and goals with the Edgartown Conservation Commission and actively participate in the creation of the Edgartown Open Space Plan for securing state (and federal) funds that may become available for conservation purposes

1. Discussion:

As the Town of Edgartown is now preparing its Open Space Plan, this action is quite timely. It will help conserve more Chappaquiddick land.

2. Actions Needed:

- a. Organize a meeting with representatives of the Town to determine the state of its efforts to date.
- b. To prepare a comprehensive list of potential parcels that should be included in the Plan.
- c. To obtain approval of the C.I.A. for the priorities and present them to the Town.
- d. Represent Chappaquiddick in the deliberations of the Edgartown Conservation Commission.
- e. To promote Chappaquiddick's interests before the Edgartown Conservation Commission.

3. Expected Results:

Insuring that Chappaquiddick's interests are included in the Plan opens the door to securing state and federal funds for land acquisition.

4. Monitoring:

A CIA Open Space Sub-Committee will be responsible for identifying the key parcels, meeting with the Edgartown Conservation Commission, gaining approval of the selected sites and promoting Chappaquiddick's interests.

5. Responsibility:

A CIA Sub-Committee and the Edgartown Conservation Commission

6. Timing:

Immediately

7. Resources:

A voluntary committee of the CIA

Objective B: Maintain a Chappaquiddick presence on the Boards of Martha's Vineyard Land Bank, Sheriff's Meadow Foundation and Trustees of the Reservation and continue to work with each organization by involving them in the planning process undertaken by the Open Space Committee and utilizing their resources and services

1. Discussion:

If we work in conjunction with the existing conservation groups, we will be in a position to obtain resources that will enable us to magnify the conservation efforts and the resulting accomplishments on Chappaquiddick.

2. Actions Needed:

- a. Several meetings per year with each of the identified conservation groups to inform them of our goals and to become aware of their targeted properties, enabling us to combine our efforts and resources.
- b. Ensure that there continue to be Chappaquiddick residents on each of the Boards of each of the identified conservation groups.
- c. To encourage the Martha's Vineyard Land Bank to add to their holdings on Chappaquiddick by continuing to negotiate matching funds from the Land Bank for the acquisition of appropriate parcels of land that they would not otherwise see as "priorities" for acquisition.
- d. Continue implementation of the June 12, 2000 agreement with the Sheriff's Meadow Foundation to promote our mutual conservation objectives on Chappaquiddick, utilizing the Chappaquiddick Fund and other available resources. Encourage Chappaquiddick residents to become members of Sheriff's Meadow Foundation.
- e. Continue and increase the dialogue between the Open Space Committee and Trustees of Reservations.

3. Expected Results:

If we join forces, we can increase the amount of conservation lands on Chappaquiddick.

4. Monitoring:

A CIA Open Space Sub-Committee will work with each of the existing conservation organizations and the Chappaquiddick residents who are on the Board of each such organization.

5. Responsibility:

The Open Space Committee and the conservation organizations

6. Timing:

On going

7. Resources:

The Open Space Committee and the conservation organizations

GOAL 3: TO PROMOTE CONSERVATION OF OPEN SPACE ON CHAPPAQUIDDICK

Objective A: Identify and prioritize key parcels of land for conservation and preservation

1. Discussion:

In order to limit and direct the development of Chappaquiddick, key parcels of land need to be targeted for protection.

2. Actions Needed:

- a. Regularly update the Conservation Map.
- b. Collect and prioritize information from neighborhoods.
- c. Work with conservation oriented realtors and keep updated on available properties.
- d. Survey all Chappaquiddick residents for critical concerns and prioritize.
- e. Prioritize input from Martha's Vineyard Land Bank, Sheriff's Meadow Foundation and Trustees of the Reservation.
- f. Identify parcels for potential acquisition and conservation restrictions.

3. Expected Results:

By utilizing visual tools and by prioritizing information available resources on a regular basis, we will be able to create (and continually update) a plan to protect and preserve Chappaquiddick that is both complete and supported by all parties.

4. Monitoring:

Open Space Sub-Committee

5. Responsibility:

Open Space Committee

6. Timing:

On
going

7. Resources:

Open Space Committee, Town of Edgartown, Assessor's Maps, residents, realtors', conservation groups and Geographic Information System Maps

Objective B: To prepare a plan for the acquisition of available properties and to obtain conservation restrictions from interested landowners

1. Discussion:

By working with conservation groups and realtors to create conservation agreements and encouraging donations to the Chappaquiddick Fund we can add to our existing conservation holdings. It is important to give residents and landowners the information necessary for them to understand the importance of placing land into conservation and to explain the options available for achieving this result.

2. Actions Needed:

- a. Identify specific parcels of land which may be of particular interest to one of the existing non-profit organizations for their out-right purchase or for purchase in conjunction with a "conservation buyer". Owner(s) of these parcels should be approached to determine the potential for placing the land into conservation (either now or in the future).
- b. Create an information booklet concerning Conservation and Deed Restrictions and the procedures to be followed in creating them. Distribute this information to owners of applicable parcels.
- c. Approach realtors who work on Chappaquiddick to try to identify "conservation buyers" who may be interested in land on Chappaquiddick.
- d. Create neighborhood groups to identify lands which the individual neighborhoods are interested in securing for conservation.
- e. Arrange island-wide brainstorming sessions to share approaches to preserving land and share information on potential acquisitions that may be of interest to a broader group of Chappaquiddick residents.
- f. Encourage donations to the Chappaquiddick Fund.

3. Expected Results:

As a result of parcels being placed into conservation, we will be able to create walking trails to all parts of Chappaquiddick (which will reduce the walkers on the roadways) and which will protect the island's natural habitat, single source aquifer and infrastructure.

4. Monitoring:

The CIA Open Space Committee will be responsible for monitoring the island-wide efforts and disseminating new information as available

5. Responsibility:

The CIA Open Space Committee

6. Timing:

Ongoing

7. Resources:

The Open Space Committee and neighborhood groups

Objective C: Add abutting lands to the emerging Chappaquiddick greenbelt

1. Discussion:

By creating a "green" swatch through the center of the island we can protect the habitat and aquifer and add to the centralized trail system. Focusing on the center of the island enables us to make the most of our financial resources by targeting the most affordable parcels on the island.

2. Actions Needed:

- a. Approach appropriate landowners and conservation groups to create a plan for acquisition or other conservation of the property concerned.
- b. Build support of all Chappaquiddick residents and landowners to move forward.

3. Expected Results:

Expanding the greenbelt will protect our habitat, aquifer and infrastructure, expand the trail system and increase a sense of community ownership of public lands.

4. Monitoring:

The Open Space Sub-Committee

5. Responsibility:

The Open Space Committee

6. Timing:

On going

7. Resources:

The Open Space Committee

GOAL 4: GROW THE CHAPPAQUIDDICK FUND IN ORDER TO HAVE MONEY AVAILABLE TO PRESERVE AND CONSERVE LAND ON CHAPPAQUIDDICK

Objective A: Raise funds for the Chappaquiddick Fund

1. Discussion:

It is important to have enough ready money to move forward quickly if (i) we can negotiate a better agreement before a property is actually placed on the market and if (ii) we do not have the luxury of time to raise the funds after a particular property has been put on the market. The only way to deal with these situations is to have ready money.

2. Actions Needed:

- a. Explore various grants and foundations available for conservation and apply for the same.
- b. Encourage annual giving through fundraising letters and fundraising events.
- c. Encourage year-end gifts through fundraising letters.
- d. Inform people of our ability to receive planned giving.
- e. Utilize information from the financial impact study undertaken by the CIA Utilities and Service Committee to determine if a substantial difference exists between taxes paid by Chappaquiddick vs benefits received, which might justify a percentage of the taxes paid by Chappaquiddick residents being paid to the Chappaquiddick Fund or otherwise committed to conservation efforts on Chappaquiddick.
- f. Survey the landowners on Chappaquiddick to determine if they would support an increase in their property taxes if the increase were for the sole benefit of the Fund (i.e., to be used for the purchase of lands placed in conservation or the purchase of Conservation Restrictions). If there is sufficient support, the CIA should approach the Town of Edgartown to determine what would be required to implement the increase.
- g. Prepare a financial/business plan for the Chappaquiddick Fund.
- h. Continue the capital fund campaign

3. Expected Results:

The initial goal is to raise approximately \$5,000,000, approximately 2% of the property values for Chappaquiddick.

4. Monitoring:

A CIA Open Space Sub-Committee will be responsible for a) working with neighborhood groups to organize the individual meetings, b) working with the CIA Board regarding distribution of a fund-raising letter, c) surveying residents and landowners regarding the tax assessment concept, and d) communicating with the Town of Edgartown.

5. Responsibility:

A CIA Open Space Sub-Committee

6. Timing:

This will be an on-going effort but the initial solicitation letter and island-wide introductory meeting should take place immediately with the follow-up neighborhood meetings to be held no later than next summer. Research and investigation on other issues can be accomplished over the winter season.

7. Resources:

A CIA Open Space Sub-Committee

GOAL 5: TO ESTABLISH A CHAPPAQUIDDICK-WIDE TRAIL NETWORK

Objective A: To establish a centralized public trail system from the Chappaquiddick Point out to Wasque

1. Discussion:

By establishing a centralized public trail system, we will increase access to and enjoyment of the open space already in existence.

2. Actions Needed:

- a. Work with Martha's Vineyard Land Bank to continue to add properties to the "greenbelt" trail system in the center of the island.
- b. Work with the Town of Edgartown to encourage it to place town lands abutting existing trail properties into conservation and become a part of the emerging trail system maintained by the Land Bank.
- c. Obtain easements over private properties where necessary to link trails.
- d. Work with the Town of Edgartown to establish walking paths along the town roads.

3. Expected Results:

By establishing public trails, we will encourage a greater sense of community ownership of public lands and appreciation of Chappaquiddick, increase safety along roadsides for pedestrians while maintaining the island's rural character and increase land conservation over the aquifer by adding to the greenbelt and existing trail system.

4. Monitoring:

The Open Space Sub-Committee

5. Responsibility:

The Open Space Committee will be responsible for working with the Land Bank and the Town in the creation of the trail system, the maintenance of the trails will be the responsibility of the Land Bank, the maintenance of the roadside paths will be the responsibility of the Town.

6. Timing:

On going

7. Resources:

The Open Space Committee, Martha's Vineyard Land Bank, Town of Edgartown and residents of Chappaquiddick whose lands abut existing trail properties

Objective B: To create satellite trails within the neighborhoods that can join with the central trail system, but which are not publicized

1. Discussion:

Walking out one's door and being able to immediately walk on trails to any point on the island is an exciting prospect. By creating non-publicized satellite trails, which allow neighborhoods to hook into the existing trail system while remaining less public, we hope to encourage better access to all points of the island.

2. Actions Needed:

- a. Explore potential properties for satellite trail easements.
- b. Discuss with each neighborhood its needs, concerns and possibilities for trails.
- c. Prepare guided walks of examples of non-publicized trails off the central trail system to demonstrate how they can work while maintaining privacy.

3. Expected Results:

We will be able to complete a trail system that not only allows Chappaquiddick residents access to all parts of the island, but also is sensitive to privacy issues within the individual neighborhoods.

4. Monitoring:

The Open Space Sub-Committee

5. Responsibility:

The Open Space Committee

6. Timing:

1-3 years

7. Resources:

The Open Space Committee

GOAL 6: PRESERVE ROADSIDE VISTAS

Objective A: To preserve our highly valued roadside vistas that we love

1. Discussion:

Roadside vistas are an important part of our shared experience and the rural character of Chappaquiddick. They should be preserved.

2. Actions Needed:

- a. To identify critical areas along roadsides.
- b. To record these vistas in photographs for future reference.
- c. To establish a policy with the Town and individual property owners for future protection of the identified roadside vistas.

3. Expected Results:

The visual experience of driving through Chappaquiddick roads will remain unchanged for generations to come.

4. Monitoring:

The Open Space Sub-Committee

5. Responsibility:

The Open Space Committee is responsible for working with all parties to determine the roadside vistas to be maintained, and insuring establishment of appropriate policy.

6. Timing:

Begin in 1-3 years and continuing thereafter

7. Resources:

The Open Space Committee and Town of Edgartown

CHAPTER 5: ZONING AND OTHER REGULATIONS

Zoning and other regulations are important to the Master Plan because they help protect the qualities of Chappaquiddick (ie. rural character, clean environment, open space) that are important to its citizens. It can also help to guide growth in a manner that is consistent with the quality of life desired. We are concerned that the regulations in place be enforced properly, and that we explore the possibility of new regulatory tools be used to help protect Chappaquiddick.

CRITICAL ISSUES AND CONCERNS

- Protection of quality of life, rural character, the environment, open space
- Future growth - how much can Chappaquiddick handle and how fast
- Grandfathered Lots - How much impact can they have on the future of Chappaquiddick - What advantages/disadvantages do they hold
- Variety of types of uses of land/home (speculators, absentee landlord, summer resident, year round resident, home business owner) - How do they contribute or detract from the goals of the masterplan.
- Affordable Housing - need for housing for next generation Chappaquiddick residents and people in need of affordable housing working in the community.
- Commercial activities – only as they may be essential for the residents of Chappaquiddick.
- Houses disproportionate to the scale of lots or neighborhood and/or affecting historical of natural vistas
- Guest Houses—are they just adding to the future problems of Chappaquiddick—do they offer opportunity for affordable housing?

GOAL 1: PROTECTION OF QUALITY OF LIFE/ENVIRONMENT/RURAL CHARACTER/OPEN SPACE/ETC.

Objective A: Review protection offered by existing regulations

1. Discussion:

The current system for the approval of building permits on Chappaquiddick (through the Town of Edgartown) has many strong regulations. As with all regulations they are subject to interpretation by the issuing authority as well as applicants and interested citizens. A better understanding of the existing regulations by all involved parties is essential. Additionally, regulations that are weak, unclear, or out of date should be addressed.

2. Actions Needed:

- a. Meet with all Town Boards and Departments that are involved in the issuing of permits for Chappaquiddick. Review the process that relates to them individually as well as how they all interact in the overall permitting process. Identify weaknesses or "holes" and make appropriate recommendations to change. Produce a clear document on the process..
- b. Review the permitting process in other towns to find advantages for our method.
- c. Set guidelines based on existing or to-be-proposed regulations and in accordance with a Master Plan
- d. Ask the Town to provide the CIA Zoning & Regulations Committee with notice/copies of all applications for development on Chappaquiddick. The notifications should be tied to the State and Federal laws addressing access of information.
- e. CIA Zoning & Regulations Committee to inform CIA Board of all issues potentially impacting Chappaquiddick, so CIA Board can communicate more effectively with CIA membership on these issues.

3. Monitoring:

CIA Zoning & Regulations Committee

4. Responsibility:

CIA Zoning & Regulations Committee

5. Timing:

Fall 2000. High priority

6. Resources:

CIA Zoning & Regulations Committee volunteers

Objective B: Explore potential new regulatory tools that may help guide growth more effectively

1. Discussion:

A Master Plan implies that there are areas agreed upon to be maintained for specific land uses. We should explore whether there are potential new regulatory tools, which if put in place might further help preserve the beauty and charm of the island.

2. Action Needed:

- a. Identify the key features of Chappaquiddick that are in danger from improper development under existing conditions and research other communities that have dealt with similar issues effectively.
- b. Explore alternatives to existing zoning regulations. Explore how other communities have addressed similar situations.
- c. Evaluate existing regulations for minor modifications.
- d. Evaluate regulations for common sense.

3. Expected Results:

Chappaquiddick will have in place a zoning map that reflects our vision for the future.

4. Monitoring:

CIA Zoning & Regulations Committee

5. Responsibility:

The CIA Zoning & Regulations Committee

6. Timing:

Fall 2000 or spring 2001

7. Resources:

CIA Zoning & Regulations Committee volunteers

GOAL 2: INSURE THAT FUTURE GROWTH IS IN KEEPING WITH THE COMMUNITY CHARACTER OF CHAPPAQUIDDICK

Objective A: Define a Growth Rate that is appropriate for Chappaquiddick

1. Discussion:

The residents of Chappaquiddick are highly concerned that the rate of growth is too rapid. If it continues, we fear there will be an erosion of our built and natural environment and that the growth will overburden our road and ferry systems.

2. Actions Needed:

- a. Obtain and assess the recent Buildout Analysis proposed for Edgartown concerning potential impacts on Chappaquiddick
- b. Determine what the impact of growth, if continued, will mean to Chappaquiddick
- c. Pursue a growth control option in the Edgartown Zoning By-law that limits general growth.
- d. Obtain any approvals necessary from Town Meeting, etc.

3. Expected Results:

Chappaquiddick will have a clear understanding of growth trends and the impact of residential development on the natural and built environment. It will also have a means to better control growth.

4. Monitoring:

CIA Zoning & Regulations Committee

5. Responsibility:

The Town of Edgartown Planning Board, CIA Zoning & Regulations Committee

6. Timing:

Spring 2002

7. Resources:

The Martha's Vineyard Commission, CIA Zoning & Regulations Committee, Edgartown Planning Board

GOAL 3: ACCESS THE IMPACT OF GRANDFATHERED LOTS ON THE FUTURE OF CHAPPAQUIDDICK

Objective A: Develop a plan/guidelines for development of grandfathered lots as necessary and appropriate

1. Discussion:

Some vacant, buildable lots, which become non-conforming due to changes in zoning, retain building rights for a period of time after the zoning change takes effect. Hence the term "Grandfathered Lots."

The Town of Edgartown has from time to time sold some small lots at auction, and placed restrictions on them which do not permit the lots to be used for purposes of building a house, but may be used, for example, to replace a failed septic system.

Chappaquiddick is presently zoned for 3 acre minimum for new residential construction, but there are many undersized, "grandfathered" lots which are still considered to be valid building lots today. In addition, accessory buildings are permitted, without living quarters.

2. Actions Needed:

- a. To review existing guidelines for grandfathered lots and to determine how best to address concerns over these lots.
- b. Work with town officials to ensure that only those lots deemed buildable and without "no build" restrictions are issued building permits. Work with town officials on issues of misunderstanding, or possible code violations
- c. Consider sending A Memo Of Understanding (MOU) to town officials requesting CIA notification when applications are received for building permits on grandfathered lots.

3. Expected Results:

Chappaquiddick will have fairer and more equitable building code enforcement.

4. Monitoring:

CIA Zoning & Regulations Committee

5. Responsibility:

Edgartown enforcement officials, Edgartown Selectmen and CIA

6. Timing:

Fall 2000-Spring 2001

7. Resources:

Town boards, CIA Zoning & Regulations Committee

Objective B: Include in R120 (Chappaquiddick) Zoning a FAR (Footprint Area Restriction) of 7.5% on all properties

1. **Discussion:**
Existing regulations inadequately protect small lots from being overdeveloped. A 7.5% FAR would mean on a 20,000 square foot lot, the maximum size house permitted would be 1500 square feet.
2. **Actions Needed:**
 - a. Work with Edgartown Planning Board to implement proposed change.
3. **Expected Results:**
Chappaquiddick will have fairer and more equitable building code enforcement.
4. **Monitoring:**
CIA Zoning & Regulations Committee
5. **Responsibility:**
Edgartown enforcement officials, Edgartown Selectmen and CIA
6. **Timing:**
Fall 2000-Spring 2001
7. **Resources:**
Town boards, CIA Zoning & Regulations Committee

GOAL 4: INSURE HOUSING OPPORTUNITIES FOR A VARIETY OF HOUSING MARKETS

Objective A. Assess the different types of land/home use to see how they contribute or detract from the goals of the Master Plan

1. Discussion:

What are the various types of land/home usage on Chappaquiddick today? Different types of land/home use can have very different impacts on Chappaquiddick. It is important to define which ones best meet the goals of the Master Plan to help promote those that do and dissuade those that do not do so. Following is a list of some of the land/home uses that exist on Chappaquiddick today. Although it should be self evident as to which of the uses contribute more toward the goals of the Master Plan, it is not our intent to argue pros and cons here, but only to illustrate the wide variety that currently exist. Further discussion will need to follow as the Master Plan becomes more clearly defined.

- a. Year Round Resident / Home Owner
- b. Seasonal Resident / Home Owner
- c. Absentee Landlord
- d. Seasonal Renter
- e. Commercial Business (i.e. General Store, Auto Repair, Gasoline)
- f. Recreation (i.e. golf course, tennis)
- g. Conservation / Wildlife Refuge
- h. Residential Association (i.e. Green Pastures)
- i. Guest House
- j. Farming
- k. Speculation

2. Actions Needed:

- a. To collect data that identifies and categorizes current and potential land uses with emphasis on economic and ecological impacts.

3. Expected Results:

- a. The identification of current land/home usage trends.
- b. The identification of development possibilities.
- c. The identification of ecological dangers.

4. Monitoring:

CIA Zoning & Regulations Committee

5. Responsibility:

CIA Zoning & Regulations Committee

6. Timing:

- a. Data Collection on land/home use and availability – Immediate
- b. Process for Monitoring – December 2000

7. Resources:

CIA Zoning & Regulations Committee

Objective B: Develop a Chappaquiddick Affordable Housing Program in character with our built environment

1. Discussion:

Affordable housing is a critical need for all of Martha's Vineyard. While Chappaquiddick wants to help the people in need, we also realize that there are special considerations in choosing Chappaquiddick for a permanent home, and that living on Chappaquiddick can add additional expenses to other parts of the Island.

2. Actions Needed:

- a. Identify successful privately funded housing programs and evaluate their transference to a Chappaquiddick program.
- b. Review local, state, and federal housing programs and the conditions they have for participation (ie. how much local control over types of construction, size and style of building, choosing occupants).
- c. Create guidelines for model affordable housing projects on Chappaquiddick.
- d. Develop a list of properties available for purchase that may be appropriate for affordable housing projects.
- e. Encourage representation from Chappaquiddick on Town and regional housing boards/committees.

3. Expected Results:

Chappaquiddick will address the issue of affordable housing in a way that will benefit both the applicant for housing as well as the community as a whole.

4. Monitoring:

CIA Zoning & Regulations Committee

5. Responsibility:

CIA Zoning & Regulations Committee

6. Timing:

Spring 2001

7. Resources:

CIA Zoning & Regulations Committee, banks and others active in the affordable housing initiatives on Island

Objective C: Develop Housing Opportunities for people who could supply business/services to Chappaquiddick Residents

1. Discussion:

While Chappaquiddick does not have a formal business district, every day people travel on the ferry to build homes, fix plumbing, perform landscaping duties, or clean homes. Many of these people are adding to the ferry lines, charging Chappaquiddick customers for time waiting in the ferry lines, or in some cases refusing to come to Chappaquiddick because of the ferry lines. By having local Chappaquiddick residents provide some of these services, we could reduce traffic in the ferry lines, reduce costs to Chappaquiddick residents for services, insure interest in doing jobs for Chappaquiddick residents, and having people being active participants in a year round community.

2. Actions Needed:

- a. Examine the impact of home based business on Chappaquiddick
- b. Develop design guidelines and funding options for these programs.
- c. Maintain a list of available properties that would be appropriate for this type of development.

3. Expected Results:

Encourage needed service providers who wish to live in this community, provide needed services, and desire to become part of the community.

4. Monitoring:

CIA Zoning & Regulations Committee

5. Responsibility:

CIA Zoning & Regulations Committee

6. Timing:

Spring 2001

7. Resources:

CIA Zoning & Regulations Committee, banks and others active in the affordable housing initiatives on Island

Objective D: Define guidelines where guesthouses can have positive impacts for Chappaquiddick

- 1. Discussion:**
Unguided and unchecked construction of guesthouses could evolve into nothing more than an increase of residential density. On the other hand they can help provide relief for those with severe housing needs and offer options for families that are in need.
- 2. Actions Needed:**
 - a. Review guesthouse policy/by laws for Edgartown and Chappaquiddick
 - b. Identify the number of lots that already have guesthouses.
 - c. Evaluate the impacts of guesthouses on density and infrastructure.
 - d. Develop guidelines/bylaws that will better promote the responsible construction of guesthouses.
- 3. Expected Results:**
Obtain a better understanding on guesthouses and their potential impact on Chappaquiddick.
- 4. Monitoring:**
CIA Zoning & Regulations Committee
- 5. Responsibility:**
CIA Zoning & Regulations Committee
- 6. Timing:**
Spring 2001
- 7. Resources:**
CIA Zoning & Regulations Committee, Edgartown Planning Board

CHAPTER 6: TRANSPORTATION ELEMENT

Chappaquiddick's transportation network and infrastructure have an enormous impact on the rural character of Chappaquiddick. Our vision of the kind of transportation system we want to have into the foreseeable future is one that minimizes the problems caused by many vehicles and many people taxing the Island's limited resources without degrading our rural charm. A transportation system that imposes some inconveniences is generally acceptable. This reflects the widely held hypothesis that the harder and more inconvenient it is to get to and live on Chappaquiddick, the less the likelihood that Chappaquiddick will become developed to the point where its rural, secluded, natural quality is lost. Therefore, we need to seek ways to minimize congestion and stress, while at the same time avoiding any increase in the island's exposure to growth and development.

The Martha's Vineyard and Nantucket Steamship Authority bears consideration both for the transportation it provides and its role in regulating additional ferry service such as the Falmouth-Edgartown Ferry (Pied Piper).

Transportation needs vary significantly depending upon whether users are Year Round Residents (school children, commuters to work), Seasonal residents, renters, contractors/workers (plumbers, electricians, landscapers), emergency personnel (police, fire, ambulance), or visitors (beach-goers, fishing, sports people). Needs vary by time of day, time of year, and weather. However, there is wide agreement on the central concerns facing the island:

CRITICAL ISSUES AND CONCERNS

• Chappaquiddick Ferry

The continued operation by its carrying capacity of the Chappaquiddick Ferry is critical to sustain island residents. Access to the Island is essentially limited. Four wheel drive vehicles can only access the Island via Norton Point, when the beach is not closed as a result of erosion or bird protection. Moreover, limiting capacity of the Chappaquiddick Ferry is a means of controlling vehicle and people traffic to (or off) the Island.

Long (greater than 30 minutes) waiting lines for Chappaquiddick Ferry create traffic problems unhealthy conditions (vehicle exhaust), and inconvenience (time lost waiting; difficulty planning appointments, always early or late; frozen foods melt on way back from grocery store). Many consider the long lines an advantage, perceiving them as helping discourage even larger crowds of visitors, and do not want to see them eliminated since it probably means increasing the number of people coming to Chappaquiddick (either as residents or as visitors).

• Alternate Modes of Transportation Availability

1. Public Transportation (bus, van) is a possibility if it can be managed/designed in such a way that it would reduce traffic and congestion, not add to it. Steps to reduce the number of cars coming to the island are desired by the residents.

2. Bike Paths/Lanes. – Despite the large number of bikers on the roads at certain times in the summer, an April 2000 CIA survey shows 75% of people on Island oppose bike lanes on the main road, due to perceived negative impact such lanes would have on our present rural character.

3. Walkways - The CIA's Open Space Committee is pursuing efforts to promote walking trails Island-wide.

• Parking Insufficiency

Chappaquiddick Point – Short-term and long-term parking seems over taxed between Memorial Day and the October end of the Striped Bass & Bluefish Derby. Especially in July and August, we have too many cars (from 400 houses) for the number of parking spaces (70). We need to reduce the number of cars using the parking area. Related to this is the regulation that you can't leave a car more than 24-hours, which is an issue for those who need to leave a car so they can drive from the Point to home when they return to Island.

The Trustees Of Reservations (TTOR) properties – There are too many cars for the number of available spaces at Dyke Bridge and Mytoi. (When the Dyke Bridge and Mytoi lots are full, TTOR suggests cars proceed to Wasque, where parking has been ample.)

- **Road Safety**

Speed - We need strict adherence to the 25-mph speed limit, so cars, bikes, pedestrians can safely share road. A double yellow line (no passing) should be applied to the pavement along the entire Chappaquiddick Road to reduce danger of someone passing and not seeing bicyclists or pedestrians coming from opposite direction.

Dirt Roads – Local neighborhood (road associations) need to maintain these in proper condition. We want to preserve the existing dirt road network. There is need to educate people how to drive on dirt roads.

Street Signs – The existing program (wooden posts) is excellent.

GOALS AND OBJECTIVES

GOAL 1: MAINTAIN THE LIMITED CAPACITY AND ACCESS OF THE FERRY TO CHAPPAQUIDDICK IN ORDER TO PRESERVE THE RURAL CHARACTER AND NATURAL BEAUTY OF THE ISLAND

Objective A: Reduce congestion and stress caused by too many vehicles and too many people straining the Island's limited resources.

1. Discussion:

At certain times, Chappaquiddick Ferry waiting lines and over-crowded parking conditions at Chappaquiddick Point, detract from the rural character and calmer, slower atmosphere, which Chappaquiddick cherishes. Ways need to be found to reduce the congestion and stress, without increasing the Chappaquiddick Ferry's capacity. Maintaining the limited capacity and access to Chappaquiddick is important to preserving the rural character and natural beauty of the Island.

2. Actions Needed:

- a. Analyze alternate modes of transportation.
- b. Develop a computer simulation model of Chappaquiddick Ferry line to help evaluate potential changes for line management.
- c. Work with the Edgartown Selectmen, Police Department, Highway Department, and Chappaquiddick Ferry to conduct staging trial.
- d. Work with Edgartown Police Department to increase parking enforcement at Chappaquiddick Point.
- e. Work with Edgartown Police Department to develop a recommended procedure to utilize the "Triangle" for long-term parking.
- f. Increase communication to people in the Chappaquiddick Ferry waiting line, primarily through use of signs, about what to expect (ie. length of wait, lack of facilities).

3. Expected Results:

"Staging" should eliminate the Simpson's Lane congestion, plus provide the opportunity to leave the waiting line and accomplish something else. The increased communication might help reduce traffic by eliminating trips people would not have made had they known what to expect. The computer simulation model will provide an additional evaluation tool. Utilizing the "Triangle" and increased enforcement will help provide for long-term parking needs while maximizing availability of Chappaquiddick Point parking spaces. Analyzing alternate modes of transportation might provide future opportunities for reducing congestion and stress.

4. Monitoring:

The CIA Transportation Committee, Edgartown Police Department, Highway Department and Selectmen will be responsible for developing and overseeing the "staging" program. Chappaquiddick Ferry input will be included. The CIA Transportation Committee and Edgartown Police Department will work together on parking and enforcement. The CIA Transportation Committee working with the Martha's Vineyard Commission, the Chappaquiddick Ferry, Edgartown Police Department, and others will help students from the University of Michigan develop the computer simulation model. The CIA Transportation Committee will work with Martha's Vineyard Transit Authority and other resources to evaluate alternate modes of transportation.

5. Responsibility:

The CIA Transportation Committee, Edgartown Selectmen, Edgartown Police and Highway Department

6. Timing:

"Staging" and improved communication program should be in place within two years. Research for developing a computer simulation model should be completed within two years, while the model should be developed within 3 to 4 years. "Triangle" parking and increased enforcement should be in place within one year. The study of alternate modes of transportation should be completed within three years.

7. **Resources:**

Martha's Vineyard Commission, Edgartown Police and Highway Department, University of Michigan, Martha's Vineyard Transit Authority, plus additional outside experts to be identified as research into alternate modes of transportation progresses.

Objective B: Safeguard operation of Chappaquiddick Ferry

1. **Discussion:**
Chappaquiddick Ferry is critical to sustain Island residents and is a key means for limiting vehicle and people traffic to the Island. It is important that Chappaquiddick Ferry operate reliably and that its present capacity (maximum two ferries, three cars per ferry, limited hours of operation) not be expanded.
2. **Actions Needed:**
The CIA Transportation Committee meet with the ferry owner and Edgartown Selectmen on a regular basis to make certain Island's interest are protected.
3. **Expected Results:**
The Chappaquiddick Ferry will be well maintained, and operate in a manner consistent with Chappaquiddick's desire to limit growth, and maintain the Island's rural character and natural beauty.
4. **Monitoring:**
The CIA Transportation Committee will be responsible for making certain meetings are held with the ferry owner and Selectmen at least every six months.
5. **Responsibility:**
The CIA Transportation Committee, the ferry owner, Edgartown Selectmen
6. **Timing:**
The first meeting should take place within the next 90-days then continue on a regular basis as noted in item four.
7. **Resources:**
We expect the CIA will be able to complete the necessary follow-up using volunteers. Any additional resources required will be provided by the Chappaquiddick Ferry or the Town of Edgartown

GOAL 2: INSURE SAFETY WHILE PROMOTING THE RURAL CHARACTER OF CHAPPAQUIDDICK

Objective A: Insure safer road conditions for shared use between cars, bicycles, and pedestrians

1. Discussion:

Chappaquiddick should be a place where a calmer, slower pace of life prevails. It should be a place where automobile traffic moves as minimally as possible and priority is given to preserving the rural character and natural beauty of the Island, while allowing opportunities for pedestrians and bicyclists.

2. Actions Needed:

- a. Accident data must be collected.
- b. "Hot" conflict points between autos, bicyclists and pedestrians must be identified and corrective measures defined.
- c. Pavement avoidance options should be developed.
- d. Pedestrian trail networks should be planned
- e. Bicycle trail options should continue to be discussed
- f. Meetings with police officials should be held to explore how to minimize speed.
- g. A traffic-calming plan should be developed.
- h. Improve safety on Chappaquiddick Road (paved road).
- i. Work with Edgartown Highway Department to place double yellow lines (no passing) for the entire length of road.
- j. Work with Edgartown Highway and Police departments to obtain proper signage, including speed limits reduced to 20 mph on curves.
- k. Work with Edgartown Police department to ensure adequate traffic enforcement.
- l. Look into the possibility of a privately funded bike path, which would not have to conform to State requirements, and could be made to fit with the rural character of The Island.

3. Expected Results:

The Island will have slower, safer automobile traffic, contributing to maintaining Island character, increased community linkage opportunities, and a safer environment.

4. Monitoring:

The CIA Transportation Committee will be responsible for overseeing the development of the plan and working with Edgartown officials to implement the key actions.

5. Responsibility:

Edgartown Highway Department, Police Department, and the CIA Transportation Committee

6. Timing:

We expect this project to take at least two to three years.

7. Resources:

We expect the CIA, or the Town of Edgartown, will have to hire transportation and landscape architecture professionals to prepare the plan.

Objective B: Seek ways to preserve dirt roads

1. Discussion:

Dirt roads are an important contributor to Chappaquiddick's rural character, natural beauty, and calmer, slower pace of life. It is important that dirt roads on Chappaquiddick continue, and no additional paving should be allowed.

2. Actions Needed:

- a. Information on maintaining and preserving dirt roads must be collected.
- b. Meetings with Highway Department officials should be held to explore how best to maintain dirt roads for which Town is responsible.
- c. An educational brochure should be developed covering driving on and maintaining dirt roads. The brochure should be distributed to Chappaquiddick homeowners plus neighborhood road associations maintaining dirt roads.
- d. Have CIA Transportation Committee look into ways (perhaps in conjunction with the CIA Regulation Review Committee) to preserve dirt roads and prevent any further paving of roads on Chappaquiddick.

3. Expected Results:

The Island will have no additional pavement. Dirt roads will continue contributing to the Island's character and natural beauty.

4. Monitoring:

The CIA Transportation Committee will be responsible for overseeing the development of the educational brochure and working with Edgartown Highway Department officials to implement the key actions.

5. Responsibility:

Edgartown Highway Department and the CIA Transportation Committee

6. Timing:

We expect this project to take two to three years.

7. Resources:

We expect the CIA will be able to complete the brochure and necessary follow-up using volunteers.

CHAPTER 7: UTILITIES AND INFRASTRUCTURE

Utilities and Services are important because they can influence the character of a community. They are also essential for the business, personal, and safety needs of our citizens. We need to recognize that Chappaquiddick is a diverse community with as many needs, and that adequate access to utilities and services may be essential for some people's livelihood, and for others may not be needed or wanted. We need to be aware of what the needs are and balance them with the short and long-term affect they may have on the whole community.

CRITICAL ISSUES AND CONCERNS

- Do we have adequate phone and electric services? Do we want/need cable and what future telecommunication services does it offer that may be needed by Chappaquiddick residents (both year round and summer)?
- Towers - Do we want to have cell/other towers for communications infrastructure - what are the alternatives?
- Chappaquiddick is for technology but not at the cost of rural character.
- Having a central site for the delivery and pickup of UPS, Fed Ex, Newspapers and other convenience items.
- Impact of growth on infrastructure - when or do we expand to meet growth - are the perceived "inconveniences" of Chappaquiddick a part of being here? Are they something we want to change?

GOALS AND OBJECTIVES

GOAL 1: ASSESS THE NEED AND DESIRE FOR PHONE, ELECTRIC AND CABLE SERVICES

Objective A: Determine present state of utility infrastructure/carrying capacity - determine how it is scaled for future growth

1. Discussion:

As Chappaquiddick grows, so does the need for services. There are many questions about the level and quality of services provided for Chappaquiddick residents. Equally, there may be as many questions as to whether Chappaquiddick wants certain levels of services as they may be contrary to the guidelines of the Masterplan.

2. Actions Needed:

- a. Contact the utilities that presently provide services to Chappaquiddick. Determine what the present state of their infrastructure is and any plans they may have for the future.
- b. Identify the differences between public and private responsibilities with respect to utilities.
- c. Determine from the utility companies what is public and what is private and distinctions in upgrade and maintenance (who bear costs, who initiates actions)
- d. Work with Utility providers to help plan for their maintenance/upgrade of services.
- e. Evaluate costs, savings, and other benefits to having all utilities placed underground.

3. Expected Results:

The issue of convenience and providing services that will attract more people needs to be balanced with basic daily requirements for services of people living on Chappaquiddick. By going through the above action steps, it is hoped that residents will be able to have the services that are necessary for daily living, and will be able to work with public utility companies to have it installed in a timely manner.

4. Monitoring:

CIA Utilities & Services Committee

5. Responsibility:

CIA Utilities & Services Committee

6. Timing:

Short Term

7. Resources:

UPS, USPS, FED EX, the ferry owner and others who supply services to Chappaquiddick.

Objective B: Determine how important communication infrastructure is for summer and year round residents - Use this to evaluate future service requests

1. Discussion:

We need to be aware of what the needs are and balance them with the short and long term affect they may have on the whole community

2. Actions Needed:

- a. Obtain results from the recent survey undertaken by the CIA.
- b. Conduct follow-up surveys if necessary to gather additional information

3. Expected Results:

The issue of convenience and providing services that will attract more people needs to be balanced with the basic daily requirements for services of people living on Chappaquiddick. By going through the above action steps, it is hoped that residents will be able to have the services that are necessary for daily living, and that they will be able to work with public utility companies to have them installed in a timely manner.

4. Monitoring:

CIA Utilities & Services Committee

5. Responsibility:

CIA Utilities & Services Committee

6. Timing:

Moderate to long term

7. Resources:

CIA Utilities & Service Committee plus service providers

GOAL 2: ASSESS THE NEED FOR TELECOMMUNICATIONS TOWERS ON CHAPPAQUIDDICK FOR CELL AND OTHER COMMUNICATIONS

Objective A: Determine if Chappaquiddick wants/needs towers and evaluate alternatives

1. Discussion:

Cellular telephones have been considered to be part of the Federal Communications Act (FCA), which requires that this capability be available to everyone in the entire nation. As a result the FCC has been granting licenses to carriers who request them, and overriding local and state authorities. Edgartown now has a bylaw that prohibits any new towers, but does permit stealth antennas (flag poles, fake trees, reproduction of facades on buildings and other nearly invisible means). Special permits issued by the Edgartown Planning Board are required for these facilities.

2. Actions Needed:

- a. Assess the needs and requirements for telephony as technology evolves for both transmission and receiving equipment and its requirements as they pertain to Chappaquiddick.
- b. Work with the Edgartown Planning Board if and when requests are made by carriers to place antennas on Chappaquiddick.

3. Expected Results:

Chappaquiddick will maintain its present look and character, while providing cellular and other communications capability for those who want it.

4. Monitoring:

CIA Utilities & Services Committee

5. Responsibility:

Edgartown enforcement officials, Edgartown Planning Board, CIA Utilities & Services Committee, and CIA Zoning & Regulations Committee

6. Timing:

Fall 2000-Spring 2001

7. Resources:

CIA Volunteers

GOAL 3: CREATE A CENTRAL SITE FOR THE DELIVERY AND PICKUP OF UPS, FED EX, NEWSPAPERS AND OTHER CONVENIENCE ITEMS

Objective A: Evaluate the need for a central facility for commodities/services for Chappaquiddick residents. Investigate alternatives for creating this center (commercial entity, homeowners "club")

1. Discussion:

The Chappaquiddick Ferry house is inundated with packages from UPS, FED Ex, and other sources during the peak months. The operator has said that he would like to get out of his contract with these organizations, and if this happens a solution for delivery of these items will need to be reached.

2. Actions Needed:

- a. Clarify the owner's agreement/plans with UPS and others for providing drop off of packages in the Ferry House.
- b. Meet with UPS and others to discuss their plans if they can no longer drop packages at the Ferry House.
- c. Review input on surveys of resident's preferences for delivery options.
- d. Evaluate options for dealing with packages in an alternate manner during the peak months of delivery.
- e. Put together a White Paper on the advantages/disadvantages of a central site for packages and other commodities on Chappaquiddick.

3. Expected Results:

With the possibility of not having UPS or other delivery of goods for Chappaquiddick residents, and with the growth in people having goods provided for them through these services, it is important to work out options to maintain a central delivery site. This process should clarify what the short and long term plans are for Chappaquiddick Ferry in providing a drop off spot for these items, and will provide a long term solution.

4. Monitoring:

CIA Utilities & Services Committee

5. Responsibility:

CIA Utilities & Services Committee

6. Timing:

Moderate to long term

7. Resources:

UPS, USPS, FED EX, the ferry boat operator and others who supply services to Chappaquiddick.

CHAPTER 8: TRADITIONS AND VALUES

GOAL 1: TO INSURE THAT RESIDENTS AND VISITORS TO CHAPPAQUIDDICK UNDERSTAND THE CHARACTER OF THE ISLAND

Objective A: To aid homeowners, architects, builders and landscapers to understand and be sensitive to Chappaquiddick's magnificent, yet gentle and fragile qualities

1. Discussion:

The island of Chappaquiddick has a rich local heritage and a unique and beautiful environment. Even long-term residents find that they are constantly discovering new things about the island and its history and that their understanding of Chappaquiddick grows every year. It is important for the whole community to understand the island's long term values and ongoing traditions in order to retain its special qualities.

Chappaquiddick is quiet and rural. Most of its regular visitors and residents have a great love for and appreciation of the land and the waters surrounding it. They enjoy a sense of closeness with nature, and peacefulness and that comes with our open space and our slower pace of life. Social interaction tends to be informal. People are friendly and yet respectful of each others privacy. Overall, a sense of community spirit and cohesiveness prevails.

Most people feel that maintaining the environmental health of the island is of the utmost importance. There is great concern for protecting its biodiversity of plants and wildlife and maintaining its water quality.

The Chappaquiddick landscape has a beauty that is unique in its diversity and scale. It is important for homeowners, architects, builders and landscapers to understand and be sensitive to its magnificent, yet gentle and fragile qualities. A historical overview of Chappaquiddick's diverse architectural past demonstrates a tradition of sensitivity its landscape.

2. Actions Needed:

- a. To prepare a modest-looking guidebook for present and potential residents and visitors:
- b. That concisely summarizes the Island's history, culture and pattern of development.
- c. Uses sources such as, The Historical Society, the Gazette archives, and town records.
- d. Describes how Chappaquiddick evolved geologically, and from Indian encampments, 19th century sheep farming, etc. to present land use that reflects a rural and resort economy.
- e. Provides "suggested" design guidelines for the design and settings of buildings on the Island.
- f. Draws on guidelines developed for similar places, such as parts of Nantucket.
- g. Encourages residents to reduce the visual intrusiveness of new buildings, renovations, or additions as seen from the road and water.
- h. Provides suggestions and resource lists for protecting environmental quality.
- i. Encourages the use of native, traditional plants for landscaping, organic gardening, and minimizing erosion.
- j. Provides lists of landscapers and nurseries on the island that are sympathetic to these goals.
- k. Protects wildlife with diversity of native plants, slower driving, restraining dogs, retaining narrow dirt roads.
- l. Provides suggestions on encouraging a peaceful sense of community.
- m. Encourages such things as low and careful lighting and minimizing noise pollution.
- n. Encourages the protection of the groundwater and saltwater ponds and bays.
- o. Decide where and how to distribute the booklets
- p. To all box holders, architects, builders, real estate agents and persons planning to buy or build on Chappaquiddick, as well as town libraries.
- q. Encourage Chappaquiddick values and traditions, community spirit and inclusiveness.
- r. Organize and coordinate with the CCC traditional events, such as clambakes and picnics, volunteer cleanup, and trash pickup at the Chappaquiddick Point.
- s. Arrange for knowledgeable people to speak or lead tours about Chappaquiddick's history, native plants, house sitting, and landscaping.
- t. Collect historic information on Chappaquiddick and look into applying for Historic District status.

- u. Try to keep track of media coverage and advertising for Chappaquiddick and contact businesses and town board members if we can provide information that would protect Chappaquiddick's values and interests.
- 3. Expected Results:**
As a result of this action, it is hoped that present and potential residents and visitors will have a clearer understanding of the values, culture, development pattern and architectural and landscape architectural character of the Island. It is also hoped that as many people as possible gain a greater awareness of Chappaquiddick's special qualities and apply their knowledge in a way that benefits Chappaquiddick visually, environmentally, and reinforces the island's sense of history and community.
- 4. Monitoring:**
There would be no formal monitoring of design elements; guidelines will be on a suggestion basis. A list of knowledgeable and/or professional volunteers will be collected and made available to people interested in making more conscious choices reflecting Chappaquiddick's historical traditions and values.
- 5. Responsibility:**
The CIA sub-committee on Chappaquiddick values and traditions
- 6. Timing:**
- a. Booklet to be completed by spring 2001.
 - b. July - A talk about native plantings: types, care, use of, and where available.
 - c. August - A talk about elements of house sitting and landscaping for potential homeowners as well as present ones.
 - d. Also summer activities to help encourage the continuance of Chappaquiddick traditions, i.e.: July - A traditional clambake on the beach; August - A picnic and softball game or family beach party.
- 7. Resources:**
Volunteer committee member time.

CHAPTER 9: THE ACTION MATRIX

The following Action Matrix allows the CIA to monitor activities needed to implement the Master Plan. The Matrix indicates the objective, the responsible sub-committee, direction to the detailed action items and time frame to accomplish the actions.

	Objectives	Responsibility	Details	Ongoing	Short Term	Moderate Term	Long Term
1	Continue testing/monitoring wells for water quality/quantity	Water Issues Subcommittee	Goal 1 Objective A	X			
2	Promote the use of environmentally safe indoor/outdoor	Water Issues Subcommittee	Goal 1 Objective B		X		
3	Continue and Complete the Hydrogeological Mapping of Chappaquiddick Aquifer	Water Issues Subcommittee	Goal 1 Objective C	X			
4	Reach out to homeowners/renters/seasonal residents and service providers on Chappaquiddick concerning water conservation	Water Issues Subcommittee	Goal 2 Objective A		X	X	
5	Work with the Edgartown Dredge Committee to improve the quality of the soil on the top of the Gardner Property	Coastal Issues Subcommittee	Goal 1 Objective A	X			
6	To work with the Edgartown Conservation Commission and the MVPC to conserve for the Gardner Property	Coastal Issues Subcommittee	Goal 1 Objective B	X			
7	Review dredging plans for waters around Chappaquiddick	Coastal Issues Subcommittee	Goal 2 Objective A	X	X		
8	Educate residents concerning various projects proposed by the Dredge Committee which will affect waters around Chappaquiddick	Coastal Issues Subcommittee	Goal 2 Objective B	X			
9	Maintain salt marsh ditches for mosquito control	Coastal Issues Subcommittee	Goal 3 Objective A			X	
10	Increase monitoring of types and use of pesticides, herbicides and fertilizers by property owners adjacent to marshlands	Coastal Issues Subcommittee	Goal 3 Objective B				X
11	Work with the Marine Advisory Committee on issues that relate to the Edgartown Harbor Plan	Coastal Issues Subcommittee	Goal 4 Objective A	2	1	1	2
12	Explore extending the existing DPCP for Cape Pogue to include Katama Bay, Edgartown Harbor and Caleb's Pond	Coastal Issues Subcommittee	Goal 4 Objective B			X	
13	Update/educate every Chappaquiddick property owner concerning the accomplishments and future plans of the Open Space Committee	Open Space Issues Subcommittee	Goal 1 Objective A	X			
14	To involve the community in the conservation efforts and its benefits	Open Space Issues Subcommittee	Goal 1 Objective B	New			
15	Share information and goals with the Edgartown Conservation Commission and participate in the Open Space Plan	Open Space Issues Subcommittee	Goal 2 Objective A	X			
16	Maintain presence on Boards—Martha's Vineyard Land Bank, Sheriff's Meadow Foundation and Trustees of the Reservation	Open Space Issues Subcommittee	Goal 2 Objective B	New			
17	Identify and prioritize key parcels of land for conservation and preservation	Open Space Issues Subcommittee	Goal 3 Objective A	New			
18	Make a plan for acquisition of available properties and obtain conservation restrictions from interested landowners	Open Space Issues Subcommittee	Goal 3 Objective B	New			
19	Add abutting lands to the emerging Chappaquiddick greenbelt	Open Space Issues Subcommittee	Goal 3 Objective C	New			

	Objectives	Responsibility	Details	Ongoing	Short Term	Moderate Term	Long Term
20	Raise funds for Chappaquiddick Fund	Open Space Issues Subcommittee	Goal 4 Objective A	X			
21	Establish a centralized public trail system from the Chappaquiddick Point out to Wasque	Open Space Issues Subcommittee	Goal 5 Objective A	New			
22	Create satellite trails within the neighborhoods that can join with the central trail system, but which are not publicized	Open Space Issues Subcommittee	Goal 5 Objective B	New			
23	Preserve the roadside vistas that we love	Open Space Issues Subcommittee	Goal 6 Objective A	New			
24	Review protection offered by existing regulations	Zoning Regulations Subcommittee	Goal 1 Objective A		X		
25	Explore potential new regulatory tools that may help guide growth more effectively	Zoning Regulations Subcommittee	Goal 1 Objective B			X	
26	Define a Growth Rate that is appropriate for Chappaquiddick	Zoning Regulations Subcommittee	Goal 2 Objective A		X		
27	Develop a plan/ guidelines for development of grandfathered lots as necessary and appropriate	Zoning Regulations Subcommittee	Goal 3 Objective A			X	
28	Include in R120 (Chappaquiddick) Zoning a FAR (Footprint Area Restriction) of 7.5% on all properties	Zoning Regulations Subcommittee	Goal 3 Objective B		X		
29	Assess the different types of land/home use to see how they contribute or detract from the goals of the Master Plan	Zoning Regulations Subcommittee	Goal 4 Objective A				X
30	Develop a Chappaquiddick Affordable Housing Program in character with our built environment	Zoning Regulations Subcommittee	Goal 4 Objective B			X	
31	Develop Housing Opportunities for people who could supply business/services to Chappaquiddick residents	Zoning Regulations Subcommittee	Goal 4 Objective C			3	3
32	Define guidelines where guesthouses can have positive impacts for Chappaquiddick	Zoning Regulations Subcommittee	Goal 4 Objective D			X	
33	Reduce congestion and stress caused by too many vehicles and too many people straining the Island's limited resources	Transportation Element Subcommittee	Goal 1 Objective A		X		
34	Safeguard operation of Chappaquiddick Ferry	Transportation Element Subcommittee	Goal 1 Objective B	X			
35	Insure safer road conditions for shared use between cars, bicycles, and pedestrians	Transportation Element Subcommittee	Goal 2 Objective A		X		
36	Seek ways to preserve dirt roads	Transportation Element Subcommittee	Goal 2 Objective B				X

	Objectives	Responsibility	Details	Ongoing	Short Term	Moderate Term	Long Term
37	Determine present state of utility infrastructure/carrying capacity - determine how it is scaled for future growth	Utilities Subcommittee	Goal 1 Objective A		3	3	
38	Determine how important communication infrastructure is for summer and year round residents	Utilities Subcommittee	Goal 1 Objective B		3	3	
39	Determine if Chappaquiddick wants/needs towers and evaluate alternatives	Utilities Subcommittee	Goal 2 Objective A		3	3	
40	Evaluate need for a central facility for commodities/services for Chappaquiddick residents	Utilities Subcommittee	Goal 3 Objective A	X			
41	Aid home owners and contractors to understand and be sensitive to Chappaquiddick's magnificent, yet gentle and fragile qualities	Traditions and Values Subcommittee	Goal 1 Objective A		X		

APPENDIX: SUPPORTING DOCUMENTATION

CURRENT LAND USE AND BUILDOUT PROJECTIONS

Land Use Category	Built Acreage	Vacant Acreage
Residential 3 acres or greater	1148.0	535.0
Residential 2 acres to 2.99 acres	72.0	65.0
Residential 1 acres to 1.99 acres	71.0	40.0
Residential less than 1 acre	41.8	60.3
Residential Sub Total	1332.8	700.3
Open space Recreational		1076.7
Agricultural		105.0
Unbuildable		118.9
Other		5.1

Source: Martha's Vineyard Commission, July 2000

According to the Martha's Vineyard Commission, Chappaquiddick could potentially absorb another 694 residential homes under current zoning (3-acre minimum). This figure assumes that all vacant lots greater than 3 acres are buildable unless stated otherwise and all lots greater than 6 acres with one home may be subdivided. This does not include lots less than 3 acres that may be grandfathered.

This Masterplan is a guide to the physical development of a community. It is a comprehensive long-range plan (5 to 10 years) that translates community values and desires into policies that will guide future development.

SURVEY RESULTS

The CIA administered a community values survey to all Chappaquiddick residents. Responses from 221 people were received. This represents a greater than 55% response rate – much higher than the 25% required to make the survey statistically significant. Although the results were analyzed by the type of respondent (year round residents, vacation home owner, seasonal home owner, rental home, non-home owners, and farmers), the responses were very similar. The largest group was the seasonal residents, comprising of 40%, then the vacation home owner with 29% and year round residents making up 20%.

The results of the survey strongly reinforce the desire to keep the island in a natural, bucolic state with limited amenities. These are the very reasons that the residents value the island and want to continue staying there. The survey results indicate that respondents do not desire more residential and/or commercial development on Chappaquiddick and would very much like to preserve its natural beauty.

Respondents were generally happy with the standard of services on Island and valued its open space, environmental quality and natural beauty. All respondents felt that the Island was in danger of being over developed. Some thought that it was already over developed.

	Year Round Mean	Vacation Mean	Seasonal Mean	Rental Mean	Not Home Owner Mean	Farm Mean
Response Totals 221	45 (20%)	65 (29%)	88 (40%)	15 (7%)	7 (3%)	1
To what extent do you support or oppose the following forms of commercial activity?						
General Store	3.7	3.7	3.6	3.8	3.7	4.0
Retail Shops	1.2	1.1	1.1	1.2	1.2	1.0
Gas Station	2.1	2.0	1.8	2.1	2.2	1.0
Tourism	2.0	1.7	1.7	2.1	1.0	1.0
Restaurants	1.5	1.3	1.3	1.5	1.8	1.0
Overnight Lodging	1.6	1.4	1.2	1.5	1.2	1.0
To what extent do you value the following as reasons for living on Chappaquiddick?						
Rural	4.8	4.8	4.8	4.4	4.7	5.0
Open Space	4.9	4.7	4.9	4.5	4.7	5.0
Privacy	4.8	4.8	4.7	4.1	4.5	5.0
Recreation	4.2	4.0	3.9	3.5	4.4	5.0
Seclusion	4.6	4.5	4.7	3.7	4.5	5.0
Limited Commercial development	4.4	4.4	4.2	4.1	4.4	5.0
Environmental Quality	4.9	4.9	4.8	4.5	3.7	5.0
Sense of Community	4.4	4.0	4.0	3.9	4.2	5.0
Natural Beauty	5.0	4.9	4.8	4.5	4.3	5.0
How would you describe Chappaquiddick Today?	rural/resort	rural/resort	rural/resort	rural/resort	rural/resort	resort
How would you like to see Chappaquiddick in 15 years?	rural/resort	rural/resort	rural/resort	rural/resort	rural	rural
How Important is it that Chappaquiddick:						
Maintain dirt roads	4.1	4.3	4.1	4.3	4.7	4.0
Limit new homes	4.4	4.7	4.3	4.5	3.5	5.0
Increase residential development	1.5	1.2	1.1	1.3	1.7	2.0
Protect environmental quality	4.8	4.9	4.8	4.9	5.0	5.0
Protect its natural environment	4.8	4.9	4.9	4.8	4.8	5.0
Preserve Open Space	4.8	4.8	4.8	4.9	4.7	5.0
Have more Recreational Facilities	1.5	1.5	1.5	2.0	1.7	2.0
Increase Commercial Development	1.3	1.1	1.0	1.5	1.3	1.0
Preserve rural elements of the Island	4.5	4.7	4.8	4.7	4.3	5.0
Promote natural flora/fauna	4.0	3.9	4.1	3.9	4.3	5.0
Promote traditional Island architecture	3.8	3.6	3.8	4.1	3.8	3.0
Promote affordable housing	3.5	2.5	2.4	2.5	2.8	3.0
Limit Chappaquiddick Ferry Capacity	3.7	3.6	3.8	2.7	4.8	2.0
Rate the Standard of Services						
Police Protection	3.6	3.8	3.6	3.7	3.8	4.0
Fire Protection	3.9	3.7	3.7	3.5	3.8	4.0
Emergency Medical Services	3.9	3.4	3.5	3.0	3.6	4.0
Chappaquiddick Ferry	3.8	4.0	3.8	3.8	3.6	4.0
Telephone Service	3.3	3.7	3.5	3.7	3.8	4.0
Mail Service	3.6	3.4	3.4	3.5	3.6	
Electric service	3.6	3.7	3.7	3.9	3.4	4.0
Cable television	2.9	3.0	2.8	3.1	2.6	
Internet access	3.1	3.0	3.3	3.5	2.4	4.0
Public Transportation	3.2	3.5	3.6	3.6	2.8	
Bike Paths	3.5	3.5	3.4	3.2	3.5	
Commercial deliveries	3.6	3.5	3.7	3.5	3.0	
Trash Pick-up	3.8	4.3	4.0	4.2	3.2	4.0
Other	1.5	3.0	3.0			
Is Chappaquiddick in Danger of being over developed?	Danger	Danger	Danger	Already	Already	Danger

1= Strongly Oppose/Not Important
2= Oppose/Slightly Important
3= Neutral / Moderate

4=Support/Very Important
5=Strongly Support/Extremely Important

Chappaquiddick Master Plan Survey

Chappaquiddick Island Association
P.O. Box 1292
Edgartown, MA 02539

In the following questions, we would like to know how you view Chappaquiddick today, and what you would like Chappaquiddick to be like in the future.

1. Do you own a home on Chappy?
 YES NO

2. To what extent do you support or oppose the following forms of commercial activity on Chappy? (Please circle only one answer)

	Strongly Oppose	Oppose	Neutral	Support	Strongly Support
a) General store	1	2	3	4	5
b) Retail shops	1	2	3	4	5
c) Gas stations	1	2	3	4	5
d) Tourism	1	2	3	4	5
e) Restaurants	1	2	3	4	5
f) Overnight lodging	1	2	3	4	5

3. To what extent do you value each of the following as reasons to live on Chappy? (Please circle only one answer)

	Very little Value	Slight Value	Moderate Value	High Value	Extremely High Value
a) Rural atmosphere	1	2	3	4	5
b) Open spaces	1	2	3	4	5
c) Privacy	1	2	3	4	5
d) Recreational opportunities	1	2	3	4	5
e) Seclusion	1	2	3	4	5
f) Limited Commercial Development	1	2	3	4	5
g) Environmental quality	1	2	3	4	5
h) Sense of Community	1	2	3	4	5
i) Natural beauty	1	2	3	4	5

4. How would you describe Chappy today?

- 1 RURAL COMMUNITY
 2 RESORT COMMUNITY
 3 OTHER _____

5. How would you like to see Chappy 15 years from now?

- 1 RURAL COMMUNITY
- 2 RESORT COMMUNITY
- 3 OTHER _____

6. In your opinion, how important is it that Chappy:

- | | | | | | |
|---|----------------------|--------------------|----------------------|----------------|---------------------|
| | Not at all important | Slightly important | Moderately important | Very important | Extremely important |
| a) Maintain its dirt roads | 1 | 2 | 3 | 4 | 5 |
| b) Limit the number of new homes built annually | 1 | 2 | 3 | 4 | 5 |
| c) Increase residential development | 1 | 2 | 3 | 4 | 5 |
| d) Protect its environmental quality (air/water quality) | 1 | 2 | 3 | 4 | 5 |
| f) Protect its natural environment (beaches, birds, fish) | 1 | 2 | 3 | 4 | 5 |
| e) Preserve open space | 1 | 2 | 3 | 4 | 5 |
| g) Have more recreational facilities | 1 | 2 | 3 | 4 | 5 |
| h) Increase commercial development | 1 | 2 | 3 | 4 | 5 |
| i) Preserve the rural elements of the Island | 1 | 2 | 3 | 4 | 5 |
| j) Promote the use of native flora & fauna over foreign species | 1 | 2 | 3 | 4 | 5 |
| k) Promote traditional Island architecture | 1 | 2 | 3 | 4 | 5 |
| m) Promote housing that is affordable for all income groups | 1 | 2 | 3 | 4 | 5 |
| n) Limit capacity of the Chappy Ferry | 1 | 2 | 3 | 4 | 5 |

7. To what extent are you satisfied of dissatisfaction with the availability of each of the following on Chappy?

(Please circle only one answer)

- | | | | | | |
|---------------------------------------|------------------------|--------------|---------|-----------|---------------------|
| | Extremely Dissatisfied | Dissatisfied | Neutral | Satisfied | Extremely Satisfied |
| a) Police protection | 1 | 2 | 3 | 4 | 5 |
| b) Fire protection | 1 | 2 | 3 | 4 | 5 |
| c) Emergency medical services | 1 | 2 | 3 | 4 | 5 |
| d) Chappy Ferry | 1 | 2 | 3 | 4 | 5 |
| e) Telephone service | 1 | 2 | 3 | 4 | 5 |
| f) Mail delivery | 1 | 2 | 3 | 4 | 5 |
| g) Electric service | 1 | 2 | 3 | 4 | 5 |
| h) Cable television | 1 | 2 | 3 | 4 | 5 |
| i) Internet access | 1 | 2 | 3 | 4 | 5 |
| j) Public transportation | 1 | 2 | 3 | 4 | 5 |
| k) Bike paths | 1 | 2 | 3 | 4 | 5 |
| l) Commercial deliveries (UPS, FED-X) | 1 | 2 | 3 | 4 | 5 |
| m) Trash pick-up | 1 | 2 | 3 | 4 | 5 |
| n) Other _____ | 1 | 2 | 3 | 4 | 5 |

8) If you answered yes to owning a home on Chappy, which of the following best describes how you use your home on Chappy? (please circle one answer only)

- 1. Year round residence
- 2. Seasonal residence
- 3. Vacation home
- 4. Rental property

9.. Would you like to see a general store on Chappy?

YES NO DON'T KNOW

Is there anything else about Chappaquiddick and planning for its future that you would like to share with us?

Five horizontal lines for writing a response to question 9.

10.. Please circle the below statement, which most closely reflects your opinion.

- 1. Chappy is in severe danger of becoming over-developed.
2. Chappy is in danger of becoming over-developed.
3. Chappy is already over-developed.
4. Chappy is not in immediate danger of being over-developed
5. Chappy is not in danger of being over-developed.

11. Please answer this question only if your property is six acres or larger. If your property is six acres or larger, would you be willing to place a conservation restriction on it to limit future development?

YES NO MAYBE

Your contribution to this effort is greatly appreciated. Please return your completed questionnaire to the CIA at the address below as soon as possible. Thank you.

Please direct all inquiries to:

Don Crocker
Chappaquiddick Island Association
P.O. Box 1292
Edgartown, MA 02539