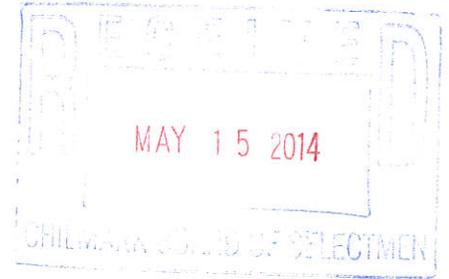




Martha's Vineyard Land Bank Commission

May 13, 2014



Chilmark Board of Selectmen
Post Office Box 119
Chilmark, Massachusetts 02535

Dear selectmen,

I am writing concerning a memorandum (enclosed) which the land bank commission reviewed yesterday evening, regarding the next steps to be taken in order to implement the Nab's Corner project. In particular, commissioners discussed its query about the extent of land bank involvement in the next phase of the project.

The commission believes that it is reasonable to characterize the land bank as the junior partner in the entire enterprise that has brought us to this point. Nothing in these arrangements particularly advanced any significant land bank goals — they instead advanced significant town goals. The land bank participated because no land bank goals were harmed and because the overall effect for the land bank was generally neutral.

Commissioners noted as well that a considerable amount of time and money was expended by the land bank here. Litigation costs alone amounted to some \$68,161.61. The land bank stayed the course because it knew of this project's importance to the town.

The commission believes that the town should shoulder the responsibility for installing all of the infrastructure, save the land bank trailhead. Once the town has completed its work the land bank will proceed with the trailhead (and its accompanying trail).

As for a road association, the land bank would expect to be a paying member. The commission would not, however, expect to be on equal footing with the other members of the association, since its visitors will barely use the roadway itself, and on an infrequent basis at that.

As is the town, the land bank is glad that the litigation is over and that the matter has been finalized. Please telephone me with any questions. Thank you.

Yours very truly,

A handwritten signature in black ink that reads "James Lengyel".

James Lengyel
Executive Director

NAB'S CORNER NEXT STEPS

May 5, 2014

This following is an outline of next steps for creating and awarding the four homesite lots. These items are in no particular order of importance or sequence at this time.

Infrastructure, construction and legal documents

1. Create a working budget and identify the sources of available funds (Chilmark Housing Trust?) and need for future procurement of additional funds.
2. Create a working sequence and timeline for accomplishing all tasks.
3. File the Form C subdivision linen with the Registry of Deeds.
4. Create specifications and draft Request for Proposals for:
 - a. Installing the curb cut, all roads and driveways. Will the Land Bank share in the curb cut, Land bank parking lot surveying and roadway construction costs to their parking lot?
 - b. Installing four wells.
5. Survey and stake the lot lines, building envelopes, well and proposed septic locations, 50-foot vegetated buffer zone along the west lot lines and the 100-foot vegetated buffer zone from South Road. The Land Bank parking lot is exempt from the 100-foot no-cut buffer zone along South Road.
6. Identify the lots that will have easement rights to the new curb cut, new road to Ridge Hill Road and on the Ridge Hill Road section that runs across the four homesite lots.
7. Identify the lots -- including the Land Bank -- that will participate in the Road Association which must be formed as a condition of the subdivision approval.
8. Draft the formal easement rights document for signatures and filing at the Registry of Deeds.
9. Draft the Road Association Bylaws for signatures. Does this need to be filed at the Registry of Deeds?
10. Draft the ground leases for each of the four homesite lots. Be sure to include the 50-foot and 100-foot Planning Board no-cut buffer zone definitions within the affected lot leases.
11. Assign Assessor Map and Lot numbers to each of the four lots.
12. Assign street numbers (and street names?) to the four lots.

Awarding the four homesite lots.

1. Determine if all four lots will be awarded at once or, will they be awarded sequentially in separate lottery drawings?
2. Develop a protocol for prospective candidates that determines their eligibility for receiving a lot and for awarding Chilmark preference points to relevant applicants.
3. Assist the selected lot recipients in obtaining their Zoning Board of Appeals Special Permits to create the homesite lots as buildable lots.
4. Assist the selected recipients in designing and obtaining their Board of Health permits for a septic system location in relation to the required setback distances.