Article 3: ESTABLISHMENT OF DISTRICTS

TYPES OF DISTRICTS

Section 3.0 For the purposes of this Bylaw the Town of Chilmark is divided into the following types of districts:

A. Agricultural-Residential District I
B. Agricultural-Residential District II-A
C. Agricultural-Residential District II-B
D. Agricultural-Residential District III
E. Agricultural-Residential District IV
F. Agricultural-Residential District V
G. Agricultural-Residential District VI
H. Squibnocket Pond District (District VI Overlay District)
I. Conservation District

LOCATION OF DISTRICTS

Section 3.1

A. The Agricultural-Residential District I shall be bounded and described as follows:
Beginning at the point where the Chilmark-West Tisbury town line reaches the Atlantic ocean; thence
Northwesterly by said town line to the North Road; thence
Southwesterly by the North Road to Tabor House Road; thence
Southeasterly by Tabor House Road to the Middle Road; thence
Northeasterly by the Middle Road to Meeting House Road; thence
Southeasterly by Meeting House Road to the State Highway (South Road); thence
Northeasterly by the State Highway (South Road) to the northeast corner of land of Edna Robinson on the southerly side of said State Highway; thence
Easterly by Quenames Lane[1] to the head of Wade's Cove; thence
Southerly by the easterly shore of Chilmark Pond to the barrier beach and by the westerly boundary line of Walton's Beach Lot (No. 35) to the Atlantic Ocean; thence
Easterly by the Atlantic Ocean to the Chilmark- West Tisbury town line and the place of beginning.

B. The Agricultural- Residential District II-A shall be bounded and described as follows:
Beginning at the point were the Chilmark-West Tisbury Town line intersects the North Road; thence
Southwesterly by the North Road to the point where the North Road meets the southwesterly boundary of land of Gregory J. Sullivan et ux described in a deed recorded in Dukes County Registry of Deeds in Book 284, Page 52; thence
Northerly by said Sullivan land to the southwesterly boundary of land of Prospect Hill Realty Trust (Land Court Plan 16738A), and continuing westerly, northerly and northeasterly by said Prospect Hill Realty Trust land to land of Daniel Lang described in a deed recorded in said Registry in Book 232, Page 547 and a stone wall; thence
Northwesterly by said stone wall by said Lang land and land of other owners until said wall reaches the waters of Vineyard Sound; thence
Northeasterly by the waters of Vineyard Sound to the point where the Chilmark-West Tisbury town line reaches Vineyard Sound; thence Southeasterly by said town line to the point of the beginning.

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(1) a.k.a. Wade's Field Lane on Assessors Map dated June 15, 1980

C. The Agricultural-Residential District II-B shall be bounded and described as follows:
Beginning at the point where the boundary line between land of the Estate of Lucinda and land now or formerly of Raushenbush (Land Court Plan 15557A) reaches the Atlantic Ocean; thence
Northwesterly by said boundary line to the State Highway (South Road); thence
Northeasterly by the State Highway (South Road) to the northeast corner of land of Edna Robinson on the southerly side of said State Highway; thence
Easterly by Quenames Lane to the head of Wade's Cove; thence
Southerly by the easterly shore of Chilmark Pond to the barrier beach and by the westerly boundary line of Walton's Beach lot (No. 35) to the Atlantic Ocean; thence
Westerly by the Atlantic Ocean to the place of beginning.

D. The Agricultural- Residential District III shall be bounded and described as follows:
Beginning at the intersection of the North Road and the Menemsha Cross Road; thence
Northeasterly by the North Road to Tabor House Road; thence
Southeasterly by Tabor House Road to the Middle Road; thence
Northeasterly by the Middle Road to Meeting House Road; thence
Southeasterly by Meeting House Road to the State Highway (South Road); thence
Southwesterly and northwesterly by the State Highway (South Road) to Beetlebung Corner; thence
Northwesterly by the Menemsha Crossroad to the place of beginning.

E. The Agricultural-Residential District IV shall be bounded and described as follows:
Beginning at the intersection of the North Road and the Menemsha Crossroad; thence
Southwesterly by the North Road to the Chilmark-Gay Head town line; thence
Northerly and northwesterly by said town line to the shores of Vineyard Sound at Menemsha Inlet: thence
Northeasterly by the shores of Vineyard Sound to the northwesterly corner of Agricultural-Residential District II-A as herein above described; thence
Southeasterly by the southwesterly boundary of said Agricultural-Residential District II-A to the North Road; thence
Southwesterly by the North Road to the point of beginning.

F. The Agricultural-Residential District V shall be bounded and described as follows:
Beginning at the intersection of the North Road and the Menemsha Crossroad; thence
Southeasterly by the Menemsha Crossroad 500 feet to a point; thence
Southwesterly by a straight line to the bound at the northwesterly corner of land now or formerly of Robert G. Walter et ux described in a deed recorded with Dukes County Registry of Deeds in Book 231, Page 572; thence
Northwesterly by a straight line to the intersection of Basin Road and the North Road; thence
Northeasterly by the North Road to the point of beginning.

G. The Agricultural-Residential District VI shall comprise the entire balance of the town and shall be bounded and described as follows:

Beginning at the Southwesterly corner of Agricultural-Residential District IV as above described; thence
Northeasterly by the southerly boundary of said Agricultural-Residential District IV to the northwest corner of Agricultural-Residential District V as above described; thence

Southeasterly and northeasterly by the southwesterly and southeasterly boundaries of the Agricultural-Residential District V as above described to the Menemsha Crossroad at the southwesterly boundary of Agricultural-Residential District III as herein above described; thence

Southeasterly by the said boundary of Agricultural-Residential District III, and by the southwesterly boundary of Agricultural-Residential District II-B, as herein above described to the shores of the Atlantic Ocean; thence

Southwesterly, westerly and northwesterly by the shore of the Atlantic Ocean to the Chilmark-Gay Head town line; thence northerly, easterly, northerly, northeasterly and northwesterly by said town line to point of beginning.

H. The Squibnocket Pond District (District VI Overlay District) shall be bounded and described as follows:

Beginning at the point where the Chilmark-Gay Head town line intersects State Road; thence Easterly by State Road to Squibnocket Road; thence

Southerly by Squibnocket Road to a point of mean high water on the shore of the Atlantic Ocean; thence

Westerly along mean high water of the Atlantic Ocean to the point where the Chilmark Gay Head town line intersects the beach; thence

Northerly along the Chilmark-Gay Head town line to the point of the beginning.

I. The Conservation District shall be described as follows: All of the Island known as Nomans Land as shown on the USGS Survey Map titled Squibnocket Quadrangle.

ZONING MAP

Section 3.2 The boundaries of each district described above are shown on the map entitled Zoning Map of the Town of Chilmark, or as hereafter amended, which is attached to and made a part of this bylaw. This map shall be filed in the custody of the Town Clerk of Chilmark and may be examined by the public, subject to any reasonable regulations established by the Town Clerk. Zoning district boundary lines shown on this map may be changed only by the adoption of an amendment to this bylaw.