

Growth and Development

Land Use 1951-1981 (in acres)

Data Source: William McConnell, "Remote Sensing 20 Years of Change," University of Massachusetts (based on aerial photographs). % = % of total land area.

| <u>Land in Acres</u> | <u>1951</u> | <u>1971</u> | <u>1980</u> |
|---------------------------------|-------------|-------------|-------------|
| Forest Land | 7,825 (74%) | 8,211 (77%) | 7,760 (73%) |
| Wetlands* | 236 (2%) | 160 (1.5%) | 160 (1.5%) |
| Agricultural Lands | 940 (9%) | 393 (3.7%) | 383 (3.6%) |
| Open Lands | | | |
| abandoned fields | 1,214 | 902 | 856 |
| heath lands | 388 | 313 | 306 |
| Open land total | 1,602 (15%) | 1,215 (14%) | 1,162 (11%) |
| Urban Lands | | | |
| commercial | | 3 | 3 |
| 1 dwelling on less than 3 acres | | 185 | 566 |
| 1 dwelling on 3 acres or more | 36 | 139 | 199 |
| 2 or more dwellings on lot | | 142 | 209 |
| Urban land total | 36 (1%) | 469 (4.4%) | 977 (9.2%) |
| Public and semi-public land | | 17 (<1%) | 20 (<1%) |
| Recreation Lands | | 164 (1.5%) | 165 (1.5%) |
| Total Acres | 10,639 | 10,639 | 10,639 |

*Small wetlands and wooded swamps were included in forest land.

McConnell's figures are based on 12,304 acres. When water bodies are subtracted the acreage comes within 2% of the total area, which was factored into the figures on a proportional basis to bring the total 10,639 acres in line with the Tax Assessor's acreage.

Housing Data

The following data come from the U.S. Federal Census.

Age of Year-Round Housing Units

| <u>Time Period</u> | <u>Span of Years</u> | <u>% of Total Housing Stock</u> |
|--------------------|----------------------|---------------------------------|
| 1655 - 1939 | 284 | 24% |
| 1940 - 1969 | 29 | 38% |
| 1970 - 1980 | 10 | 38% |

Housing Growth 1950 - 1980

| <u>10-Year Period</u> | <u>Number of Houses</u> | <u>Growth Rate</u> |
|-----------------------|-------------------------|--------------------|
| 1950 to 1960 | from 396 to 502 | 27% |
| 1960 to 1970 | from 502 to 631 | 26% |
| 1970 to 1980 | from 631 to 871* | 38% |

*The census data indicate a figure of 831 units. When compared with town records it is found to be 40 units too low.

Population

The following data come from the U.S. Federal Census.

Year-Round Population/Growth Rate 1950-1980

| <u>10-Year Period</u> | <u>Number of People</u> | <u>Growth Rate</u> |
|-----------------------|-------------------------|--------------------|
| 1950 to 1960 | 183 to 238 | 30.1% |
| 1960 to 1970 | 238 to 340 | 42.9% |
| 1970 to 1980 | 340 to 489 | 43.8% |

While Chilmark had a growth rate of 43.8% between 1970 and 1980, it should be noted that by comparison the State of Massachusetts had a growth rate of only +0.8% during this same period. The growth rate of the town is due largely to in-migration rather than births in the town. (There were 15 more births than deaths and 134 more people migrated in than out, for a total of 149.) The census data show that 23.5% of Chilmark's year-round residents 5 years and older lived in a different state in 1975.

Potential Houses Under Existing Zoning

In June 1984 the Martha's Vineyard Commission undertook a study to determine as closely as possible the number of houses which can be built in Chilmark maintaining the current 3, 2, and 1½ acre zoning districts of the town's by-law. The December 1983 tax assessors' maps and the 1982 fire/police maps were used as a base for the analysis. Single lots, with and without houses, and conforming lots in existing subdivisions were counted. Unbuilt oversized lots and house lots with adequate acreage for additional houses were figured to their maximum potential with the following exceptions: (1) public and conservation lands; (2) roads, ponds, and areas of 100% permanent wetlands; (3) a subtraction of 50% less lots for large parcels containing approximately 50% wetlands; (4) to the extent possible, lots shown in old subdivisions but now unbuildable because of their size were recalculated to conform to the zoning by-law.

The result of this study shows that under its existing zoning by-law Chilmark's maximum development potential would be:

2,338 more primary houses
3,009 more guest houses

A count of houses on the 1982 fire/police maps shows 816 primary houses and 106 guest houses at that time. Adding these to the potential houses above, the town could have

3,154 primary houses
3,115 guest houses
6,269 houses

Potential Population Under Existing Zoning

Chilmark has two populations, year-round and summer. The U.S. Census provides no figures on the summer population. However, it does tell us that in 1980 there were 831 houses of which 220, approximately one quarter, were occupied by year-round residents; that year-round households averaged 2.2 persons per dwelling unit; and that the year-round population was 489.

To estimate the summer population it is necessary to decide on the average number of occupants per summer dwelling unit. The conservative estimate of 4 has been chosen for these calculations.*

Thus three quarters of the 831 houses equals 611 summer houses; multiplied by 4, the number of summer residents in 1980 is estimated at 2,444. Add the 489 year-round residents and the total 1980 population was 2,993, not including guests of inns and room rentals.

An estimate of the potential population under the existing zoning is made by using the figures in the preceding sections. The average number of occupants of guest houses is estimated at 3. Occupants of inns and room rentals are not included.

| | <u>Number of Houses</u> | <u>Number of Occupants</u> |
|-------------|-------------------------|----------------------------|
| Year-round | 788 | 1733 |
| Summer | 2366 | 9464 |
| Guest House | 3115 | 9345 |
| | <hr/> | <hr/> |
| Total | 6269 | 20,809 |

The figure of 20,809 is not to be viewed as a prediction of future population, but as the population which can be expected if all developable land in the town is developed to the maximum allowed under the zoning by-law, if the proportion of summer to winter residents continues, and if the average number of persons per household used in these estimates remains the same. However, such a population is possible in Chilmark and should be taken into consideration in looking to the future of the town.

* It is important to note that the estimate of 4 occupants for each summer house is conservative. A 1984 Martha's Vineyard Commission survey of real estate agents estimated an average of 5.7 occupants for summer rental housing. A Development Projection for Cape Cod estimated 5.75 residents for summer-occupied houses in Barnstable County, 1980.

Growth Rate

How fast the town will reach its maximum potential population is difficult to predict. Fifteen or twenty years ago no one would have expected the growth rate that has taken place during recent years. Long-range projections are unreliable because they depend on many factors now unknown. James Muth, of the Martha's Vineyard Commission, has charted Chilmark's growth, arriving at two quite different projections for the ultimate build-out date under existing zoning.

The first, a straight-line projection of the growth rate from 1980 to 1984, estimates that the build-out would occur in 2130, or in six generations. The second, a growth curve projection of the growth rate of the past 30 years, estimates that the ultimate build-out would occur in 2060, or three generations. (One generation equals 25 years.) Growth could escalate even more rapidly or level off at some point but we can be sure that it will continue, given the existing trend.

Growth Control

Although many townspeople are concerned about the consequences of present growth patterns, methods of controlling growth are limited. There are really only two direct methods: by changes in provisions of the zoning by-law; or by removing land from development through purchase or gifts and restricting its use to agriculture, recreation, open space, or by forming a land bank which would provide land for future town use.

Various types of moratoriums on building have been upheld by the courts. They provide only a temporary delay, curtailing building for a limited period while a town attempts to find a means of handling excessive growth. Chilmark's Rate of Development By-Law, adopted by the town in 1976 and still existing, allows only 10% of the lots in a subdivision to be built on each year. The 10% rate is cumulative, however, and any subdivision can be completely built in a ten-year period. Another example of a building moratorium is Nantucket's five-year building cap, adopted in 1981. It allows only 80 building permits a year for second home construction on lots subdivided after 1981, but in spite of the limit, 334 building permits for single-family dwellings were issued in 1984.

There is no single or simple solution to the problem of growth. If the town is serious in desiring to maintain Chilmark's quality of life, it must attempt to direct growth that takes place to minimize its negative effects. Much has already been done by the existing town regulations and by-laws. Height restrictions and lot sizes, etc., have helped to minimize the effects of growth. Regulations must continue to be reconsidered by the various boards and the town to see if they are sufficient under present conditions. Study should produce some new ideas and new methods. Chilmark has weathered the storm to date; with the cooperation of all, we can achieve a community that would not otherwise be possible.

Goals:

Retain Chilmark's small-town community and way of life, its rural character, and its natural resources.

Objectives:

1. Maintain yearly records of number of houses and guest houses, year-round and summer populations, number of voters, beach users, and other indices. Knowledge of actual growth is needed for intelligent decision making by the town and its boards.
2. Have a yearly review of development events by the Planning Board, Board of Health, Board of Appeals, Conservation Commission, and Board of Selectmen, to assess their current effect and accord with the purposes of the Zoning By-Laws and the Board of Health regulations.
3. Update goals, objectives, and action schedules of this plan every 5 years by the Planning Board and Conservation Commission.
4. Reserve adequate land for future requirements for town facilities, housing needs, open space, and recreation.

Population Analysis

In addition to the natural population growth which occurs from more births than deaths, Chilmark's growing population (in-migration) appears to be due to three phenomena not related to the past history of the town: (1) the popularity of second homes (reflecting a prosperous economy),(2) the appeal of Chilmark as a retirement area, and (3) the attraction of country life for young people.

The second home population can be expected to continue to make up the major part of Chilmark's summer population. There is a strong market for all land in Chilmark and prices are high--even for wooded, interior land without water views which twenty years ago would have received little or no interest. Many affluent new summer residents, who may have been attracted by the sense of space and lack of development of the town, build large houses designed to accommodate many guests which in some locations can have considerable impact on the environment.

The summer population is also a source for the growing year-round population. Many long-time summer residents have retired in the place where they formerly vacationed, and some of the younger residents of the town who had remembered Chilmark from past vacations have chosen to live in the small rural town rather than in the city or suburbs where they were brought up.

Approximately 65% of the year-round population have lived in the town over eight years and many of them have spent their entire lives in the town.

Ages of Year-Round Residents

Contrary to the belief held by some that Chilmark is becoming a retirement community, a Planning Board study of the 1983 town voting list shows a close balance between the number of year-round residents who are under 35 years of age and those who are over 35: 247 (49%) under 35 and 252 (51%) over 35.

The same study shows that the 18-35 group was the largest of the four age groups classified, and also had the largest percentage increase in the past eight years.

The figures below show four age groups of year-round residents and the amount of in-migration in the past eight years. The number of children under 18 was counted from local knowledge of the year-round residents on the list. Voters who are not year-round residents were not included in the study. (There were 149 voters who do not live year-round in Chilmark out of 551 voters on the list.)

Age Groups of Year-Round Residents in 1983 and
Percentage of Increase Due to In-migration in the Past 8 Years

| Age Group | Year-round Resident, 1983 | In Chilmark More Than 8 Years | Became Res. in Last 8 Years | % Change |
|-----------|---------------------------------|-------------------------------------|-----------------------------------|----------|
| Under 18 | 97 | 66* | 31* | |
| 18-35 | 150 | 84 | 66 | +79% |
| 35-59 | 133 | 85 | 48 | +56% |
| Over 60 | 119 | 87 | 32 | +27% |
| | <hr/> 499 | <hr/> 256 | <hr/> 146 | |

* These figures indicate only that parents of these children lived in town for more or less than 8 years. Children may have been born within the 8 years.

The Elderly

Most of the older residents of Chilmark live in their own homes scattered throughout the town. There is an extensive program of services available to anyone over the age of 60 provided through the Up-Island Council on Aging, which is partially supported by the town. These services allow people to live in remote locations and not be without such needs and conveniences as transportation for shopping, library, or doctor appointments, congregate lunches, chore services, escort services, daily phone calls, newsletters, assistance with legal problems, cultural trips, and the emotional support of an organization which is concerned with their welfare.

The 1980 Federal Census showed 90 people over 65 in Chilmark. The 1983 study of the Chilmark voting list showed 119 over 60, 116 of whom owned their own homes. The three who do not own their homes have what seem to be permanent accommodations with relatives or friends.

Population Goals:

Maintain a livable community for people of all ages, working people, retired people, and the present proportion of year-round to seasonal residents.

Income Sources of Year-Round Residents

The wide variety of occupations of year-round residents gives stability to the economy of Chilmark in that it frees the town from dependence on any single economic activity. 62% of the working population are in service-related occupations: office workers, bankers, landscapers, caretakers, teachers, town and government employees, innkeepers, bakers, caterers, restaurant workers, and those in health services, real estate, retail sales or management, boat repairs, and engineering. More than half of this group work in other Island towns. Construction workers (contractors, carpenters, plumbers, masons) make up 17% of the work force; fishing and farming 16%; artists, writers, and musicians 5%.

The stability of the town's economy is corroborated by statistics of the State Department of Employment Security which show a steady average of less than 3% unemployed from 1978 to 1982.

The list of income sources does not include partial incomes obtained by many residents from part-time occupations such as property rentals, caretaking, fishing, carpentry, writing, and arts and crafts. There is a good deal of occupational overlap due to seasonal job changes. In cases where individuals have two jobs (i.e., carpentry and lobstering) only the major income source is listed.

The following list was compiled by a survey of town residents by the Chilmark Planning Board in 1983.

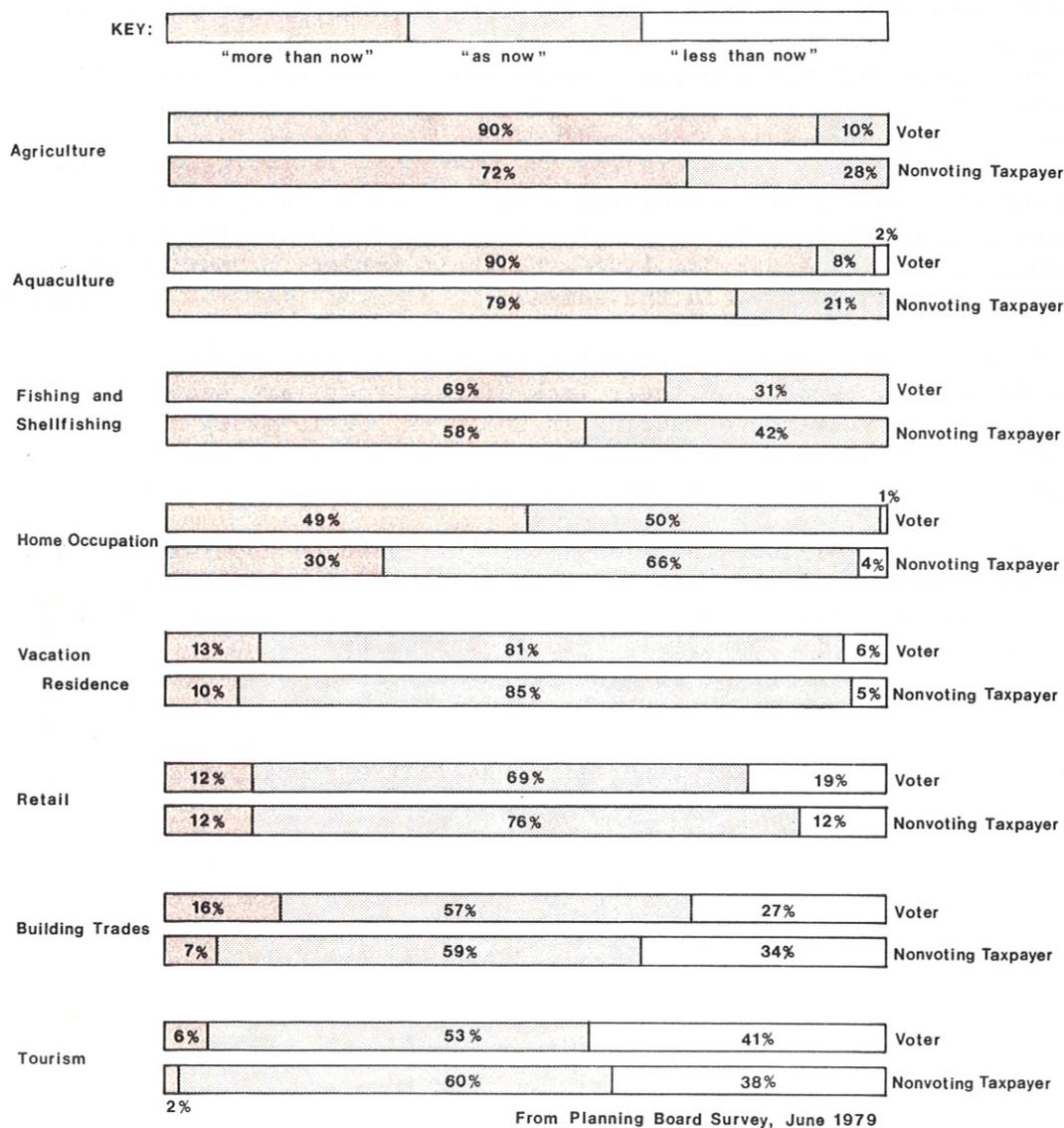
1983 Occupations Providing Major Income Source

| <u>Occupation</u> | <u>Number of People</u> |
|--|-------------------------|
| Business--office work, retail, etc. | 41 |
| Construction--contractors, plumbers, masons, etc. | 39 |
| Fishing and fish business | 29 |
| Landscaping, caretaking, handyman, etc. | 23 |
| Town Employees | 18 |
| Teachers (who are not employed by town) | 17 |
| Restaurant work, catering, baking | 12 |
| Real Estate | 9 |
| Health Services | 8 |
| Farming | 8 |
| Arts, crafts, musicians | 7 |
| Boat building, repair, engineering | 6 |
| Federal or State Government (16 resident Coast Guard excepted) | 6 |
| Innkeeper, Guest House keeper | 5 |
| Journalists, writers | 4 |
| Total Employed | 232 |
| <u>Other Income Sources</u> | |
| Retired or have outside income source | 127 |
| At home (wives and mothers) | 46 |
| Students over 18 years of age | 10 |

Opinions of Chilmark residents on the town economy.

of those who answered the following statement:

"The economy of the town should be based on the following activities:"



From Planning Board Survey, June 1979

Goals and Objectives:

Have the Planning Board undertake a study to determine the benefits and detriments to the residents of the town of various types of commercial use of property: (a) the home occupation by-law, (b) uses allowed by the Board of Appeals, (c) options for locations and other aspects of new commercial districts.

Benefits and detriments shall include effects on year-round employment, needs of residents of the town for commercial services, economic feasibility, conflicts with or duplication of other Island facilities, effect on town centers and on neighboring properties, and effect of any proposed changes on the rural character and unique qualities of the town.

Housing for Year-Round Residents

While high prices of land and construction cause a scarcity of reasonably-priced housing throughout the country, the situation is further aggravated in Chilmark by the town's appeal as a vacation area. Fortunately many Chilmark residents owned their homes before the price escalation of the past twenty years. Of the 499 year-round residents, 393 live in 167 houses which they own. We do not have an exact figure on the number of houses rented in the winter but it is estimated at 40-50. Among the renters are 8 families with a total of 16 children. There are also approximately 60 single young people in the 18-35 age group who either rent houses or live with their parents. Most of those who rent are forced to move in the summer.

This situation raises the question of what the town wishes to do to help those who, because of their lack of resources, are unable to obtain affordable year-round housing in Chilmark. This group might include not only children of residents but others of various ages who live and work in town, as well as elderly or disabled residents.

To date the major concern of the town in regard to housing has been helping young people of the town who want to continue to make their homes in Chilmark obtain land for the building of a house. An attempt to solve the problem is a provision in the zoning by-law which allows the Board of Appeals to grant permission to qualified young people to build on lots which are less than the minimum size required by zoning. This has helped seven young people obtain lots at less than the market prices in the past eight years, and gives qualified young people an opportunity to search out homesites for themselves.

The independent attitude of most Chilmarkers, the background in Chilmark of "doing it yourself," the town's history of scattered single-family home ownership derived from its farming background, plus the unfavorable publicity of federally-assisted housing projects, may have dampened an inclination in the past to investigate the town's housing situation and to consider adoption of a town housing policy for low and moderate income people. Now, however, the situation has become more pressing and there are several reasons why the town should discuss the topic and examine what policy it would like to adopt.

Housing Policy of the State. Chapter 40B, Section 20, of the General Laws is intended to establish low and moderate income housing equally throughout the state. It allows a developer to petition a town Board of Appeals for an all-inclusive permit for a subsidized low and moderate income multi-unit project. If the town does not have at least 10% of its year-round housing stock in low and moderate income subsidized housing, a refusal by the local Board of Appeals would allow the developer to appeal to a state board for a permit. Developers have been upheld in recent cases by the State Board of Appeal. A developer might consider such a project an economic opportunity in a town like Chilmark because of its summer appeal and because of liberal rents allowed for moderate income tenants.

Another measure intended to put pressure on towns to provide varied income housing is Executive Order 215, which requires state agencies to withhold grants and community assistance from any town which does not have a housing policy to provide housing for all economic groups. A large list of criteria is used to determine compliance, and there is a question as to whether it is actively enforced.

Present State and Federal Housing Assistance. While most Federal housing assistance is drying up, the State of Massachusetts has become innovative in housing assistance programs and has some programs which would fit the character of Chilmark. A local Housing Authority is necessary to take advantage of some of these, but is not required for others which allow individuals to apply directly for mortgage loans. Some state programs allow local preference in selection of occupants. The State 705 program, working through a town housing authority, would pay construction costs for single or duplex scattered site houses on lots provided by the town. This is a rental program which allows local preference and subsidizes the amount of rent over 25% of the family income.

One remaining Federal program which is still very active is the Farmers Home Administration (FmHA), which provides help for rural areas with a wide variety of programs and loans (as low as 1% mortgage interest rate for low income families). There is also a program which finances loans at 3% for purchase of land for housing sites for low or moderate income families by towns or non-profit organizations.

Regional and Local Housing Authorities. There is, especially in the down-Island towns, considerable discussion and some pressure for the establishment of an all-Island authority. Each Island town would be represented and the authority would control development and administration of Island housing projects, including selection of occupants. Their programs might include housing for the elderly and the disabled, which could be useful for the few people in Chilmark who need such facilities.

The existence of a regional housing authority does not preclude the establishment of a town housing committee or authority, which could work with the regional authority on projects which would serve the entire Island. A local housing committee for Chilmark would be familiar with local conditions and attitudes. Its functions might include (1) determining the housing needs of the town, (2) administering the Youth Lot program and helping young people obtain land, (3) advising people on different housing programs, (4) sponsoring housing programs in Chilmark in response to local needs, and (5) establishing a revolving fund for low-interest loans.

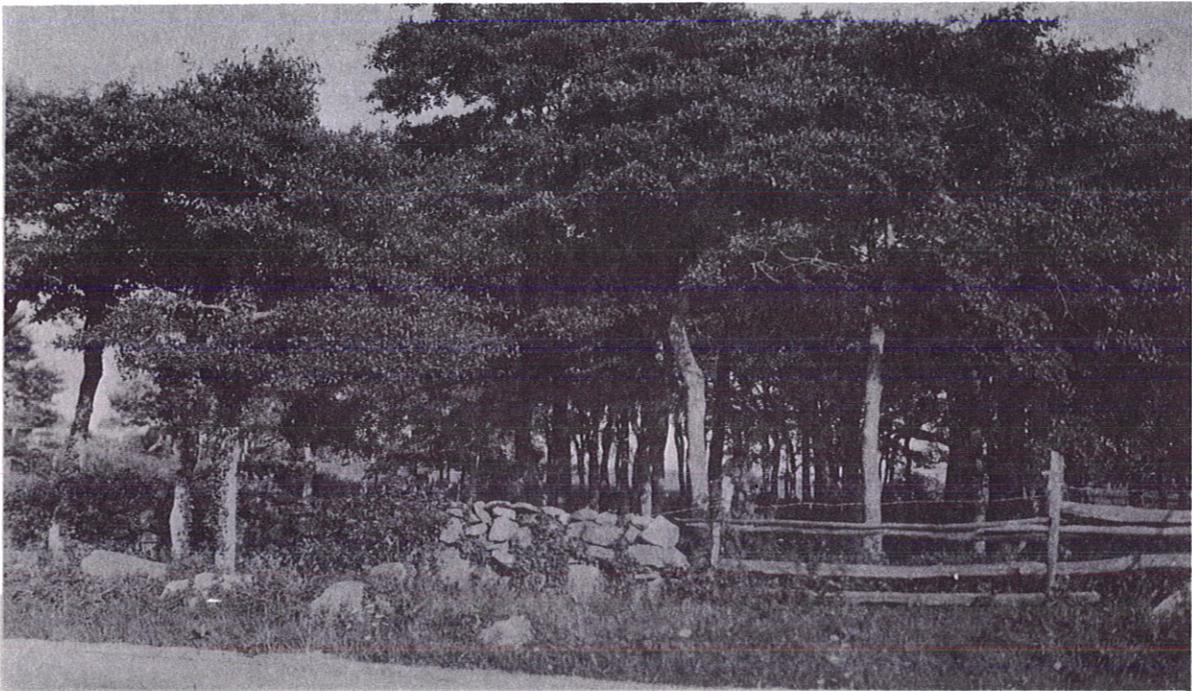
Goals:

- (1) To determine the needs of Chilmark for housing assistance.
- (2) To develop, in accordance with needs, a housing policy which would best preserve Chilmark's democratic social structure, and support housing assistance which would not form any differentiated neighborhoods or change the rural development pattern of the town.



MENEMSHA

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BEETLEBUNG CORNER

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Town Centers and Facilities

Menemsha

On the Chilmark Master Plan Survey of June, 1979, both summer and year-round residents listed Menemsha first among all places which they considered of special importance to the town. Menemsha's special charm is due to its geography, its views, its scale, its architecture, and its authenticity as a small fishing port.

Variations of the name--Monamesha, Unamemshie, and Manamshounk--were used by the Indians. It did not originally belong to the creek or pond. C. D. Hine's history calls the name "the place where cranberries grow," while Banks attributes the name to an observation tree or pole, probably on Prospect Hill, for the purpose of signalling when a whale was in sight.

In the 1700's and 1800's when the townspeople of Chilmark relied on fishing and farming for their livelihoods, Menemsha was their port. At that time Menemsha Creek was a natural tidal creek flowing in and out of Vineyard Sound along a narrow, winding channel which changed with each major storm. The Indians called the channel "Waywaytick," meaning "round or winding-about creek, the winding creek." In 1905 the creek was dredged and rip-rapped to provide a permanent channel and a protected harbor for lobstermen and trap fishermen, and later on for swordfishermen and draggers.

The dredging and straightening of Menemsha Creek marked a decline in activity on the Lobsterville shore and the beginning of Menemsha's prosperity as a fishing village. By 1906 the rush was on to install engines. It wasn't very long before most sail rigs were removed and the catboat had become a power boat. With power, fishermen could go in and out of the creek no matter how the tide was running. The fish shacks at Lobsterville, where some of the fishermen from Chilmark and Gay Head had moved each summer, were no longer necessary, and fish shacks were built along the creek and basin.

When the settlement got its first post office on July 28, 1910 (on the site of the present Home Port Restaurant), its cancellation stamp read "Creekville, Mass." That name lasted only a short time; through the efforts of D. Herbert Flanders it was changed to Menemsha in 1913. The Post Office was joined by a store, a marine railway, and a salt house. Many of the present houses had been moved there from other sites in town. House moving was so common that these houses were called "transient houses."

Prior to World War II, as many as fifty commercial swordfishing boats would tie up in Menemsha during a summer "Nor'wester." Hurricanes struck in 1944 and 1955 but neither left such devastation as the 1938 hurricane which swept away most of the low-lying buildings around the harbor. A "Fisherman's Fund" was immediately established to contribute to the rebuilding. The federal and state governments added funds to replace both the bulkhead where the fishing boats tie up and the section north of the present gas station known as Dutcher Dock. This was named in memory of Rodney Dutcher, a newspaper man who was a leader in the fund-raising effort for the new facilities.

After the bulkhead was rebuilt the town voted to establish the Park and Recreation Committee and authorized it to lease lots on the bulkhead and to regulate the area. The Committee established regulations governing leases, uses, parking, signs, and restrictions on buildings. (See Appendix.) The regulations can be changed by a unanimous vote of the Committee.

The gas station was rebuilt and the fish shacks on the bulkhead and on the strip between the basin and the creek were reconstructed in the traditional style. The Coast Guard Boathouse was built in 1944. In the intervening years the two fish markets have been established on the bulkhead, private docks and shacks which are occupied in the summer have been added on the shore below Creek Hill, and the town has added slips along the inside of the jetty and a town pier and slips along the strip which extends north of the Coast Guard Boathouse. The fish shacks on town land are owned by fishermen who lease the lots. Unfortunately, over the years some have been moved away. Two remaining fish shacks provide traditional architectural character on the bulkhead while seven remain on the spit of land leading to the Coast Guard Boathouse.

Now, in summer months, the harbor and docks are crowded with activity--preparations for lobstering and swordfishing, arrivals of boatloads of fish, comings and goings of pleasure craft, and a stream of interested observers. In winter months draggers are active and in good seasons scalloping is a major source of income for fishermen and the fish markets.

Menemsha is the only harbor on the Island which retains the quality of a small fishing port. The small scale of the harbor and village is determined by its geography. Most commercial development is also suitably small in scale and is limited to structures which pre-existed the present zoning by-law. The use of the town beach is controlled only by available parking spaces which, in turn, are limited by the topography of the area.

Perhaps of all places in Chilmark, Menemsha affords pleasure to the most people as a place to use, to look at, and in which to linger. In addition to the attractions of the beach, the jetty, and the boats landing their fish in the harbor, there are remarkable views in all directions. The enclosed basin of the harbor, surrounded by fish shacks and small shingled cottages, seemingly protected by the Coast Guard Station on its knoll overlooking the village, contrasts with the open views of marshes and dunes and the expanse of the Sound and distant islands. Local people as well as visitors have gone there for many years to enjoy the sunset. On some evenings there is a round of applause as the sun sinks below the horizon.

Goals:

- (1) Retain Menemsha as a fishing port;
- (2) Retain the visual character of the area.

Objectives:

(1) Assure priority of commercial fishing boats in Menemsha Harbor over pleasure craft; maintain presently designated dock area for commercial fishing vessels; make no expansion of dock facilities for pleasure craft.

(2) Keep all existing fishing shacks in Menemsha; require that before any shack on town property is removed the town be given the opportunity to purchase it with private or public funds to lease to fishermen.

(3) Require any new building or alterations to buildings on town-leased land to be subject to design approval by the town for continuity of design and proportions of traditional fishing shacks.

(4) Protect the amount of use and the quality of Menemsha Beach by providing no expansion of parking facilities.

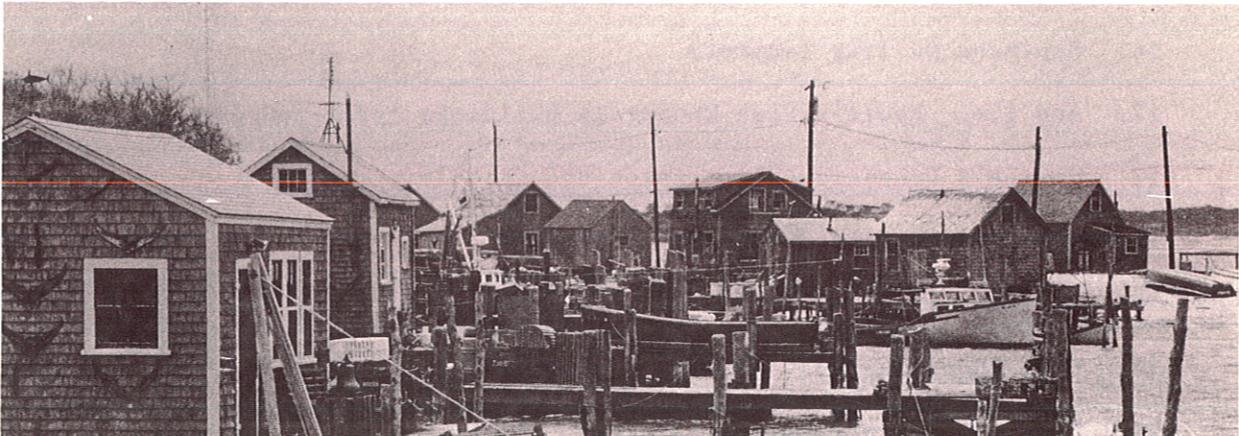
(5) Continue the ban on tour buses for the safety of pedestrians on North Road and Basin Road, and enforce the ban.

(6) Allow no expansion or change of commercial uses in Menemsha unless adequate on-site sewage disposal and parking are provided.

(7) Adopt a system for administering the oil redemption center, or remove it.

(8) Have the Harbor Improvement Committee study and make recommendations to the Selectmen on the following:

- (a) Charging weekly/annual dockage fees for commercial fishing vessels;
- (b) Criteria for qualifications for commercial fishing vessel status;
- (c) Possibility of setting a time limit on summer occupancy of harbor by pleasure craft.



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MENEMSHA

Town-Owned Property:

1. Dutcher Dock
2. Parking Lot
3. Lot leased by Menemsha Texaco Gas Station
4. Lot leased by Larsen's Fish Market
5. Lot leased by Poole's Fish Market
6. Restrooms
7. Hershel's Dock (suggested name for "Filled Dock")
8. Lots leased for fishing shacks

U.S. Government:

9. Coast Guard Boat House
10. Coast Guard Station

Non-Conforming Commercial Uses (established before zoning was adopted):

11. Galley Restaurant (summer)
12. Menemsha Store (summer); U.S. Post Office (year-round)
13. Home Port Restaurant (summer)
14. Gift Shop (summer)
15. Two Retail Shops and Room Rentals (summer)
16. Menemsha Gallery (summer)
17. and 17a. Poole's Fish Wholesale buildings (year-round)
18. Martha's Vineyard Delicatessen and Chandlery (summer)
19. Short-Order Food (summer)

Home Occupations:

20. Gift Shop (summer)
21. Cooper Gallery (summer)