

Summary of the Rules and Regulations of the
Chilmark Board of Health

Minimum Dimensional Distances (continued)

4. Additional regulations for the Squibnocket Pond District:

Horizontal separation of sanitary disposal systems:

- a. from Squibnocket Pond.....300 feet
- b. from a wetland, stream or pond associated with Squibnocket Pond.....200 feet

Summary of the Rules and Regulations of the
Chilmark Planning Board

Subdivisions

- a. All applications must show that a percolation test has been certified by a registered engineer and witnessed by an Agent of the Board of Health.
- b. Prior to the sale of each lot the developer shall obtain a Disposal Works Permit from the Board of Health. Prior to the sale of each lot a well shall be drilled and pumped which produces water of a quality and at a rate satisfactory to the Board of Health and the Planning Board.
- c. Flexible Siting: the Planning Board may, after consultation with the Board of Health and the Zoning Board of Appeals, grant a special permit to build or place a one-family dwelling, for owner occupancy, upon a lot located in a subdivision having an area less than the minimum lot size and setback limitations as prescribed by [the zoning bylaws] for the district in which the lot is located, if in the opinion of the Board such use is necessary for the protection of agricultural land or dry woodlands, is consistent with the preservation and enhancement of existing large trees, large exposed boulders, water courses, hills and other natural features as well as vistas, water views, and historic locations and will not have a material, detrimental effect upon, or be inconsistent with the established and future character of the neighborhood and the Town; provided that an area of open space which equals or exceeds the area by which any lots in the subdivision are reduced below the minimum lot size prescribed by [the zoning bylaws] for the district in which such lots are located is conveyed to the Town or conveyed to a non-profit organization the principal purpose of which is the conservation of open space, or conveyed to a corporation or trust owned or to be owned by the owners of the lots within the subdivision.
- d. Before approval of a plan, the Planning Board shall in proper cases require the plan to show a park or parks or open space suitably located for playground or recreation purposes or for providing light and air, for the use and enjoyment of residents of such subdivision.

- e. Existing trails and paths (including bicycle and bridle paths) shall be preserved and new trails and paths shall be created in locations where they would be appropriate because of traffic, access to public or recreational facilities, or other reasons, not necessarily following the roads.

Summary of the Rules and Regulations of the Chilmark Conservation Commission

Chilmark Wetlands Protection Bylaw

The purpose of this Bylaw is to protect the wetlands, related water resources, and adjoining land area in Chilmark by prior review and control of activities deemed by the Conservation Commission likely to have significant adverse impact or significant cumulative adverse effect upon wetland values.

Jurisdiction

Except as permitted by the Conservation Commission or as provided in this Bylaw, no person shall remove, fill, dredge, build upon, or alter the following resource areas: any freshwater wetland, coastal wetland, marsh, wet meadow, bog or swamp and land lying within 100 feet thereof; any bank, beach, dune, or flat and land lying within 100 feet thereof; any lake, river, pond, stream, estuary, or the ocean; any land under said waters; or any land subject to flooding or subject to inundation by groundwater, surface water, tidal action, or coastal storm flowage, and land lying within 100 feet thereof.

Other Existing Resource Protection

Groundwater

Chilmark continues to protect its groundwater through its participation in the Martha's Vineyard Refuse Disposal and Resource Recovery District (MVRDRRD). Household trash is no longer buried at the landfill. Instead, the District operates a Local Drop Off at the landfill and trash and recyclables so collected are hauled to the Central Transfer Station in Edgartown. From there, trash is trucked to SEMASS at Rochester, Massachusetts for incineration, and recyclables are hauled to the mainland for processing. The District also schedules periodic collections of harmful household materials. Through these actions the MVRDRRD plays a significant role in protecting the groundwater in Chilmark as well as in the other five Island Towns.

Coastal Area

The Wetlands Protection Act, the Chilmark Wetlands Protection Bylaws, and the regulations for the Coastal Zone in the Chilmark Zoning Bylaw may be of some help in minimizing erosion and pollution problems on our shores. Federal and State laws regulate development on barrier beaches with the intent of protecting them from storm damage and preventing beach erosion. The Dukes

County Conservation District is able to advise Town boards and help with erosion control.

Ponds, Streams and Shellfish

The Squibnocket Pond District increases the jurisdiction of the Conservation Commission to 200' from wetlands and requires review of projects by the Squibnocket Pond District Advisory Committee. The Tisbury Great Pond Think Tank was created to protect the Tisbury Great Pond through bi-town cooperation.

Farms

Other than Conservation Restrictions or Agricultural Preservation Restrictions by gift or purchase, there is no permanent form of protection for the roadside farms that provide much of Chilmark's character. Farmland placed under Chapter 61A of Massachusetts law allows the owner to maintain his farm with reduced real estate taxes. Five farmers in Chilmark are presently in this program. However, this is not a permanent restriction, and at some time inheritance taxes could force this farmland on the market.

Trails

At this time existing trails in Chilmark have no legal protection except for a short segment of the King's Highway which is protected by Town law and parcels and easements owned by the Martha's Vineyard Land Bank, the Sheriff's Meadow Foundation, The Trustees of Reservations, the Vineyard Open Land Foundation, and The Nature Conservancy. Existing trails and access to ponds and other natural resources have been identified in the preparation of this plan. Because many of these trails cross private land, we have not made the mapping public. In limited situations the issue of trail access may arise in land being reviewed by the Martha's Vineyard Commission as a Development of Regional Impact (DRI). Landowners are protected from liability when the public uses trail easements or permits that are granted without monetary compensation. Landowners can grant designated groups or the public retractable permission to use a trail crossing their property (see Appendix H).

Wildlife

A number of wildlife habitats within the Town have been set aside as sanctuaries by Sheriff's Meadow Foundation and the Trustees of Reservations. If the wildlife is to continue to prosper it must survive the increasing rate of development taking place within the Town. Relatively large and diverse tracts of land need to be acquired and maintained in their natural state to encourage the wide variety of species found in Chilmark.

Hunting

The Middle Road Sanctuary, Roth Woodland, Freeman-Hancock Woodlot, Priscilla Hancock Meadow, Wade's Field, Menemsha Hills, and the Town Forest all prohibit hunting. Chilmark Town Bylaw prohibits hunting on private land except with the written permission of the owner.

In General

Chilmark has established guidelines for approval of Conservation Restrictions by the Selectmen. (see Appendix F) The Board of Assessors has a present policy of taxing land at 10% of its value, if it is permanently restricted. Acquisition has been facilitated by State and Federal programs: Federal Land and Water Conservation Fund, the State Self-Help Program, the Urban Self-Help Program. The Massachusetts Division of Conservation Services helps Towns apply for these funds, but money has been scarce of late. Private organizations can also help with land acquisitions: the Vineyard Conservation Society, the Vineyard Open Land Foundation, the Nature Conservancy, the Massachusetts Farm and Conservation Land Trust, the Trust for Public Lands (New York based). The Martha's Vineyard Land Bank established in 1986 purchases open space and trails. Purchases are made with reference to the Chilmark Open Space Plan. The Chilmark Land Bank Advisory Committee (one member from each Town Board) decides with the Land Bank Commission which Chilmark properties will be acquired and how they will be managed.

The Chilmark Conservation Commission administers the Massachusetts Wetlands Protection Act and Regulations including the Coastal Wetlands Restrictions Act and the Inland Wetlands Restrictions Act, as well as the Chilmark Wetlands Protection Bylaws; interacts with the Federal Clean Water Act, the Endangered Species Act, the Massachusetts Environmental Policy Act, the Scenic Rivers Act and the Scenic Roads Act.

refer to page 157

Open Space Acquisition (continued)

B. Sources of funding for purchases:

5. Martha's Vineyard Land Bank
7. Trust for Public Lands
8. National Farmlands Trust
9. Department of Public Works Open Space
10. Gifts to private conservation groups
 - (a) Sheriff's Meadow Foundation
 - (b) the Trustees of Reservations
 - (c) the Nature Conservancy
 - (e) American Farmland Trust
 - (h) Vineyard Conservation Society
11. Gifts to public agencies
 - (a) Town of Chilmark
 - (b) Dukes County
 - (c) Martha's Vineyard Land Bank

C. Types of land to acquire or conserve:

10. Coastal banks, beaches and dunes;

Because development pressure is felt throughout the Town, no neighborhood has been singled out with a special need for open space. Chilmark is a "small town" with all the good and bad connotations of smallness. Naming specific properties in this plan without consulting their owners would be counterproductive to the goals of open space planning. Town boards are in agreement about

properties that have priority for protective measures to be taken in the immediate future. However, our acquisition plan is not site specific except in cases where owners have agreed to negotiate with the Town.

Goals and Objectives of Natural Resource Protection and Open Space Plan

<u>Goals</u>	<u>Objectives</u>
1. Preserve and Improve Roadside Vistas.	<ul style="list-style-type: none">a. Remove vegetation obstructing unique roadside views. Clear and repair stone walls.b. Acquire conservation restrictions and view easements on roadsides.c. Consider including the ability to preserve views and vistas through regulations for areas already within Conservation Commission jurisdiction.d. Review provisions in zoning bylaws intended to protect roadside views.
2. Protect Groundwater Supplies.	<ul style="list-style-type: none">a. Test, monitor, and eliminate pollution of streams and watersheds.b. Encourage use of water conservation techniques. Encourage separation and recycling of solid waste.c. Teach and encourage proper disposal of hazardous materials.d. The applicant for a septic system should provide evidence to the satisfaction of the Board of Health that degraded septic effluent remains within the confines of his property lines. This is to ensure abutting landowners, present or future, the right to use their entire property to obtain pure water. Encourage the Board of Health to monitor diligently existing and future systems including alternative systems such as peat or sand filter.
3. Reduce Coastal Erosion.	<ul style="list-style-type: none">a. Regulate human traffic on dunes and cliffs by educating the public, reducing human traffic

and contacting the Conservation Commission for advice.

- b. Encourage landowners and Town authorities to maintain and/or re-establish dune grass and snow fencing to protect dunes.
- c. Encourage proper use and concern for trails, beaches and dunes. Educate public on geology and fragility of these areas.
- d. Study feasibility of Town regulation of off-road vehicles and limitation of off-road vehicles to designated paths.

4. Protect Ponds, Fish and Shellfish

- a. Enforce State and Local Wetland Protection Regulations.
- b. Expand testing program for surface water pollution to include areas not being tested.
- c. Continue working with West Tisbury and Gay Head in developing mutually beneficial protection for ponds.
- d. Supervise boats in Menemsha Harbor and Pond to prevent contamination by boating waste and fuel spills. Maintain and require use of pump-out system.
- e. Educate people on oil-spill contingency plan and keep up-to-date.
- f. Consider adopting regulations for power boats, jet skis, and aircraft in ponds.
- g. Encourage riparian owners of Chilmark and Tisbury Great Ponds to time breaches in the barrier beach to augment shellfish yields.
- h. Encourage more conservation restrictions in the Coastal District.
- i. Discourage inappropriate activity in the Coastal District such as location of new structures or total replacement of old.

5. Protect Wetlands and Watersheds

- a. Continue to update and amend local Wetland Protection Bylaw.
- b. Protect wetlands through careful enforcement of setbacks of septic systems and structures.
- c. Encourage conservation restrictions or gifts of land for protecting wetland values.

6. Preserve Farms.

- a. Urge farm owners to consider conservation restrictions or possible sale of development rights.
- b. Require "Flexible Siting" for subdivisions of large farms, clustering houses in wooded areas if possible and keeping fields open.

7. Decrease Dependence on Off-Island Resources

- a. Preserve prime agricultural land for food and fuel production.
- b. Manage Town Forest and study acquisition of other woodlands. Gain access to Town Forest.
- c. Encourage private owners to manage their woodlands.
- d. Encourage property owners to use alternative forms of energy such as wind and solar.

8. Preserve and Expand Trail System.

- a. Maintain and preserve trails now in use.
- b. Encourage easements and permits from landowners to allow connections of trails and nature walks. Enquire of Tax Assessors the possibility and process for tax incentives.
- c. Review subdivisions with reference to trail maps and attempt to obtain easements for foot and bike paths on existing or re-routed trails.

9. Preserve Wildlife Habitats.

- a. Identify prime wildlife habitat and acquire conservation restrictions on these areas. Acquire conservation restrictions on land abutting existing conservation lands.
- b. Acquire and/or encourage conservation restrictions on land that supports unique plant communities.
- c. Discourage clear-cutting of land except on out-wash plains and farm fields; maintain diversity with natural thickets and brush, wooded areas, and open areas.

10. Protect and Enhance Historic Sites.

- a. Encourage gifts and easements of land protecting historic sites.
- b. Encourage owners to seek designation in National Register.
- c. Provide advisory opinions by the Site Review Committee and Historic Commission for alterations of historic structures.

11. Preserve Certain Large Properties Before All Are Subdivided.

- a. Study the large properties and their potential advantage to the Town.
- b. Determine possibilities for acquisition and protection from subdivision of large parcels to preserve large areas of undeveloped land.

Action Program - Five Year Plan

Sites to be Acquired and/or Protected by Conservation
or Agricultural Restrictions

Done	1. Acquire lands abutting Fulling Mill Brook	1984
Partially done	2. Protect the most important roadside farms	1992-1997
In progress	3. Beach extensions at Menemsha & Squibnocket	1992-1997
	4. Land in Town center	1992-1997
	5. Land abutting conservation land	1992-1997
	6. Land protecting historic sites	1992-1997
	7. Land providing important roadside views	1992-1997
	8. Land providing wildlife habitat	1992-1997

Action

- | | |
|--|---------|
| 1. Establish Planning Board policy to include and encourage trail easements on new subdivisions. | 1992-93 |
| 2. Establish an easement committee to study and actively pursue conservation restrictions for important properties. | 1992-97 |
| 3. Established a Chilmark Trail Association to clear trails, to work with the easement committee on obtaining permission or easements from landowners for important links, and to regulate trail use. Continues to meet as required. | 1992-97 |
| 4. Continue supervision of the beaches, including considerations of safety measures, cleaning, and methods of keeping people off the dunes and cliffs, especially Lucy Vincent Beach. | 1992-97 |
| 5. Compile trail maps for the Planning Board and Conservation Commission. | 1993 |
| 6. Have Planning Board include reference to trail maps to obtain easements for foot and bike paths on existing or re-routed trails in reviewing subdivisions. | 1993-94 |
| 7. Continue removing vegetation obstructing unique roadside views. Clear and repair stone walls. | 1992-97 |
| 8. Establish method of supervision of boats in Menemsha Harbor and Pond to prevent pollution. Encourage or require use of pump-out facility. | 1993-94 |
| 9. Continue to have Site Review Committee and Historic Commission provide advisory opinions to the Conservation Commission. | 1992-97 |
| 10. Continue and expand testing program for surface water pollution. | 1992-97 |
| 11. Maintain or re-establish dune grass and snow fencing to protect dunes; suggest boardwalks for sensitive areas. Encourage private owners to do same. | 1992-97 |
| 12. Establish management programs for Town forests and encourage private woodland management. | 1992-97 |
| 13. Studies: | |
| (a) Continue to have Planning Board study requirements for amending "Flexible Siting" in subdivisions. | 1992-97 |
| (b) Planning Board study of setback, lot frontage, and driveway requirements to protect roadside views. | Done |
| (c) Study usefulness of a local Wetland Protection Bylaw. | Done |
| (d) Consider regulations for power boats, jet skis and aircraft on ponds. | 1992-97 |

(e) Consider regulations governing opening of ponds to the sea.	Done
(f) Study by Board of Health of possible changes in septic setback regulations to protect groundwater of present or future abutters.	Done
(g) Historic Commission study of feasibility of acquiring or copying historic material privately owned for public domain.	1992-97
(h) Historic Commission study of protection and enhancement of historic sites.	1992-97
(i) Study feasibility of Town regulation of off-road vehicles to protect dunes and beaches.	1992-97
(j) Study large unsubdivided properties, their potential advantages to the Town, and determine possibilities for protection.	1992-97
(k) Monitor ponds for pollution.	1992-97
(l) Identify wildlife habitat.	1992-97
(m) Continue Planning Board study of methods of protecting roadside views.	1992-97
(n) Study alternative waste disposal systems: composting, greywater, aeration, etc.; and their applications in Chilmark.	1992-97

1992-97:

1. Continue land acquisition program.
2. Continue easement committee contacting landowners of important properties.
3. Continue efforts to obtain permission or easements for connections of trails and nature walks.
4. Continue other actions established above.
5. Take action on results of studies listed above.
6. Cluster Housing to save open space.
7. Congregate housing for elderly and disabled.

Supporting Documentation

refer to page 164 and 168

Responses to Master and Open Space Plan Questionnaire and Opinions of Chilmark Residents on Community Needs and Open Space

Background

In the summer of 1990, as the first step in updating the Chilmark Master Plan and Open Space Plan, first published in 1985, the Planning Board and the Conservation Commission developed a questionnaire and mailed it to all taxpayers and voters in Chilmark. 1104 households received questionnaires, 453 responses were returned. Of these, 358 were from non-voter households, 95 were from voter households. Those who did not designate voter status were included as non-voters. Most of the responses from the two groups have been tabulated separately to observe any trends of different opinions of the two groups which might exist.

It may be noted that some percentage totals add to more than 100%. This is because respondents to some questions added a qualification to a "yes" or "no" answer which was added to the "no opinion" column and resulted in an additional answer. Percentages with more than a 1/2 fractional percentage point were rounded to the next percentage point.

The compilation of the answers has been carefully done and it is felt that any apparent errors are minimal.

Part A. Conservation of Resources

1. What are the qualities of Chilmark which you appreciate and would like to see preserved in the future?

Qualities are listed in a descending order of frequency of response. Similar descriptions of the same quality have been grouped together.

- | | |
|--|---|
| 1. Rural character | 13. Great Ponds, brooks |
| 2. Preservation of open space | 14. Fishing port |
| 3. Peace, quiet, privacy | 15. Safety, low stress, informality |
| 4. Roads, vistas | 16. Town government is responsive to people |
| 5. Non-commercialism | 17. Wooded areas |
| 6. Low population | 18. Wildlife |
| 7. Beaches | 19. Air/water quality |
| 8. Friendly people, sense of community | 20. Stone walls |
| 9. Beauty | 21. Dry town |
| 10. Residential | 22. Historic architecture |
| 11. Green belts, set backs | 23. Diversity |
| 12. Agriculture, farmland | 24. Community center/recreation |

2. List the three places in Chilmark which you consider most important to the town because of views or special character.

Places are listed in a descending order of frequency of response.

- | | |
|-----------------------------------|-------------------------------------|
| 1. Menemsha Dutcher Dock | 16. Architecture |
| 2. Keith Farm | 17. Tea Lane, North Road |
| 3. Allen Farm | 18. Menemsha Hills, North Shore |
| 4. Lucy Vincent Beach | 19. Ridges & Prospect Hill |
| 5. Ponds | 20. Abel's Hill |
| 6. Squibnocket & Squibnocket Pond | 21. Community Center |
| 7. Quitsa | 22. All of it |
| 8. Beetlebung Corner, Town Center | 23. Conservation, open land, fields |
| 9. Beaches | 24. Waskosim's |
| 10. South shore, South Road | 25. Salt Marshes |
| 11. Roadsides, vistas | 26. Stone walls |
| 12. Middle Road | 27. Quansoo |
| 13. Peaked Hill | 28. Trails |
| 14. Brookside & other farms | 29. Town dump |
| 15. Clam Cove | |

3. What do you think will be the major problems for the town in the future?

Problems are listed in a descending order of frequency of response. Similar descriptions of the same problem have been grouped together.

- | | |
|--|---|
| 1. Overdevelopment | 15. Higher taxes |
| 2. Parking & traffic | 16. Chilmark school |
| 3. Commercialization | 17. Housing |
| 4. Crowding/overpopulation | 18. Sustaining economy, jobs |
| 5. Water quality | 19. Land prices too high |
| 6. Growth | 20. Guest houses |
| 7. Greed, stupidity, lack of planning | 21. Negative attitude towards summer residents |
| 8. Pollution (ponds, etc) | 22. No social diversity/less older year round residents |
| 9. Waste, septic refuse | 23. Litigation |
| 10. Disparity between off & on Islanders | 24. Loss of wildlife habitat |
| 11. Loss of Town autonomy & character | 25. Lack of business area |
| 12. Demand for Town services | 26. Drugs/crime |
| 13. Lack of public open land | |
| 14. Zoning regulation enforcement | |

4. Do you think there is a public benefit from agricultural or conservation restrictions of private property?

	Yes	No	No opinion
Voter households	85%	6%	9%
Non-voter households	87%	7%	10%

5. Do you support the purchase in Chilmark (by the town or by the Martha's Vineyard Land Bank) of land or development rights for agricultural or conservation purposes?

	Yes	No	No opinion
Voter households	92%	2%	5%
Non-voter households	95%	2%	7%

6. Do you favor hunting on town conservation lands if the Conservation Commission considers the property to be large enough?

	Yes	No	No opinion
Voter households	62%	30%	13%
Non-voter households	55%	39%	16%

7. Would you favor a by-law requiring the design of buildings in the Roadside District to be compatible with historic Chilmark architecture?

	Yes	No	No opinion
Voter households	65%	26%	10%
Non-voter households	75%	18%	13%

8. Do you think that stone walls in Chilmark should be protected from demolition or removal?

	Yes	No	No opinion
Voter households	93%	4%	14%
Non-voter households	92%	4%	16%

9. To what extent do you favor the following uses or activities for Chilmark's ponds?

SQUIBNOCKET POND

	MOST IMPORTANT		LESS IMPORTANT		NOT IMPORTANT		PROHIBIT	
	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter
Power boating	1%	3%	12%	7%	12%	13%	59%	61%
Non-power boating	43	41	19	28	13	8	3	3
Fishing	44	36	17	26	13	10	4	3
Shellfishing	44	41	22	24	10	10	4	3
Water skiing	1	1	2	2	5	9	75	72
Jet skiing	1	0	1	0	2	4	83	82
Swimming	34	41	12	21	24	13	3	4
View Protection	69	78	10	4	5	2	0	1
Wildlife Protection	77	78	6	6	1	2	0	0

MENEMSHA POND

	MOST IMPORTANT		LESS IMPORTANT		NOT IMPORTANT		PROHIBIT	
	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter
Power boating	18%	16%	32%	24%	13%	17%	19%	29%
Non-power boating	55	56	23	22	5	6	1	0
Fishing	60	48	16	29	5	5	3	0
Shellfishing	78	58	6	28	0	4	0	1
Water skiing	5	5	13	15	11	15	56	51
Jet skiing	0	3	0	2	3	6	83	77
Swimming	48	56	30	22	5	6	0	0
View Protection	72	80	10	6	2	1	0	0
Wildlife Protection	75	77	5	8	2	2	1	0

STONEWALL POND

	MOST IMPORTANT		LESS IMPORTANT		NOT IMPORTANT		PROHIBIT	
	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter
Power boating	1%	2%	1%	9%	16%	15%	51%	56%
Non-power boating	41	41	23	25	12	9	3	2
Fishing	44	37	14	29	17	9	4	2
Shellfishing	53	46	17	23	8	7	1	1
Water skiing	0	1	3	2	5	8	76	72
Jet skiing	0	1	1	1	3	4	83	82
Swimming	35	42	20	24	25	10	2	2
View Protection	65	77	16	5	2	2	0	1
Wildlife Protection	77	74	5	8	2	2	0	0

CHILMARK POND

	MOST IMPORTANT		LESS IMPORTANT		NOT IMPORTANT		PROHIBIT	
	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter
Power boating	1%	2%	12%	11%	12%	16%	59%	55%
Non-power boating	44	46	27	28	6	8	2	2
Fishing	49	37	13	30	12	9	4	1
Shellfishing	58	45	13	25	9	7	2	1
Water skiing	0	1	4	2	3	9	74	72
Jet skiing	1	1	1	0	3	4	77	83
Swimming	39	49	24	22	17	8	3	1
View Protection	65	78	15	5	2	2	0	0
Wildlife Protection	71	76	6	7	2	2	0	0

TISBURY GREAT POND

	MOST IMPORTANT		LESS IMPORTANT		NOT IMPORTANT		PROHIBIT	
	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter
Power boating	4%	4%	22%	13%	20%	17%	38%	44%
Non-power boating	45	45	27	24	4	8	2	1
Fishing	52	40	15	28	10	8	3	1
Shellfishing	71	51	9	21	2	4	1	0
Water skiing	0	1	4	3	9	11	69	66
Jet skiing	0	1	1	0	3	4	82	78
Swimming	41	46	26	22	13	9	2	0
View Protection	61	75	14	5	5	2	0	1
Wildlife Protection	76	75	6	7	2	1	0	0

Comments on uses or activities for Chilmark ponds:

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Small, slow motorboats only 2. Less than 6 hp 3. Motors fine with speed limits 4. Restrict size and capacity of except on Menemsha Pond 5. Motors with constraints 6. Refer to W. Tisbury bylaw on outboards 7. Ice boating? 8. Limit horsepower in ponds (except for clamming, etc.) small boats only (daysailers) 9. Ban overnight mooring in Quitsa Pond 10. Lobster pots in Menemsha Pond are a menace to boating - scalloping is fine | <ol style="list-style-type: none"> 11. Residents around ponds should have a great deal of say in how they are used 12. Too many moorings in Quitsa - obstacle course! 13. Hunting should continue to be allowed (re #9 - ponds) 14. Nothing over 10 hp 15. 5 hp or under 16. 3 hp 17. Limited noise and hp 18. Limited to 5 hp |
|--|--|

Part B. Recreation

1. Do you think the town's recreation facilities are adequate?

	Voter household	Non-voter household
Yes	49%	54%
No	30	18
No opinion	28	25

2. Are you in favor of the following proposals?

	VOTER HOUSEHOLD			NON-VOTER HOUSEHOLD		
	Yes	No	No opinion	Yes	No	No opinion
Additional recreational area at Community Center	40%	38%	30%	32%	29%	39%
Purchase of major beach for town use	42	51	15	51	42	15
Purchase of major beach for Island use	26	67	15	17	69	14
Turf or dirt walking paths along roads	73	19	15	75	15	8
Purchase of additional boat launch sites	44	35	28	30	32	28
Town tennis courts	41	37	30	33	15	9
Bike paths along Chilmark roads	70	25	13	79	25	13
More teen youth programs	51	15	42	40	16	45
Additional after-school programs	51	15	42	39	15	51
Toilet facilities at Town beaches	55	32	20	60	23	17
Trail system for horses and walkers	66	15	26	58	16	25

Opinions on recreation facilities:

1. More public beaches
2. Have beach guards pick up litter daily
3. More Town access to Menemsha Pond for swimming and small sail boating
4. Temporary beach passes for when car is off-Island
5. Reciprocal beach passes with Gay Head
6. More public beach access South & North shores
7. Resent having to pay for Town beach use
8. I believe that the beach permit costs for Lucy Vincent beach are too expensive. I would like to see walk-on permits eliminated if it would not create illegal parking problems
9. Walking paths along roads - would serve on committee to help it happen
10. Keep edges of roads in good shape
11. Using established ancient ways as walking paths
12. Peaked Hill acreage should be available to all if possible (on trails).
13. Reopen ancient ways as trails
14. Access to Town land (forever wild) by walkers
15. For me, it's a high priority to establish some sort of walking and bike paths. Suggests closing one lane for people only
16. Want more guided nature walks (for fee)
17. Yes for bike paths if stonewalls are not destroyed
18. Bike paths are worth every penny they cost (mentioned twice)
19. Part of Chilmark charm is small roads. We would not widen them for bike paths or anything else
20. Sand on bike paths will make bikes use roads anyway
21. We really want to see bike paths-biking is no longer safe in Chilmark
22. Bike trails!
23. I would like to see [bike paths] island-wide. Walking paths in some areas
24. More boat slips for taxpayers at Menemsha (mentioned twice)

25. Wants designated windsurfing sites
26. No place to store and launch sunfish
27. Additional parking at boat launch sites
28. More boat slips for homeowners
29. Want litter laws
30. More female police
31. Town tennis courts need more and better maintenance
32. Toilet should be in Chilmark center
33. Better movie facility than at Community Center
34. Ban on mopeds
35. It would be great to have a lap swimming pool
36. On toilets: If present situation pollutes, replace. Otherwise, no. Put one by Chilmark store
37. Navigational aids from Pond through Menemsha Bight
38. Any tourist attractions should be encouraged
39. Ball fields
40. Toilets keep people off the dunes
41. Recreation adequate in summer but not in winter

Part C. Community Facilities

1. Are you in favor of the following proposals?

	VOTER HOUSEHOLD			NON-VOTER HOUSEHOLD		
	Yes	No	No opinion	Yes	No	No opinion
Purchase of land, when available, for future town facilities in Chilmark Center	71%	16%	20%	49%	25%	27%
An addition to the library	80	9	19	59	14	24
A third Fire Station	15	60	32	20	31	49
Ban on overnight mooring in Menemsha Pond	40	32	35	34	34	35
Retain Chilmark's elementary school	70	16	22	49	8	43
Retain Menemsha primarily as a fishing port	94	4	10	87	4	8
New Police Station	15	60	33	9	42	49
Additional space for town offices	17	55	35	12	37	50
Construction of public toilet (besides Menemsha one)	53	32	23	54	25	20
Formation of a Capital Program Committee to make 5-year plans to address expenditures for large permanent items or facilities	76	10	22	65	13	22

Part D. Housing

1. Do you have housing needs which are not being met in Chilmark due to:

	Voter Household	Non-voter household
No	99%	86%
Yes	9	3
a. Advancing age	3	1
b. Handicap	1	1
c. Income	12	2

2. In order to make housing affordable for young people of the town, the zoning by-law allows Chilmark residents who are under 30 years old (plus other qualifications) to build their homes on undersized lots. Since 1976, 20 young working families have established their homes here through this "youth lot" program. 50% of the homesites were acquired through arrangements with private property owners. The other 50% were acquired through requirements of the Planning Board (with the backing of the Martha's Vineyard Commission) for youth lots to be provided by developers in large subdivisions. These lots have been sold at the nominal price of \$10,000 and may be sold at full profit after 10 years. (At this time no youth lot has been resold.)

a. Do you think this program should be kept as it is?

	Yes	No	No opinion
Voter households	61%	28%	18%
Non-voter households	66%	12%	22%

b. Do you have suggestions as to how the Town could maintain a pool of youth lots for the future? There were 89 suggestions made, as listed below:

1. Youth lot properties, when sold, should be passed on to other qualified youth lot applicants. There should be such a restriction in the deed. The land value should be the original purchase price (\$10,000) plus whatever inflation has taken place. Undersized lots should only be allowed provided all of the setbacks can be met in accordance with Chilmark Zoning Bylaws.
2. Basically if a lot is sold to a youth and he has the right to dispose of it in ten years, it is a gift to the amount by which the property appreciates beyond his investment. For that reason believe that youth lots should revert to the Town's store of usable properties to be given to another youth. This might require some thought as to the procedures but the objective would be to allow the Town to have a pool of properties and to restrict the gift inherent in a youth lot to the appreciation caused by inflation.
3. Lottery for qualified applicants regardless of childhood residency. Resell youth lots only to next generation qualifying youth by deed restriction. Land use tax set aside for youth lots.
4. No undersized or substandard lots period.

5. Qualified islanders only - not to be sold for profit.
6. Prefer rental housing for low income.
7. Ask people with large properties to subdivide 2 acre lot in lieu of tax breaks on that lot until it's turned into 2 youth lots.
8. Lots should be resold to other youth on limited equity basis.
9. Should be 15 year residents only.
10. Should be administered by the Town.
11. Revolving fund of youth (or rather resident) lots.
12. Investigate undersized lots which could tolerate septic systems.
13. Allow youth lot owners rights on sale of inflation rates if house and property reverts to Town.
14. All lots should not go to this generation - some should be saved for later. Lots should be resold to other youth applicants for value of house and \$10,000 for land.
15. Program good but should be expanded - have limited equity provision beyond 10 years (perpetual?).
16. Do not continue program - unfair, not sustainable due to growth.
17. With pro-rated profit.
18. Study alternatives - resell only to other qualified youth.
19. Ambivalent. Good goal but too open to political influence.
20. Don't - many are now rented for full market value - we will be left with undersized lots.
21. All large purchases for housing should devote some to youth lots.
22. Zoning should be less restrictive with zoning and youth lots as long as cannot be seen from roads.
23. Restrict size of houses to reduce value so buyers would be local/youth.
24. Raise age limit - people could give land to Town expressly for youth lots.
25. Shouldn't be the Town's business.
26. Possible write off on inheritance taxes if land committed for youth lots.
27. Large subdivision should donate lot.
28. Bad idea in long run.
29. Profit above 6 - 8%/year from youth lots should go back to buy more.
30. Aware of one attempted resale of a youth lot.
31. Would support any plan allowing island youth to remain.
32. Program should be enlarged.
33. Poor idea - often abused.
34. Rent lots for agriculture or grazing.
35. Age limit could be raised to 35.
36. Ask for donations - tax deductible. Yearly tax of .025% of assessment on existing property.
37. Not for singles.
38. No profit on sale - should go to another youth.
39. Reasonable restriction on resale price and eligibility of buyer.
40. Should not be able to resell. Adjust for cost-of-living only. Fund through real estate transfer tax?
41. Should be limited equity for resale.
42. To be included in all future subdivisions.
43. Increase available land for housing.
44. Require purchasers of youth lots to remit a % of gain on resale to subsidize new youth lots.
45. Youth lots should not be sold for profit. (Twice mentioned)
46. Program is worthwhile but selection sometimes unfair - why not draw from hat?
47. Put into the Town plan and buy such properties.
48. Work with regional housing authority.
49. Town should receive 50% of profit.

50. There should be a limit on the number of youth lots.
51. Aggressive requirements on developers. Towns should continue efforts in this direction.
52. Town aggressively should assess developers and others. Fees to be held in revolving fund.
53. Attach 10% of every development for Town use.
54. Town should have repurchase rights allowing modest profit for owner.
55. Owners unknown property or tax taking land.
56. Recycle them - including house. Do not resell on open market. Give 10,000 lot value plus some for buildings.
57. Active purchase - more education - tax write offs for lot donation.
58. Require sale to another youth at nominal price if un-built, appreciated cost of building if built upon.
59. Add nominal % to existing transfer tax.
60. Don't give one to me.
61. Communicate with large property owners to get their support.
62. Why is this a priority?
63. Developers must contribute - make it a condition of developing land.
64. Put a cap on future resale income.
65. Not resold for profit.
66. Limited equity feature to recapture profit.
67. Possibly a % of Land Bank funds.
68. Resold lots should go to qualified youth.
69. The concept is worthwhile but it should be worked on regionally.
70. Not in favor of youth lots.
71. Scrap the program.
72. Once a youth lot always a youth lot.
73. Town to purchase 1/2 to 1 acre lots - not a tract - also, no profit on resale.
74. Tax advantage to encourage people to donate lots.
75. Require splitting of profit with the Town.
76. No profit after subsidy.
77. Continue required provision of youth lots by developers.
78. No resale at profit - maintain long-term lease.
79. Town should receive 50% profit regardless of when sold.
80. Resell to another youth.
81. One percent of all land or home sales into youth fund to buy land.
82. Allow clusters and row houses in Chilmark villages.
83. There should be a 5 year "recapture clause" on the land price to keep lot available for another family - there should be a special zone.
84. Not be so quick to give them out. Wait for really good applicants.
85. Public support for individuals to purchase land on their own.
86. Acquire land, re-zone for multi-unit or smaller lots.
87. Require youth lots from developers. Find secluded area for cluster housing. Remove age restrictions.
88. Issue bonds to subsidize more lots.
89. Why have undersized lots?

3. Do you think the town should provide rental units for:

	VOTER HOUSEHOLD			NON-VOTER HOUSEHOLD		
	Yes	No	No opinion	Yes	No	No opinion
Elderly	38%	51%	19%	32%	41%	26%
Youth	28	56	24	19	45	36
Handicapped	28	53	27	26	40	31
Town employees	12	69	27	16	47	34

4. Would you favor a town bond issue to construct or acquire such housing?

	Yes	No	No opinion
Voter households	37%	53%	18%
Non-voter households	25	43	29

Part E. Regional Facilities

1. Are you in favor of the following proposals?

	VOTER HOUSEHOLD			NON-VOTER HOUSEHOLD		
	Yes	No	No opinion	Yes	No	No opinion
All-Island sewage plant for septic and holding tank pumping	62%	23%	23%	50%	16%	31%
Up-Island plant for septic and holding tank pumping	32	46	29	30	32	38
Regional bus service partially funded by towns	62	23	23	44	24	26
All-Island middle school, grades 6, 7 and 8	42	35	30	31	18	51
Up-Island middle school	32	45	30	18	28	54
Ban on moped rentals	81	13	14	86	5	7
Open all Vineyard beaches to public	19	71	17	15	74	11
Expanded County Government to run housing, transportation, etc. functions and to serve as regional umbrella government	35	44	28	22	42	30

Part F. Economy

	VOTER HOUSEHOLD			NON-VOTER HOUSEHOLD		
	Yes	No	No opinion	Yes	No	No opinion
Would you favor expanding commercial uses by creating a new commercial zone in Chilmark?	16%	77%	14%	8%	83%	9%
Would you limit the uses (e.g. to year-round business)?	39	20	48	26	22	53

Where would you locate a commercial zone? 36 suggestions were listed as follows:

1. Center of Town
2. Few small ones - Town center, Quansoo, North Road, Menemsha
3. If necessary, at dump.
4. Chilmark Town center.
5. No commercial.
6. Town center or Menemsha. (2 times)
7. Beetlebung Corner (6 times)
8. Mayhew sandpit, State Road.
9. West Tisbury is close enough.
10. Someplace with more parking.
11. Near Chilmark store and in Menemsha.
12. South from Kurth house on east side of State Road.
13. South side of South Road on Baldwin (Windy Gates) property.
14. Across from Flanders Real Estate where earth was moved-a small mall.
15. On land off North Road or State Road near West Tisbury. Not strip development - a park plan.
16. Cornerway, Menemsha, no other.
17. Keep as is, more traffic undesirable.
18. On the Crossroad.
19. Up Island market.
20. Nowhere.
21. Most of Town OK if water not needed.
22. Crossroad or upper North Road.
23. None.
24. End of North Road by Menemsha.
25. Chilmark Center - with careful controls.
26. Expand current commercial centers. (Twice)
27. In West Tisbury by Up-Island Market.
28. North Road.
29. South Road on West Tisbury line.
30. Down island.
31. Near the dump where it won't affect pristine beauty areas.
32. Near Town Hall.
33. Dump area - Tabor House Road.
34. Over the border.
35. Public laundry.
36. No more take out food.

2. In your opinion the economy of the town should be based on the following activities:

	As now allowed		More than now		No more or not allowed	
	Voter	Non-voter	Voter	Non-voter	Voter	Non-voter
Room rentals in private homes	68%	68%	20%	11%	6%	10%
Inns	73	69	14	12	10	12
Restaurants or take-out food	66	65	8	10	22	16
Vacation residence	83	78	8	11	4	6
Fishing and shellfishing	56	69	34	20	3	3
Building and construction trades	71	67	4	4	16	18
Agriculture	27	46	66	35	0	2
Aquaculture	33	47	60	34	1	4
Grocery stores	69	50	12	10	11	13
Retail gift and clothing shops	56	39	3	6	33	32
Small, home-based businesses	55	61	35	20	2	11
Entertainment facilities	46	42	10	7	37	47
Light industry	43	31	13	7	40	51
Office and research businesses	52	44	20	10	24	37
Gas station/car repair services	60	41	9	9	19	21

3. Do you foresee any impact on Chilmark from development of offshore oil drilling, detrimental or beneficial? Please comment.

	Detrimental	Beneficial
Voter Household	73%	4%
Non-voter Household	68	6

4. Do you think the town should encourage clean/light industrial development?

	Yes	No
Voter households	12%	65%
Non-voter households	15	67

Part G. Residential Growth

1. What is your opinion of the present growth rate in Chilmark?

	Voter household	Non-voter household
Growing too rapidly	43%	54%
Growth rate about right	51	38
Not growing fast enough	3	1

2. Are you familiar with the present Town Zoning By-laws?

	Voter household	Non-voter household
Yes	80%	55%
No	16	31

3. Do you think the by-laws are:

	Voter household	Non-voter household
Too restrictive	12%	6%
Just right	48	40
Not restrictive enough	25	20
No opinion	23	34

4. Do you think the present guest house regulation, that allows an 800 square feet house in addition to a principal dwelling on lots over 1 1/2 acres, will lead to too great a density?

	Voter household	Non-voter household
Yes	58%	45%
No	29	41
No opinion	20	14

5. If you feel that one dwelling on 3 acres would be reasonable, would you favor allowing guest houses only on lots of 5 acres?

	Voter household	Non-voter household
Yes	44%	46%
No	43	39
No opinion	20	18

6. Would you favor eliminating guest houses in future subdivisions?

	Voter household	Non-voter household
Yes	60%	45%
No	36	38
No opinion	17	17

7. Would you favor prohibition of any more guest houses?


	Voter household	Non-voter household
Yes	41%	26%
No	53	56
No opinion	14	18

refer to page 173


Map 28


A. Zoning Map 1992


ZONING DISTRICTS


 Agricultural - Residential

District Number	Min. Lot Size
IV	1.5 Acres
V	2 Acres
I, IIA, IIB, III, VI	3 Acres


 Coastal

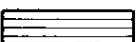
 Roadside

 Special Places

 Old Kings Highway

1. Harlock's Pond
2. Devil's Bed
3. Peaked Hill
4. Prospect Hill
5. Wascosims Rock

 Meeting House Road & Tiasquam River

 Squibnocket Pond

