

Town Committee on Squibnocket



Purpose of The Information Meeting

- To review and get input on all the alternatives the Town Committee on Squibnocket considered for access, parking and additional beach. Specifically review and discuss:
 - The Committee's recommendation
 - A possible alternative
 - All other alternatives that were considered but rejected and why

Committee Mandate

- April 28, 2014 Annual Town Meeting Article # 28 as amended and passed (83 aye – 81 nay):
 - “To see if the Town will vote in favor of the Town Moderator appointing a Town Committee to address two critical problems in the Squibnocket Beach area:
 - a.) to assist Squibnocket Farms in developing alternatives for access to Squibnocket Point for both vehicles and utilities and b.) improved access for Chilmark residents to beach resources, including parking and an expanded beach for swimming and recreation.”

Committee Mandate - Continued

- “The Committee shall include a total of seven appropriate stakeholders to enable the Town to consider and evaluate the alternatives from financial, technical and environmental perspectives. The Committee will present its plan and recommendations to the Selectmen and to a Town Meeting.”

Committee Members

- Allison Burger (ZBA Chair)
- Steve Flanders (Human Resources Board)
- Dan Greenbaum (Planning Board)
- Jim Malkin (Squibnocket Committee Chair, Human Resources Board Chair, Finance Committee Member)
- Billy Meegan (ex-Planning Board)
- Jane Slater (Historical Commission Chair, CPC Chair)
- Janet Weidner (Planning Board, CPC, Site Review Committee)
- Ron Rappaport (Ex-officio Committee member, Town Counsel)

Input and Activity

- 21 open meetings; June to December
- 13 presentations
- Thousands of pages of correspondence
- 5 experts from interested parties
- Input from 4 Town Boards
- Input from Squibnocket Pond District Advisory Committee
- SquiCom attended meetings of 3 Town Boards
- Multiple site visits
- Committee's experts

Input from Town Boards

- Board of Assessors
- Historical Commission
- Beach Committee
- Planning Board
- Board of Selectmen
- *All spoke to the importance of a town beach at Squibnocket and referred to the inclusion of the beach in the Town Master Plan and two amendments*

Process

- Reviewed all input
- Questioned presentations and supporting documents
- Evaluated engineering, environmental, legal issues
- Used data from site visits to evaluate view shed impact
- Retained Committee experts:
 - Environmental
 - Coastal

Process - Continued

- Evaluated proposals against the Mandate to the Committee and other criteria
- Evaluated access and parking components of proposals
- Identified properties and their ownership

Property Ownership



Eight Access Alternatives

1. Causeway # 1 Original April causeway proposal
2. Causeway # 2
 - causeway # 1 moved inland
 - from lower Weldon non-conforming lot
 - to inland of access gate
3. Causeway # 3
 - from northern end of SFHA property (same as # 1)
 - to inland of access gate (same as # 2)

Eight Access Alternatives - Continued

4. Dune with access road on inland side

- Access road from northern end of SFHA property
- to inland of access gate
- dune and road continually move inland

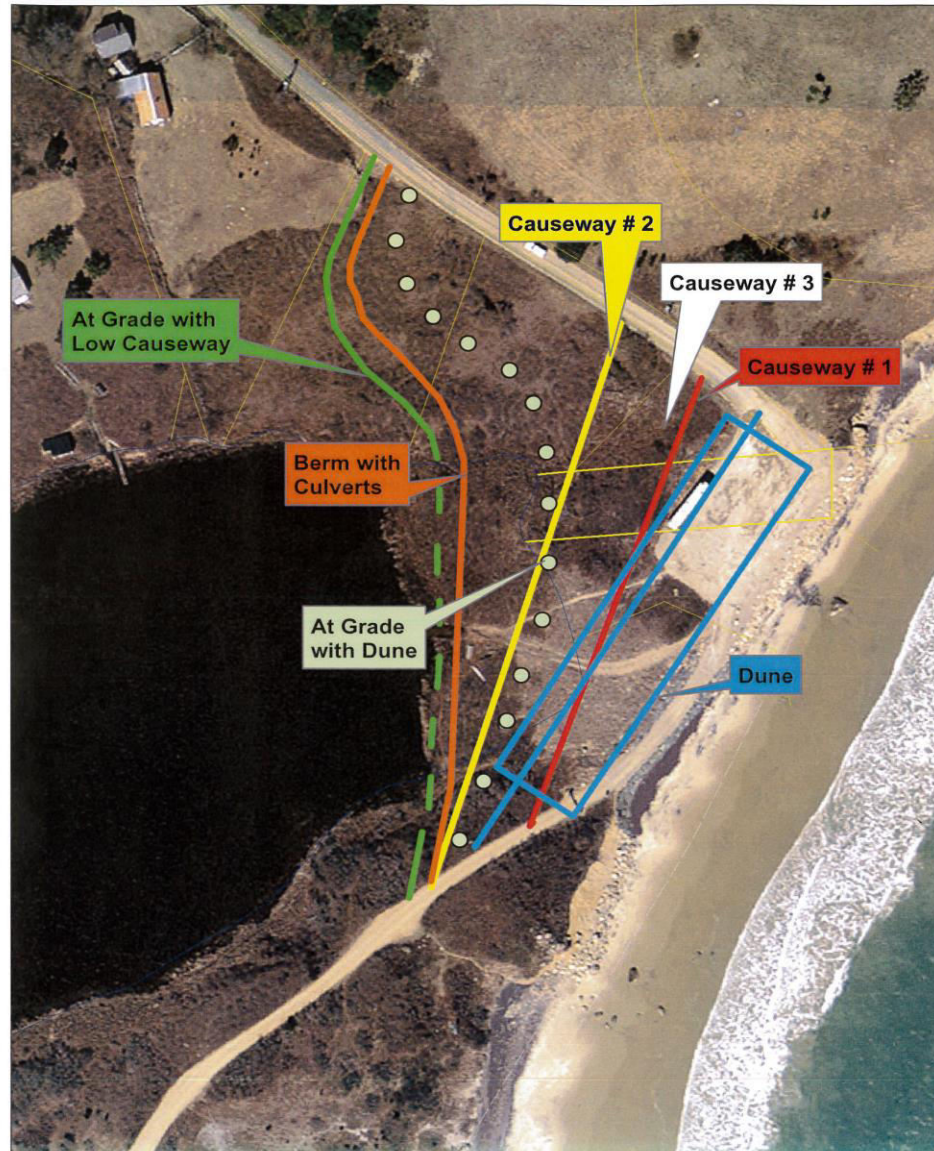
5. Dune with at-grade road

- Access road from north end of Orphanos/Jeffers non-conforming lot
- through wetlands
- adjacent to dune at west end
- to inland of access gate
- dune and western section of road continually move inland

Eight Access Alternatives - Continued

6. At-grade road with berm and culverts over wetlands
 - at-grade road at either end; berm in middle over wetlands
 - near Squibnocket Pond
 - from north end of Orphanos/Jeffers non-conforming lot (same as # 5)
 - to inland of access gate
7. Same alignment as # 6 with low 300-foot causeway over wetlands
8. Emergency access routes from Blacksmith Valley south to Squibnocket Farm

Access Alternatives



Six Parking Alternatives

1. Use Vytlacil lot
2. Use Combined Orphanos/Weldon non-conforming lots
3. Use Combined Vytlacil/Orphanos/Weldon lots
4. Use area to the west of Squibnocket Farm gate as in original April proposal
5. Use large 3.8-acre Weldon lot to the east of Squibnocket Road
6. Use both Weldon lots

Land Available for Parking



Deliberations

- Reviewed the totality of the information provided via presentation, correspondence and participation, as well as the opinions and comments of the Committee's experts
- Discussed the alternatives:
 - Ability to meet the Committee's mandate
 - Beach, parking, access for vehicles, public pond access and utilities to Squibnocket Farms
 - Impact on view shed (visited all homes within 2,000')
 - Impact on environment
 - Permitting issues
 - Cost to the Town

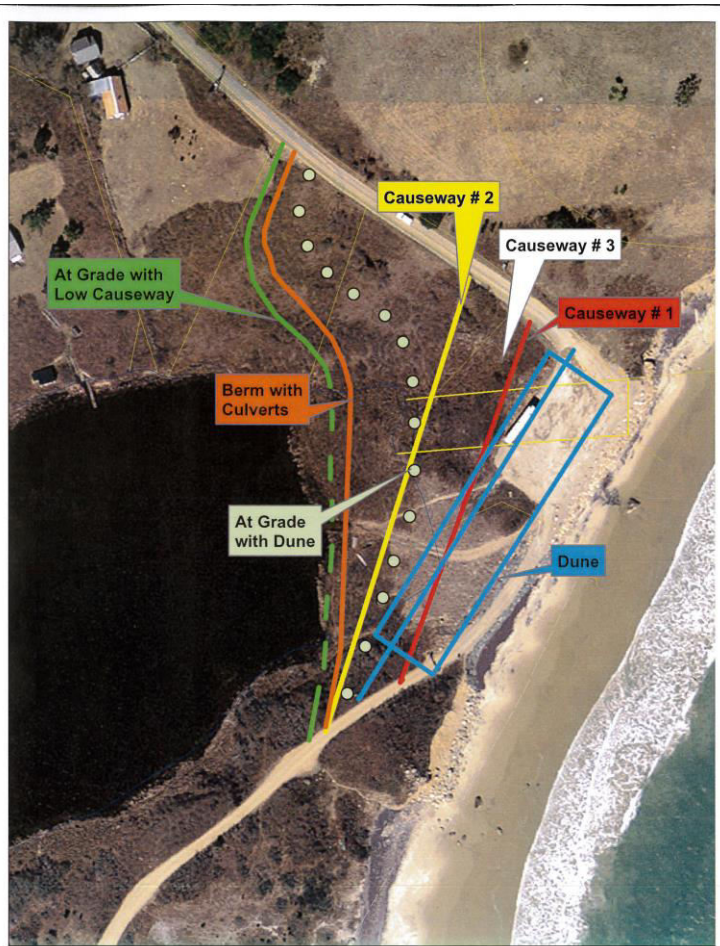
Access Deliberations

- Eliminated Original Causeway (# 1) and Causeway (# 3) as too close to beach following revetment removal
- Eliminated Emergency Access (# 8) as BVA would not permit use of their property
- Eliminated Road/Dune alternatives (# 4 and # 5) due to need to maintain access while beach stabilizes (6-18 months) and need for continual maintenance and occasional rebuilding as well as impact on wetlands and permitting issues

Access Deliberations - Continued

- Eliminated road at grade and berm/culverts (# 6) due to impact on wetlands and permitting issues
- **Remaining: at-grade road with low causeway near Squibnocket Pond (#7) or original causeway located as far north as possible (# 2)**

Remaining Access



Parking Deliberations

- Eliminated original western parking (# 4) due to permitting and location
- Eliminated Vytlacil (#1) and (# 3) due to cost, historic house and elevation/distance to beach
- Eliminated from current considerations Big Weldon (# 5) and (# 6) due to cost and complexity of acquisition
- **Remaining: Orphanos/Jeffers, Little Weldon (# 2)**

Remaining Parking



Beach

- Current leased Town Beach will be restored and reach an equilibrium by removal of revetment (6 – 18 months)
- At Committee hearings, SFHA noted that they would provide additional beach for the Town's use should acceptable access be proposed

Conclusions

- The revetment should be removed and the beach allowed to re-establish itself with a natural dune
- The non-conforming Orphanos and Weldon lots provide the best parking solution
- A road at grade and a low causeway near the Pond provide the preferred vehicle and utility access
- A causeway, as originally proposed, but located further inland, is a possible alternative

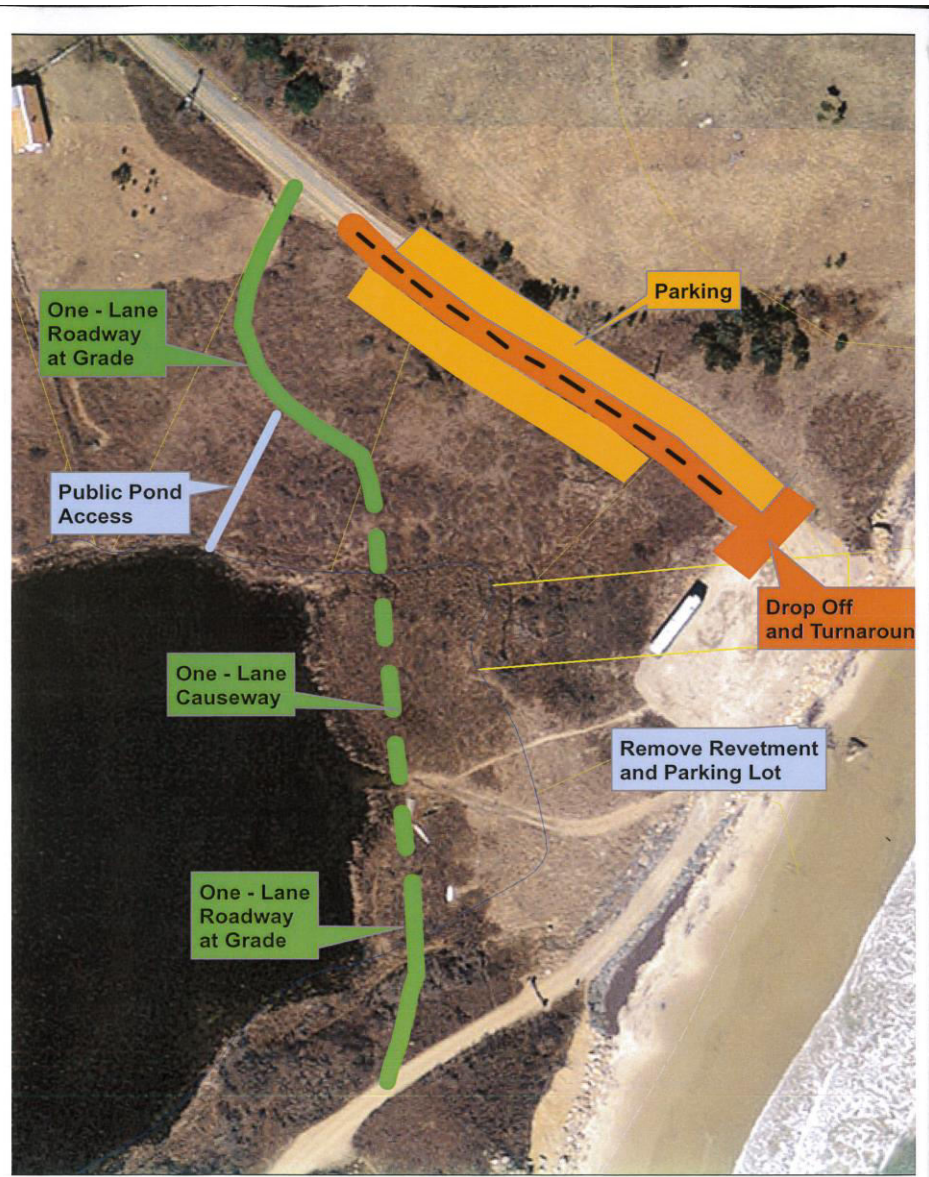
Committee Recommendations

- **At-grade road with low causeway**
 - Located far enough inland to avoid impacts of waves and major wash overs
 - Minimizes the wetlands approval issues
 - Follows the contours of the land, higher on the ends and lower in the middle
 - Height of the causeway to be at a level that limits the projected wash overs to several a year, based upon engineering considerations
 - Roadway and low causeway to be one lane with turnouts at the at-grade sections

Committee Recommendation (cont.)

- **Parking on Combined Orphanos/Jeffers and Weldon non-conforming lots**
 - Parking lot would incorporate the present Squibnocket Road
 - Accommodates approximately 45-50 vehicles (about the same as currently available)
 - Beach parking separate from homeowner access increases safe access for pedestrians
 - Parking plan incorporates drop-off and turn around, with ample room for small VTA buses, as well as guard shack and port-a-potties
 - Potential for re-use of boulders from revetment for retaining walls of parking lot

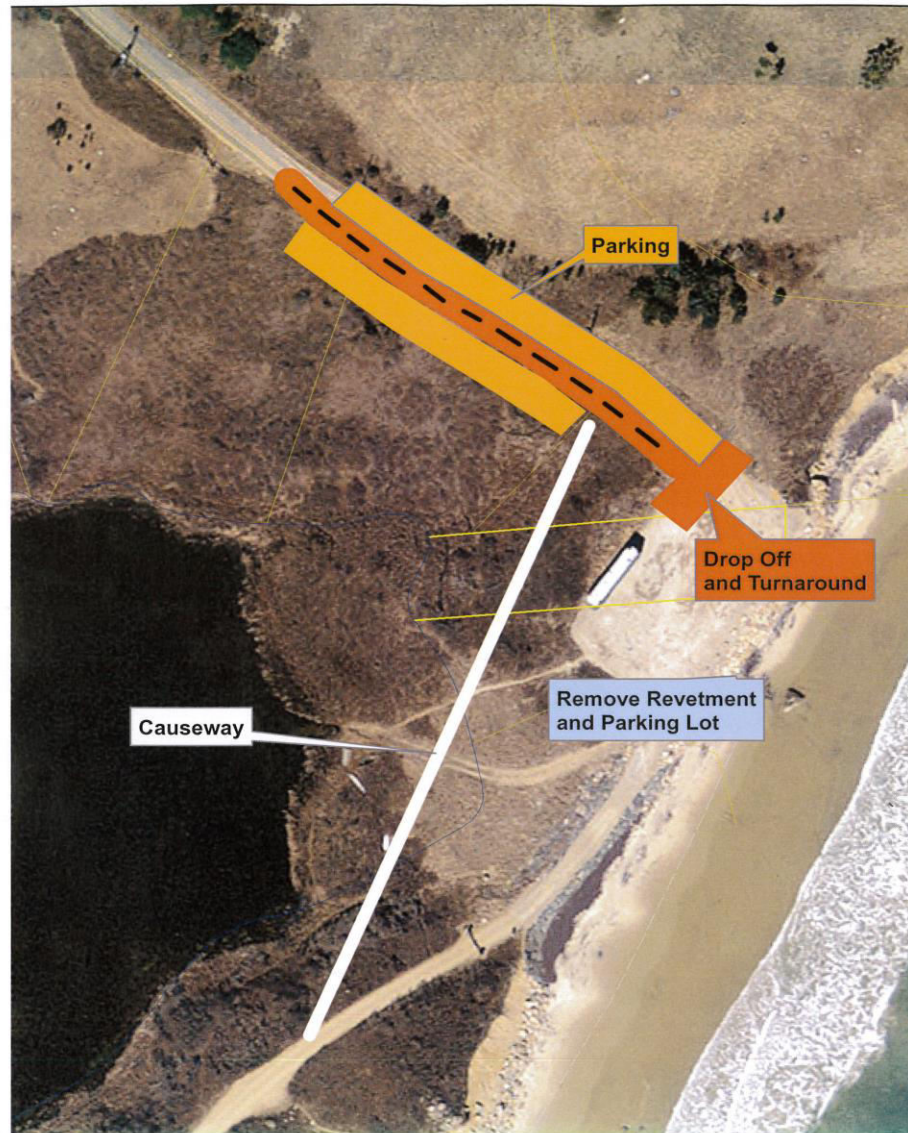
Committee Recommendation



Possible Alternative

- Construction of a causeway as originally proposed, but located in land of the original site
- Shown as Causeway #2

Possible Alternative



Process for the Town

- It is proposed that the Town pursue the Committee recommendation
 - The Committee recognizes the complexity of getting agreement between Orphanos/Jeffers, Weldon and SFHA
 - The Committee recommends that the Town use its best efforts to reach agreements to proceed with the Committee recommendation so as to have appropriate implementing warrant articles for the annual Town meeting
 - potential loss of state funding
 - good faith resolution
 - If agreement is not reached, it is recommended that the possible alternative be pursued

Further Guidance

- The Committee recommends that the town investigate the Planning Board's options and evaluate the feasibility of the acquisition of the large Weldon Property
- Small boat access to the Pond may be as shown or positioned closer to deeper water if additional opportunities are presented

Questions and Discussion

Next Steps

- Committee to consider tonight's input
- Committee to draft final recommendation for voter consideration at February 9, 2015 Special Town Meeting

Thank You!

