



TOWN OF CHILMARK, MASSACHUSETTS

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To: Town Committee on Squibnocket
From: Chilmark Planning Board
Date: December 1, 2014
Re: Request for Information

Committee:

The Planning Board met and spent a considerable amount of time trying to determine what the Town's options might be with respect to the "Big Weldon" and 'Little Weldon' lots. Although we understand that both lots are for sale as a single unit, some of the options detailed below 'work' if only the Big Weldon lot were acquired. We performed this exercise to identify possible alternatives, and have not developed a position as a Board about which options we would support.

1. Acquire title to Big Weldon, and then subdivide to create up to 3 Youth Lots or up to 3 Homesite Housing lots, retaining title to the remaining .8 acre (or so) for parking and beach access (assuming that is adequate space for such amenities). Each such lot would have to be not less than 1 acre. In addition, each lot would have to have appropriate frontage on a public or private way, septic and well potential, etc. I think we should note that this option was discussed at the meeting on 11/18 and dismissed as not worthwhile for financial reasons, i.e. would not allow the town to reclaim much of its investment.
2. Acquire title to Big Weldon and then divide Big Weldon lot into a 3-acre building lot and presumably sell it, retaining title to the remaining .8 acre (or so) for parking and beach access (assuming that is adequate space for such amenities).
3. Alternatively, acquire title to both Weldon lots, combine them to increase total acreage on the single combined lot enabling a larger parking area on Big Weldon. If the existence of the public way separating the two lots now is an issue to combining the lots, the public way could presumably end at (or near) the end of the Orphanos/Jeffers lot).

4. Acquire title to the lots and then sell either or both of the lots subject to an easement granting parking and beach access.
5. Acquire title to only as much of the Big Weldon lot as is required for parking, assuming the seller is willing to sell less than the entire lot.
6. Acquire an easement on either or both of the lots for parking (and also possibly for beach access on Big Weldon).
7. Acquire title to the lots and then issue an RFP for a 40B development (expressly requiring the developer to reserve land for public parking and beach access).
8. More difficult, create a new zoning district in the vicinity with less than a 3-acre minimum for a building lot.

Please note that, in identifying these potential options, there are a number of uncertainties which we have not been able to resolve. Some options would require a specific plan prior to a definitive go-ahead. Some options may present legal issues (ie spot zoning, permissible scope of eminent domain, extent to which parking is incidental to a permitted use) which would require consideration. And some may be unacceptable to residents of the Town.

Chilmark Planning Board

Rich Osness, Chair
John Flender
Daniel Greenbaum
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