

THE MARTHA'S VINEYARD COMMISSION
REGIONAL ISLAND PLAN



MARTHA'S VINEYARD COMMISSION

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I. ECONOMIC DEVELOPMENT AND ISLAND CAPITAL PLANNING

A. Balanced year-round economy

BASIC ECONOMIC DEVELOPMENT POLICIES

I-1. Promote more year-round economic activity. Ensure economic vitality while protecting historic integrity.

I-2. Promote sound local economies by conserving the Island's unique values and protecting them from developments that may cause irreversible damage. (Gen. Pol. 1975: 1.004) The Island's natural attributes and its heritage are its most valuable economic resources. Promote development that enhances the environmental, historic and scenic qualities of the Island. Promote a healthy coastal environment to foster economic vitality.

I-3. Encourage efforts to diversify the Island economy within the quality and character of Martha's Vineyard. (Gen. Pol. 1975: 2.102)

I-4. Give top priority to year-round job opportunities for permanent Island residents and increase the Island's self-sufficiency, particularly in production of food products. Diversify the economic base, so that the Island will be less reliant on the building and tourist trades. (Gen. Pol. 1975: 2.103).

I-5. Private initiatives will influence the future of the Island at least as much as government regulations. Encourage creative and environmentally sound economic initiatives. Ensure that regulations affecting small businesses do not cause unnecessary burdens. Review regulations that might discourage new small business start-ups.

I-6. Where appropriate, encourage water-dependent maritime industrial uses of coastal land.

I-7. Promote necessary economic support for sport and commercial fishing.

I-8. Encourage participation in the Massachusetts Coastal Zone Management (MCZM) Boatyard Preservation Program.

ACTIONS

ECONOMIC BASELINE STUDY UPDATE--document levels of economic activity in Island businesses. Look for measures of growth such as sales tax figures, bank and insurance activity, employment and unemployment, commercial utilities accounts, licenses granted. Plot trends in economic activity yearly and project future areas of growth. Find stable, sustainable level of economic activity based on long-term trends rather than boom-and-bust cycles. Study the income generated by different Island industries and identify industries that recycle their income back into the Island economy.

YEAR-ROUND EMPLOYMENT--Document year-round employment: numbers of jobs by industry.

ALTERNATIVE TRADES--Research other examples of resort and rural communities for possible new industries and types of employment.

CRAFTS COOPERATIVES--Encourage local outlets for Island crafts, especially where opportunities for Island artisans can be encouraged.

COMMERCIAL RENTS--Study the range of rents paid and develop measures to offset costs for year-round businesses.

LOCAL INVESTMENT--Encourage businesses to invest through local institutions, to use local labor and materials and to patronize Island businesses. Identify purchasing and contracting that uses off-Island vendors and encourage the development of local sources.

MANAGE RESOURCES WITH ECONOMIC VALUE--Environmental, historical and recreational resources are the prime Island "export." Maximize the potential of a clean environment, restore and protect historic buildings and areas, and manage and expand recreational uses.

DEVELOP EDUCATION PROGRAMS TO STRENGTHEN LOCAL ECONOMY--Teach subjects that focus on Island heritage: history, environment, marine biology. Link with opportunities for hands-on experience and job awareness.

MONITOR CONSUMER PRICES--Survey Island prices for consumer goods at regular intervals and inform public so that businesses can monitor themselves.

WATERFRONT RESOURCES--Encourage the development of waterfront zoning bylaws that are protective of coastal environments and their traditional island uses.



ACTIONS

LOCAL MANAGEMENT OF TOURISM--

Towns should take some of the responsibility for planning tourist facilities including restrooms and for educational programs to better manage tourism.

COST BENEFIT ANALYSIS OF TOURIST

ECONOMY--Study the impacts of each segment of the tourist economy, identify costs and benefits. Identify portions of the summer economy that should be encouraged.

USER FEES AND SERVICES--

Encourage the establishment of fair fees for use of some beaches, visitor facilities and services and use the revenue to upgrade visitor facilities, provide rest rooms, beach parking, attendants, signs markers, maps and guides. Towns and agencies should establish policies on fee structures for residents and visitors, while acknowledging that improvements will benefit the entire community.

COORDINATE BEACH PLANNING ACROSS

TOWN BOUNDARIES--Share the responsibilities and privileges of beach use among all towns. Coordinate planning to meet beach needs for all towns and avoid concentrating impacts in any one location. Emphasize the natural beauty of the Island's beaches and dunes while providing for public access and enjoyment of these resources.

HOSPITALITY TRAINING--

Collaborate with business organizations to host training sessions in courtesy, procedures, Island orientation and history open to

all Islanders, especially workers in hospitality industries including the SSA.

INNKEEPER TRANSIT--

Encourage hotels to provide transportation in conjunction with MVTA programs. Innkeepers should encourage and support the use of beach shuttles to reduce congestion at public beaches.

EDUCATE--

Educate the public about the tourist economy, through school programs, community workshops and literature at arrival points.

MAKE THE ISLAND MORE USER-

FRIENDLY--Design specific features to orient and educate visitors including brochures, historic plaques and markers, transportation symbols, guidebooks.

MARKETING THE ISLAND TO SPECIFIC

CLIENTELE--Pool resources to advertise with campaigns specifically designed to boost the desired parts of the economy.

OFF SEASON INITIATIVES--

Explore possibilities for off-peak business through conventions, seminars, events and new segments of the visitor market.

HIGHER EDUCATION AS AN INDUSTRY--

Explore the potential for high school and college level research and credit programs to attract off-season economic activity.

ACTIONS

AGRICULTURAL PREFERENCE DISTRICT--
-(see under Critical Lands)

LOCAL PROCESSING FACILITIES--Move toward self-sufficiency by promoting facilities such as a slaughterhouse, fish processing.

LOCAL FARMER'S MARKETS--Bring locally grown products to Island consumers through Farmer's Markets in each town and make local products available in supermarkets.

OPEN REGIONAL MARKETS FOR PRODUCE--Find opportunities to distribute local produce off-Island.

FISHING FACILITIES--Towns should take the lead in designating and managing facilities for commercial and recreational fishing including easements to ponds, dock and mooring space, equipment storage, parking.

BEST MANAGEMENT PRACTICES--MVC can help educate on best management practices for farmers and land managers while promoting pond management for shellfish production.

MASSACHUSETTS COOPERATIVE EXTENSION--Support the mission of the Extension as an advisory/support organization to farmers and fishermen. Expand their resources to provide more educational programs for the community at large.

POND MANAGEMENT HANDBOOK--Collect recent case studies of Pond management and extract tools and steps into broad guidelines for management of all great ponds. Build upon previous efforts.

POND DREDGING--Expedite necessary dredging in an environmentally safe and legal manner to keep ponds viable for shellfish production. Coordinate and share costs through Island capital planning.

STATE FOREST MANAGEMENT--Work with DEM to review and update management plans for the State Forest. Explore proposals for new productive uses of State Forest land including agriculture, woodlot management, coppicing and different combinations of tree species.

MANAGEMENT OF WOODED LANDS--Encourage public and private landowners to manage wooded lands for health and productivity. Allow opportunities for residents to gather and use dead wood where appropriate.

SPORTSMEN'S ORGANIZATIONS--Involve organizations such as Beach Fishermen and Rod and Gun Clubs in planning to manage lands and waters for fishing and farming.

AQUACULTURE--Compile case studies of past aquaculture proposals and identify reasons for success or failure. Develop guidelines and bylaws to encourage commercial aquaculture for both finfish and shellfish.

GREENHOUSES--Develop consistent policies and regulations on greenhouse agricultural development.

FARMLAND BANK--Encourage the use of farm land-lease clearinghouse through the Extension service.

FARM FINANCING--Encourage programs through local banks to offer loans and assistance to Island farmers.

OPPORTUNITIES FOR ISLAND YOUTH--Offer training and assistance to young Islanders who wish to work in fishing, farming or begin other businesses suitable to the Island.

ISLAND INDUSTRIES--Offer incentives to farmers, fishermen and locally grown businesses - Examples. CDC.

ACTIONS

NEW COMMERCIAL DEVELOPMENT--Find locations for needed new commercial development such as light industrial/ storage/ trades and community oriented services. Assess needs and feasibility for commercial growth.

ZONING REVIEW--Review boundaries of Town business districts in conjunction with the Towns for efficacy and functional requirements including access and traffic management.

TOWN CENTERS--Maintain services and year-round uses in existing Town commercial centers for pedestrian access and community identity. Address parking and traffic issues and sewage and septage needs.

TOWN CENTER STREETSAPES: Plan more downtown parks and design places to sit, transit shelters, Town squares for gathering, eating and resting. Develop standards for landscaping and view corridors in Town centers. Create pedestrian precincts and eliminate cars in some areas.

SECONDARY BUSINESS DISTRICTS--Study and plan commercial areas with critical planning needs: Edg. B2, Tis B2, Tisbury Marine Commercial, West Tisbury, Airport. Provide for growth while maintaining residential character, access and rural qualities. Establish additional marine commercial districts to favor water-dependent uses where appropriate.

COMMERCIAL DESIGN GUIDELINES--Develop commercial design guidelines to protect rural and townscape character. Edgartown B2 Study. Include guidelines for street furniture and landscaping.

PRESERVE TOWN CHARACTER--Rehabilitate and re-use older structures to preserve the character and historic fabric of the Island towns.

POSITIVE IMAGES--Research historic footage of streetscapes for positive examples of Town character. Produce films and multi-media presentations on current Town character to emphasize positive examples. Explore potential for a "What is Martha's Vineyard?" matinee at Island theaters.

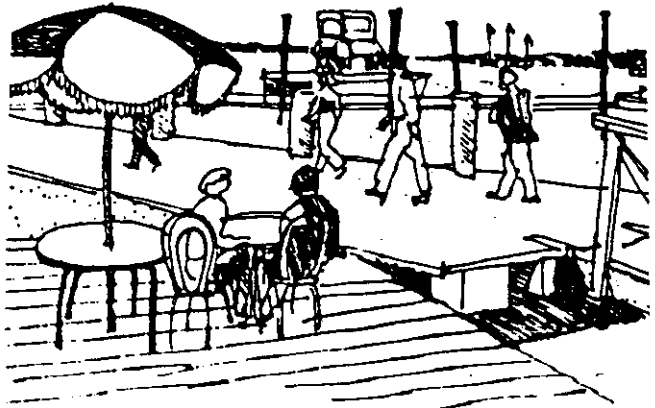
POSITIVE INCENTIVES--Develop incentives to direct commercial growth to desired locations.

TRANSFER OF DEVELOPMENT RIGHTS--Refine methods to target development to preferred areas.

APPROPRIATE TYPES OF BUSINESSES FOR GROWTH--Develop criteria for types of businesses to be encouraged.

NEIGHBORHOOD COMMERCIAL SITES--Identify sites for small neighborhood convenience stores to reduce the necessity of car trips to town.

HOME BUSINESSES--Develop guidelines for home businesses to avoid conflicts with residential uses.



ACTIONS

CONVENE ALL-ISLAND CAPITAL PROGRAMS COMMITTEE--Include Town Financial Advisory Committees and Capital Programs Committees; etc.

CROSS-TOWN COOPERATION--develop agreements between towns to cooperate on funding and planning major capital projects which benefit more than one town.

INFRASTRUCTURE PHASING--Set priorities for all major Island capital infrastructure projects and phase planning according to urgency and the availability of funds.

SEPTIC TREATMENT--A separate septic treatment facility is needed. Consider an Island-wide system with local treatment and one common discharge area. Self regulation and staggered fee structures are recommended to better manage septic pumpouts.

WASTEWATER DISTRICTS--Create wastewater treatment districts perhaps as part of Town Water Departments for capital planning and funding (Regional Wastewater Treatment District similar to Refuse District?).

ENERGY SUPPLY--Begin dialogue with Commonwealth Electric to compare projections of energy needs with projected growth rates. Monitor pricing of all fuels and compare to the mainland.

PUBLIC REINVESTMENT IN TOWN FACILITIES--Plan for long-term actions to restore and improve the physical plant of each town including major needs such as roads and services and minor facelifts such as walkways, street trees, street furniture and signs.



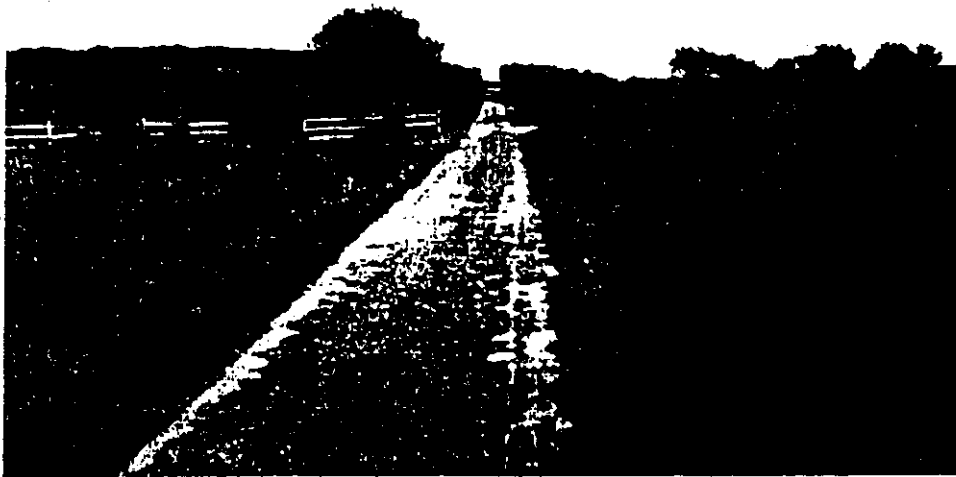
II-9. Regional agencies should coordinate grants, funding and capital planning as a service to Towns. Offer start-to-finish grant assistance including grant-writing, administration and follow-through.

II-10. Review use and management of publicly-owned lands including designated open space.

II-11. Bring local and regional plans into agreement. Amend zoning by-laws, subdivision rules and regulations, and board of health regulations so that they comply with master plans.

II-12. Increase public involvement and participation in local government. Encourage participation in town boards. Boost voter registration.

II-13. Coordination with towns on the other side of the water: develop working relationships with the Cape Cod Commission and its member towns, the Southeast Regional Planning and Economic Development District, its member cities and towns, and Nantucket on issues of mutual concern.





ACTIONS

TARGETS--Set targets for numbers of housing units to be dedicated in 5, 10, and 20 year periods for low/moderate use through new construction or designation of existing units.

RENTAL HOUSING--Pursue programs to dedicate permanent affordable year-round rental housing. Set targets for 5, 10, and twenty year increments.

RESIDENCY AND ELIGIBILITY REQUIREMENTS-- Review local residency and eligibility requirements to ensure that they allow needy Island residents fair access to housing programs.

CONGREGATE HOUSING--Facilitate construction of congregate housing for elderly and special needs residents. Ensure that transportation is available.

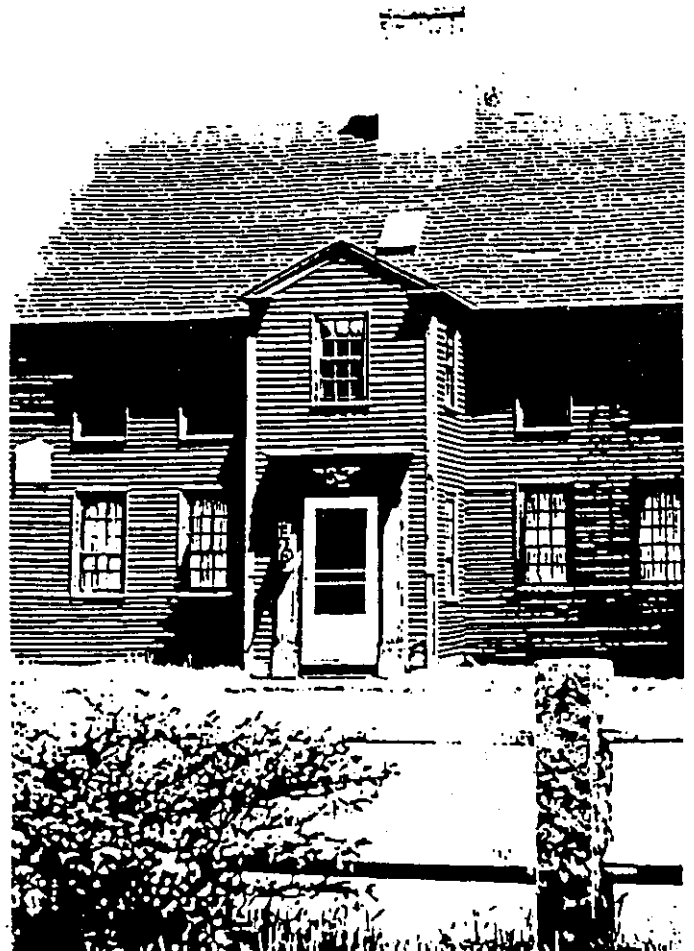
HOUSING MAINTENANCE FOR ELDERLY-- Encourage the establishment of funds and assistance to upgrade and maintain existing housing for elders to ensure that their homes are livable year-round. Monitor needs among elderly and handicapped for home repairs and establish emergency fund and volunteer assistance.

AFFORDABLE HOUSING PROTOTYPES-- Encourage the development of prototype designs for affordable housing in character with the Island. Small duplex and triplex buildings designed to look like one large summer house are one possible prototype.

ENERGY-CONSCIOUS HOUSING--Develop standards to ensure that

affordable housing is designed to allow conservation of energy, water and other resources. Site planning should allow for solar access to the greatest extent possible.

EMPLOYEE HOUSING--Encourage employers to offer employee housing or assist in placing summer employees in housing. Design specific housing for summer use to free up year-round housing stock for year-round residents.



ACTIONS

AFFORDABLE HOUSING REVIEW--MVC to create new standards and review guidelines for affordable housing development proposals. Develop guidelines so that housing and open space work together harmoniously. Do not seek gratuitous open space from subdivisions. Some subdivisions can benefit from increased density to maximize market rate housing for year-round use. Some subdivisions provide other benefits and no housing requirements should be imposed.

REVIEW MVC HOUSING POLICY--Update the MVC's affordable housing policy to maximize its effectiveness. Add specifics about methods of land transfer and alternative means of contribution including cash and in-kind. Add provisions applying to commercial DRI's and review percentages to bring them in line with State goals and requirements.

HOUSING STAFF AND PROGRAMS--Make housing a priority by hiring housing staff at the MVC and DCRA, establishing links with Town housing committees and creating an Island Master Plan for housing in conjunction with the Dukes County Regional Housing Authority. Include plan for implementation of State and Federal Programs.

HOUSING INVENTORY--Maintain a data base of habitable structures County-wide, including condition and occupancy.

A HOUSING LAND BANK Support legislation to include housing as a purpose for land acquisition.

ROLES OF HOUSING AGENCIES--Define roles of each agency and encourage them to adopt general policies, by-laws and agreements for joint action.

ROLE OF THE PRIVATE SECTOR--Develop programs and guidelines for private developers who can contribute to needed housing stock through appropriate market-rate housing projects.

LOCAL AND REGIONAL HOUSING MASTER PLANS--RHC's can develop local housing master plans according to guidelines recommended by the MVC and State agencies.

REVIEW LOCAL ZONING BYLAWS--Suggest refinements to Zoning to encourage accessory units and enhance housing potential where appropriate.

ACCESSORY UNITS--Towns grant temporary amnesty to unauthorized accessory units; provide review to upgrade them to minimum standards with full approval.

HOUSING OBSTACLES--Identify obstacles to home ownership and secure rental housing for low/moderate income residents. Review town regulations and bylaws (including residency requirements) for potential improvements.

ACTIONS

STANDING HEALTH CARE ADVISORY COMMITTEE--MVC to appoint a committee of experts and health care users as a volunteer body to advise regional agencies on Island needs as they relate to government actions.

UPDATE CENSUS--Use local resources to collect detailed census information on population characteristics and health care needs specific to Martha's Vineyard.

CLEARINGHOUSE--The clearinghouse could:

- >assist with health insurance issues,
- >maintain listings of all types of human services, especially those with sliding scales and alternative methods of payment,
- >coordinate transportation in cooperation with the MVTA
- >coordinate efforts of non-profits and volunteers,
- >coordinate and publicize events.

SLIDING SCALE SERVICES--Identify services (such as dentistry) not available on the Island to clients on medicaid and to those unable to pay. Refer clients to the best available resources to meet their needs.

IMMEDIATE NEEDS--Solve immediate needs for crisis shelter, handicapped access, accessible transportation, special housing and health insurance.

PRIMARY HEALTH CARE--A community-based primary care health clinic is needed for Island community. Elements of primary care should include:

- >pre and post natal care and monitoring,
- >family planning,
- >sexually transmitted diseases,
- >dental and optometry,
- >mental health and stress,
- >substance abuse,
- >lead paint, other toxins.
- >tick-related diseases, other endemic diseases.

REVIEW EMERGENCY TRANSPORT SYSTEM--Review the emergency ambulance and shuttle service that provides access to health care on and off Island. Reinforce volunteer ambulance efforts with public backing. Ensure access to hospitals for all emergencies.

EMERGENCY LOCATION CODING SYSTEM--Provide mapping and labelling to indicate map/lot location of all Island residences for quick use in getting emergency help. Distribute location stickers to be displayed on each telephone.

HUMAN SERVICES CHECKLIST--Maintain a checklist of available services and providers for yearly update to monitor any gaps that may arise. Services to monitor include counselling, day care, substance abuse, after school programs, women's services, elder companions and visits, and education in Island topics.

ACTIONS

COMMUNITY FACILITIES--Develop local facilities in each community, both publicly and privately, to serve needs of all age groups for recreation, career development and cultural enrichment.

COORDINATE NETWORK OF RECREATIONAL FACILITIES--Link public and private efforts to build new facilities to avoid competition and duplication. Share funding to meet community needs.

OPEN SPACE MANAGEMENT--The MVC and the Land Bank can form a partnership to foster access to open space and beaches within the carrying capacity of each publicly owned parcel.

EDUCATION ABOUT PROPERTY RIGHTS AND PRIVILEGES--Educate the public about private property rights, privileges and responsibilities for public use of lands. Distribute information on etiquette to SSA passengers.

LIABILITY--Provide information to private landowners on minimizing liability issues for those who allow public access through private land.

BIKE PATHS AND SPECIAL WAYS SYSTEMS--Link bike paths with other planned routes for cyclists to complete the system. Protect walking trails and acquire public rights-of-way as recreational resources.

COOPERATION WITH THE SCHOOL SYSTEM--Facilitate planning for educational needs and for joint use of new facilities for education and community recreation.

EDUCATIONAL PROGRAMS--Compliment the school system by offering education in local resources, heritage, economy, government, careers and recreation. (see sections on economic development, land use, human services, government, etc.).



ACTIONS ON LAND USE

GUIDE FOR LANDOWNERS AND DEVELOPERS--MVC to publish a guide to permitting processes detailing examples of good development, principles for planning and procedures to streamline regulatory processes.

STREAMLINE THE DEVELOPMENT REVIEW (DRI and permit review) PROCESS-- Find ways to speed the review of developments and make procedures more predictable and efficient.

REGULATORY WORKSHOPS FOR LOCAL OFFICIALS--Convene workshops and feedback sessions to standardize the process, inform Town officials of their options and requirements and to refine MVC regulations based on Town comments.

REVIEW LOCAL AND REGIONAL PLANS-- Ensure that plans are consistent and up to date to guide landowners in designing and planning their developments.



ACTIONS ON CRITICAL LANDS

LAND RESOURCE MAPPING--Inventory and distribute maps of critical lands as a tool for decision makers.

ACTIONS ON LANDS FOR COMMUNITY NEEDS--Develop criteria for locations and types of lands. Identify key sites and acquire or protect.

ACTIONS ON LANDS FOR WATER QUALITY PROTECTION--Refine aquifer recharge area mapping. Develop land use inventories and management plans for ZOC's and aquifer lands.

ACTIONS ON CRITICAL HABITAT--Conduct habitat inventory and map habitat types island-wide. Monitor critical habitats and track changes. Identify development conflicts. Identify areas for acquisition or protection.

REVIEW LOCAL REGULATIONS THAT AFFECT FARMING AND FISHING--Rezone appropriate areas for farming and designate preferential facilities for commercial fishermen.

AGRICULTURAL PREFERENCE' ZONE-- Define an overlay zone where agricultural uses are most appropriate and shall be encouraged. Apply provisions of "Right to Farm" Law.

AGRICULTURAL LAND EVALUATION-- Adapt SCS rating systems as a tool to identify quality farm land on Martha's Vineyard. Require development proposals to include agriculture suitability ratings and management plans.



ACTIONS ON CHARACTER

REVIEW EXISTING HISTORIC DISTRICTS--Determine the existing level of protection for historic areas and propose new districts and new regulations where necessary.

HISTORIC DRI THRESHHOLDS--Add criteria to allow review of sites on State and Federal Registers of Historic Places and on MVC Register of Special Places.

AMEND COASTAL DISTRICT TO INCLUDE ARCHEOLOGICAL SITES--Since most prehistoric sites are within 500 feet of the coast, they should be part of Coastal District review.

"NATURAL" LANDS--Inventory, designate and map appropriate lands as wild or natural for purposes of scenic and habitat management.

PUBLIC LANDS--Make Town-owned and other conservation lands available for appropriate public use. Manage these lands for landscape quality.

LONG VIEWS--Open up long views of the Island landscape, protect scenic view easements.



ACTIONS

NEIGHBORHOOD HAMLETS--Channel residential development into neighborhood hamlet areas with green zones between. (Neighborhood clusters with services). Use hamlet concept to increase open space, create commons and maintain rural character. Set criteria for optimum densities and layout. Map existing neighborhoods.

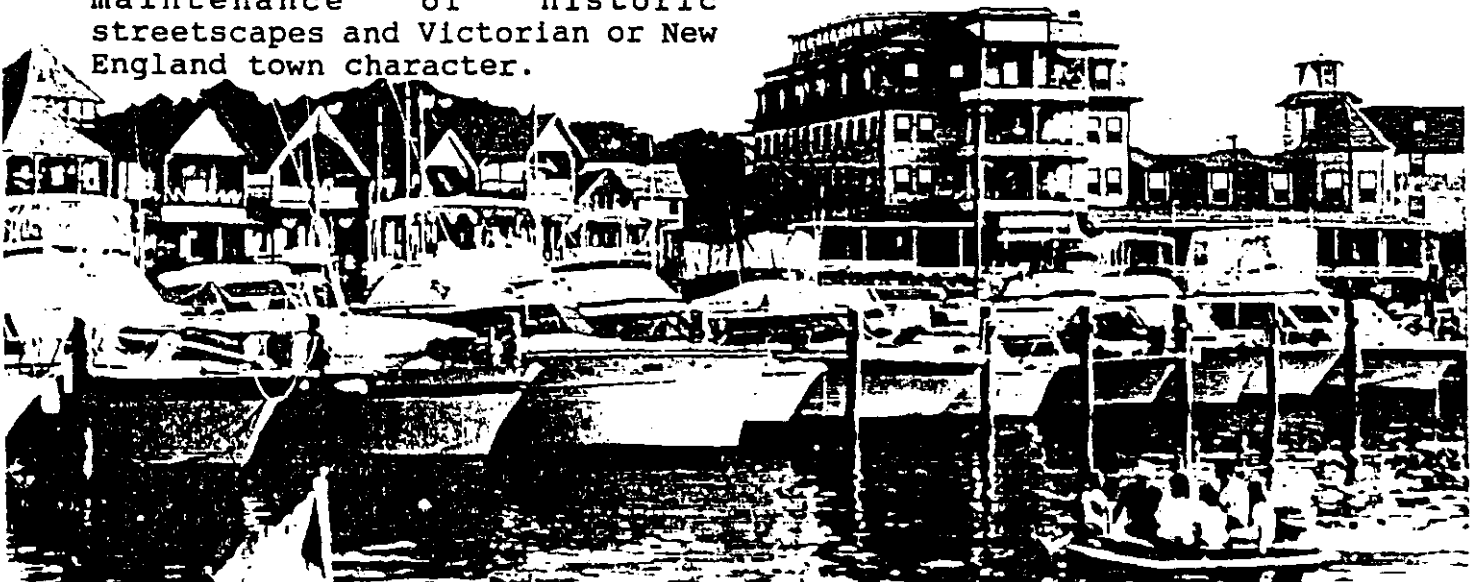
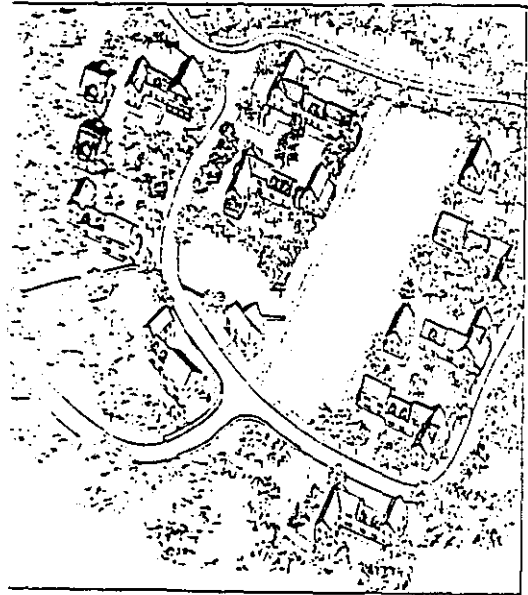
FLEXIBLE ZONING--Promote flexible zoning and cluster development where appropriate. Use different approaches for small and large parcels. Require cluster or flexible siting plans for development in critical areas.

ISLAND ROAD DISTRICT--Review dimensional requirements of the district and add design specifications appropriate to enhance the visual experience of the major Island roads.

DESIGN ADVISORY COMMITTEES--Recruit advisory committees composed of design professionals and community experts to propose model design guidelines for specific areas.

HISTORIC STREETSAPES -- Review zoning ordinances and regulations with regard to encouraging the maintenance of historic streetscapes and Victorian or New England town character.

During grading operations, methods of dust control shall be employed wherever practicable



ACTIONS

EXISTING DEVELOPMENT CONTROLS-- Enforce and build upon existing tools to manage growth: DRI review, Planning Board review, Edgartown Growth management Bylaw. Board of Health regulations. Land Bank. etc.

GROWTH CAPACITIES-- Establish development targets for districts based on capacities of systems: groundwater, waste and wastewater, traffic, habitat, municipal services and human services.

INFRASTRUCTURE MAPS-- Map support systems and link development approvals to expansions of limiting systems.

MATCH COMMERCIAL GROWTH TO THE LABOR FORCE-- Require employment plans to be submitted with commercial development proposals.

ISLAND DEVELOPMENT PLAN-- Develop an Island land use plan for future development of remaining land. Include areas for commercial and industrial growth, housing, community facilities, infrastructure, open space, agricultural use, etc. The plan should contain easily usable tools for planners such as resource overlay maps and criteria for land uses based on performance.

REVIEW LOCAL AND REGIONAL PLANS AND BY-LAWS-- Bring local bylaws into conformance with Plans. Develop timetable for review of local land use law.

CRITICAL LANDS AND DISTRICTS-- Identify areas that require special planning due to the vulnerability of resources. Use DCPC's to target desirable development to appropriate locations.

GROWTH RATE-- Adopt growth rate for certain types of development. Justify growth rates based on impacts and capacity of services and infrastructure. Rates should be based on percentages of the remaining capacity of resources so that no single development consumes too large a portion of remaining capacity.

LANDOWNER INCENTIVES-- Develop a range of tools to compensate landowners who participate in limited growth land use options. (compensation, transfer of development rights, flexible siting bonuses, tax advantages, etc.)

UNBUILT SUBDIVISIONS-- Manage the buildout of approved subdivisions to prevent overburdening capacity of services and natural systems. Seek to purchase or negotiate for development rights where necessary to protect public health safety and welfare.

REVIEW SUBDIVISION CONTROL ENABLING LAWS-- Conduct workshops for Town and Regional Officials to review scope of powers available to manage growth. (MGL Chap. 40).

ALTERNATIVE DEVELOPMENT PLANS-- Require cluster/flexible siting plans for development in critical areas.

ACTIONS

CONSERVATION COORDINATION--Create a Conservation Coordinating Council of regional Island organizations and convene quarterly strategy sessions with all agencies to increase communication. Develop a comprehensive land protection strategy including coordinated acquisition priorities, incentives, etc.

LANDSCAPE ASSESSMENT--Survey and map landscape types on Martha's Vineyard and use them to create guidelines for development in those areas.

TRAIL SYSTEM--Protect footpaths and trails, both publicly and privately. Add additional special ways to the Island Road District DCPC.

WALKING CLUBS--Initiate an Island Walking Club to educate and promote good behavior, respect for private property and sound environmental management of trails.

SPORTSMEN ORGANIZATIONS--Involve organizations such as Beach Fishermen and Rod and Gun Clubs in planning to manage lands.



ACTIONS

ALTERNATIVES TO TITLE V--Research alternative standards for review through DEP studies, New Alchemy, etc. Propose standards that maintain groundwater at drinking water quality at property boundaries.

REGIONAL BOARD OF HEALTH COUNCIL--Convene representatives of all BOH's and Health Agents to develop Island-wide standards for groundwater protection; review BOH regulations Island-wide. Develop standards for sole source aquifer protection.

SEPTIC MONITORING AND UPGRADES--Implement town-by-town review and offer education and incentives for improvements. Use great ponds as pilot areas for monitoring programs.

WELL HEAD PROTECTION--Consider expanding the setbacks around water sources from 1000 feet to 3000 feet.

ZOC's--Review land use controls within Zones of Contribution and propose changes where additional protection is warranted.

HAZARDOUS WASTES--Devise a disposal strategy for all hazardous wastes that is routine, including small domestic and commercial sources.

SAFE HOUSEHOLD PRODUCTS--Promote the use of biodegradable, non-toxic household products. Monitor the extent of contamination from domestic and commercial sources.

WATER QUALITY MANAGEMENT PROGRESS REPORT--Review progress since 1978 on implementation of recommendations of 208 Water Quality Report.

WATER QUALITY DATA BASE AND

APPLICATIONS--Maintain and update 205j data base and develop access and applications for towns and agencies.

WATER QUALITY PROBLEMS MAP--Document problem areas in a form that can be a readily available reference tool for permit decisions and remediation.

UNDERGROUND STORAGE TANKS AND OTHER FUEL TANKS--Map locations of all fuel storage tanks and develop strategy to neutralize threats to groundwater.

WATER AND WASTEWATER RESOURCES DISTRICTS--Create regional water resources district to develop comprehensive management plans for water supply/delivery and for wastewater treatment. Coordinate water and waste companies, Town boards/depts. and include fire departments.

MVC WATER QUALITY SUBCOMMITTEE Appoint full MVC member and define mission to include more advisory and review functions.

EDUCATION PROGRAMS--Design programs to promote water conservation, management of hazardous materials, wastes and household products, and sound land use practices.

ACTIONS

GREAT POND MANAGEMENT--Draft a Management Handbook for Ponds and assist Towns to produce Pond management plans with support from CZM. Develop guidelines for pond maintenance and dredging. Manage accessibility.

RUNOFF--Survey point and non-point sources of nutrients and contaminants.

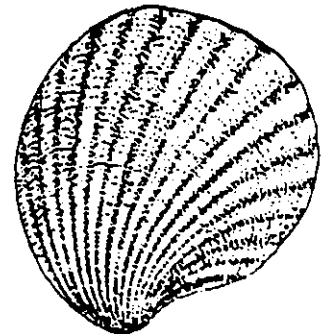
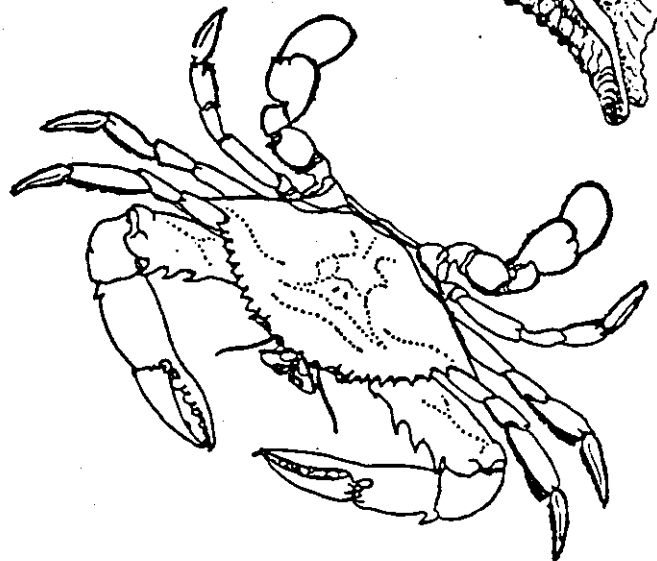
SHELLFISH MANAGEMENT--Shellfish management could be aided by exactions for propagation. Use town shellfish committees to funnel management information decisionmakers. Coordinate with the shellfish hatchery staff. Form MVC Committee to review shellfish management, provide technical assistance and coordinate land use decisions.

SURFACE WATER ZONING--Use Edgartown model for surface water zoning and adapt to other Island water bodies.

WETLAND BYLAWS--Towns should adopt local wetland ordinances and expand protection to inland wetlands.

REGIONAL CONSERVATION OFFICER--Conservation Commissions should join forces to support a regional enforcement officer and resource expert for the Island.

REVIEW COASTAL DISTRICT OF CRITICAL PLANNING CONCERN (DCPC)--Ensure that guidelines and protections are adequate to maintain the quality of coastal resources.



ACTIONS

DESIGN TRANSIT SYSTEM TO SUIT SCALE AND character of Martha's Vineyard. Choose vehicles in scale with Island roads. Design schedules to be flexible and to expand and contract based on demand. Accommodate bicycles and hikers, luggage and freight.

MVTA AND PRIVATE OPERATORS should install signs, schedules and attractive covered shelters (in keeping with Island architecture) to promote the use of public transit. A uniform transit symbol should be created to help identify transit service locations.

NEW SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS TO ACCOMMODATE TRANSIT--The MVC will encourage designs that accommodate transit, especially where they include transit pullouts, parking for riders, waiting areas etc.

EXACTION FORMULA--Adopt formula for new development to pay for increased demand for transit.

ORIGIN-DESTINATION STUDIES--Determine geographic origin of tourists and encourage off-Island ferry, rail, bicycle and bus systems that serve their travel routes.

HEAD TAX/USER FEE--Negotiate with the SSA to implement a ferry surcharge to pay for tourist transit and other visitor services. Alternatively, SSA could help provide land transit directly and fund it through its fare collections and its licensing of other carriers.

HOTEL/INN TRANSPORT--Require all tourist accommodations to participate in courtesy shuttle services coordinated by the MVTA, or provide their own service. Innkeepers and summer retailers should help to promote the system by advertising, coordinating arrivals with transit schedules and planning for transit pullouts.

UPDATE ZBL'S to require planning for transit facilities, parking and traffic controls as part of all renovations and new developments.

SPECIAL NEEDS TRANSPORTATION SUPPORT SYSTEMS--Ensure funding and planning to maintain and expand the Senior Van service. Provide other transportation services for those with special needs. Accommodate special needs passengers on regular transit vehicles to the greatest extent possible to maximize opportunities for independent living.

ACTIONS

CRITICAL TRAFFIC CORRIDORS--MVC and Towns should define corridors of concern; to include any part of the Island Road District that provides essential access that affect more than one Town, or access to regional resources and recreation areas. Strategies shall include as a minimum, measures to insure the safe flow of traffic, parking, access, sufficient to ensure the general welfare of the community.

TOWN REVIEW OF PLANS AND ZBL'S-- The MVC will assist towns in reviewing land use plans, ZBLs affecting commercial areas along critical road corridors. Planning strategies should favor pedestrian circulation and minimize vehicular access points in a manner compatible with traditional development patterns.

AUTO TRIP GENERATION RATES-- MVC should develop Island trip generation and parking generation rates based on local counts. The MVC and towns should use local characteristics to determine the suitability of proposed developments and the adequacy of parking facilities.

PARK-AND-RIDE-- Implement shopper trolleys in Oak Bluffs and Vineyard Haven to reduce traffic and better serve visitors.

PEDESTRIAN AREAS-- Close some streets to through traffic during summer peaks to favor pedestrians and reduce air pollution and noise in popular areas.

DISPERSED COMMERCIAL SITES-- Identify locations and adopt strategies to create some neighborhood commercial facilities.

BIKEWAYS AND ROUTES-- Link State-funded bikeways to designated Bike paths and routes roadways to form a complete Island-wide system. Use system markers and shoulder stripes to alert motorists and provide education to improve safety. Provide route information and rest stops along designated routes and paths.

MOPEDS-- Enforce minimum safety standards for rentals. Manage access to roadways to improve safety.

MONITOR AIR POLLUTION AND NOISE LEVELS IN CONGESTED AREAS-- Test key intersections and corridors for concentrations of pollutants from vehicles.

SPECIAL WAYS SYSTEM-- Work with Town Planning Boards to identify the most important, functional trail routes within each Town including links across Town boundaries. Develop setback and review requirements to prevent future development conflicts. Work with conservation agencies to secure public rights where feasible and appropriate.

MVC Planning Reports

MVC Task Force Reports/ Town Board Workbook, September 1988.

MVC Public Forum/Task Force Feedback Report, March 1989.

MVC Staff Summary of Issues and Policies, May 1989.

MVCPAC Workshop Summary Report, October 1989.

Plan Documents

ISSUES:

Martha's Vineyard Issues and Findings Report.

Illustrated with maps, tables and graphs, a descriptive report of conditions and issues that provide a basis for planning. A reference document that may interest Vineyarders, Town officials, business people and visitors.

POLICIES:

Martha's Vineyard Commission Regional Policy Plan

A list of policies adopted by resolution of the MVC after public review. A guide to the first stage of implementation of detailed Commission policies and proposals to the Towns.

ACTION PLANS:

MVC Specific Policies and Adoption

Workbooks and Guidebooks.

A set of proposals/model procedures for adoption by Towns; suggested bylaws and programs that will implement the Key Policies.

Do-It-Yourself Guides to site planning and land management practices for developers and private individuals.

Cooperative Programs

Standing advisory committees, grantwriting, forums, surveys and monitoring programs.