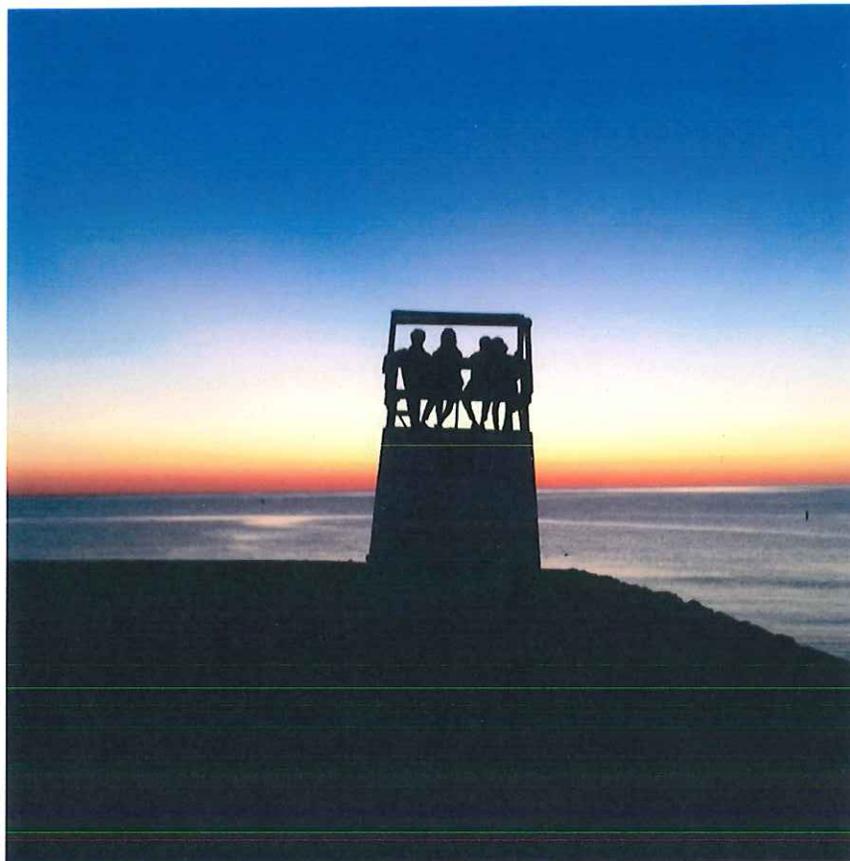


Town of Oak Bluffs Open Space & Recreation Plan 2015



**Town of Oak Bluffs Open Space & Recreation Plan
2015
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Oak Bluffs Open Space & Recreation Plan 2015

Section 1 – Plan Summary

The Town of Oak Bluffs is a peninsula located on the Island of Martha's Vineyard. It is both a seasonal resort community and a close-knit year-round community. Oak Bluffs is blessed with family-friendly beaches, dozens of parks, hundreds of acres of conservation land, and miles of public water views and scenic vistas.

The beaches, shoreline, parks and waterways are the backbone of the Town economy. It is critical to protect open space in Oak Bluffs for recreation, aesthetics, ecological benefits, the economy, human health and welfare, and the protection of wildlife habitat.

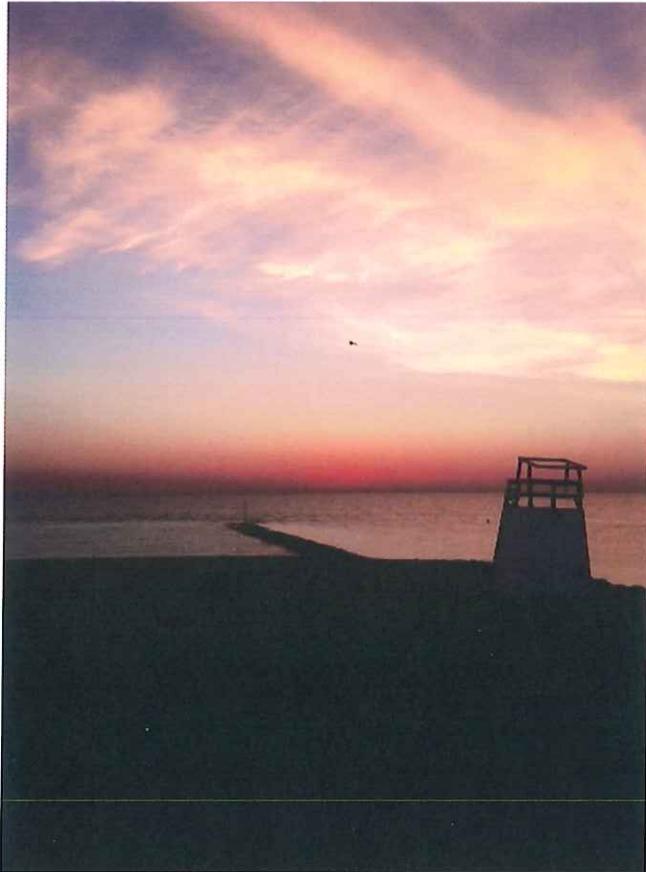
Currently open space and recreation lands make up 29% of the Town's acreage, over half of which is permanently protected and over half of which is publically accessible.

Addressing the impacts of climate change on the shoreline is a critical environmental concern. The beaches, coastal ponds, wetlands and seaside parks are threatened by sea level rise, stronger storms, flooding and coastal erosion. A major goal of this plan is to prepare the Town for these impacts. A Coastal Climate Change Vulnerability Assessment and Adaptation Plan project is underway; the adaptation recommendations will be major goals of this plan.

Reducing the amount of nitrogen and other pollutants in the coastal ponds is a critical open space and recreational goal. The salt ponds are important for recreational and commercial shellfisheries, wildlife habitat, recreational activities and aesthetics. All coastal ponds have been studied as part of the Massachusetts Estuaries Project and the goal now is for the Town to develop and implement means of reducing the Total Maximum Daily Load (TMDL) of nitrogen in the ponds.

Improvement of existing recreational facilities and park land is another major goal. Oak Bluffs has close to twenty Town-owned parks, many in the downtown area, that provide open space and recreational benefits. The parks range from the grassy, waterfront Ocean Park, to 15 acres of woods and beach at the Sailing Camp Park, to small pocket-type parks in developed neighborhoods. Park recreational facilities include a playground, baseball fields, basketball and tennis courts, and a skateboard park. The Parks Commission has developed an Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis and will seek funding to implement park improvements. Improvements to recreational facilities and beaches are also in the works. Research must be done to determine the protected status of the parks; unprotected parks must be protected. ADA accessibility to parks must be improved.

Since 2005 open space and recreation needs have been greatly advanced through Community Preservation Act (CPA) funding. This funding had allowed the Town to address short and long term goals that are the focus of this report – climate change adaptation, water quality improvement, and parks and recreation restoration. (See Section 6a for list of CPA-funded open and recreational projects that have been funded.)



Section 2 – Introduction

A. Statement of Purpose

The last Open Space & Recreation Plan expired in 2009. Major goals of the new plan are to address the impacts of climate change on the Town's open space and recreational lands, upgrades to the Town's recreational facilities, and continued focus on water quality improvements in the Town's coastal ponds.

Oak Bluffs has already taken significant action to adapt to coastal climate change and this plan will help clarify the necessary goals and objectives for continued short and long term adaptation planning. New recreational goals include completion of a new baseball field, renovation of Niantic Park, which includes tennis courts, a basketball court and a playground, and beach improvements. The Massachusetts Estuaries Project has

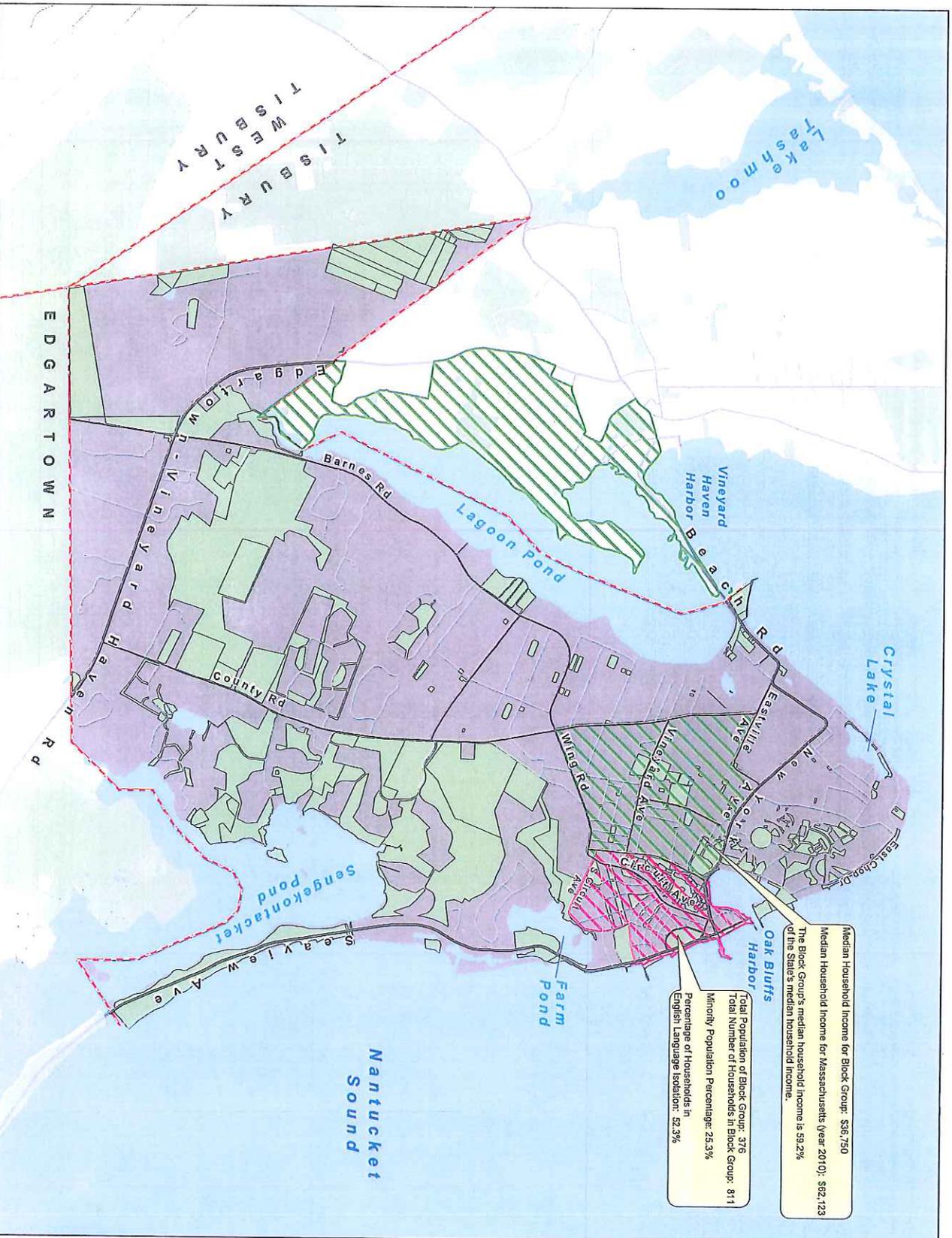
OAK BLUFFS Open Space Plan 2015

Environmental Justice

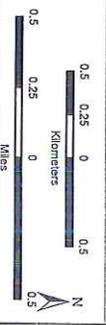
Environmental Justice (EJ) populations are determined by using all Census 2010 block groups that meet any of the following criteria:
 Income: The block group's median income is 65% or less than the MA median household income (which was \$52,123 in year 2010).
 Minority Population: 25% or more of residents identify as a race other than white.
 English Language Isolation: 25% or more of households have no one over the age of 14 who speaks English only or speaks English very well.

Environmental Justice 2010 Populations by Block Group

- Minority and English Isolation
- Conserved/Open Space Properties
- Full or Limited Public Access
- Road
- Primary
- Secondary
- Neighborhood
- Town Boundary



NOTES:
 Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2015.
DISCLAIMER:
 Data provided are for planning purposes only. The data are not adequate for boundary determination or regulatory interpretation. The MVC cannot be responsible for how these data are used or interpreted by the end user.
 Compiled By: Martha's Vineyard Commission, CL Seidel, 8/19/15, ph. 508-693-3453, www.mvcommission.org
 Data: Environmental Justice - MassGIS, 2012; Roads - WHD/MassGIS, 2012; Open Space - MV/Clarendon Conservation Project, Stoughton, MA Mailroad, MAD3, 1/2015
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determined the nitrogen levels in the Town's coastal ponds and planning is underway to mitigate high nitrogen loads and improve water quality.

This plan will build on the progress of the previous plan as well as addressing current concerns. The plan also takes into account the Board of Selectmen's Fiscal Year 2013 Strategic Plan, particularly goals to improve and protect natural resources and to address the Town's infrastructure, the recommendations of the Martha's Vineyard Commission's (MVC) Comprehensive Island Plan, and the results of public input sessions and an online open space and recreation survey.

B. Planning Process & Public Participation

Planning began in 2012 with research and writing undertaken by Elizabeth Durkee, conservation agent, with assistance from the Conservation Commission and Parks Commission. Public Input Sessions were held at a Parks Commission meeting on July 2, 2012 and at a Board of Selectmen's meeting on August 14, 2012. Ads were placed in the local papers. The August 14 meeting was taped and aired repeatedly on the local government access cable channel. The Board of Selectmen developed their Strategic Plan in open, televised meetings. Both the Community Preservation Committee and the Oak Bluffs Land Bank Advisory Board hold annual public input sessions. The MVC's Island Plan, a comprehensive 50-year plan for the Island, was developed over the course of three years and included dozens of public input workshops. The public input from all these sessions are incorporated into this plan.

An open space and recreation survey was conducted as part of the Parks Commission's Open Space & Recreation Inventory/Conditions Assessment & Needs Analysis; the results are included in this report. The survey was posted on the Town's website for several months.

C. Enhanced Outreach and Public Participation

The Town of Oak Bluffs has a large population of African-American seasonal residents. The above-noted public input sessions were held in July and August of 2012. The Board of Selectmen holds a Summer Taxpayer Forum every August to seek input from seasonal residents. There is a significant year-round population of Brazilians, some of whom do not speak English. Unfortunately, public participation for this project did not include outreach to non-English-speaking residents. It is worth noting, however, that the Environmental Justice map identifies a large portion the Copeland Historic District as the Town's only "Minority and English Isolation" neighborhood, and this area of Town includes 8 Town parks (open space, passive recreation, baseball, basketball, tennis, playground, cultural events), three beaches, and the Oak Bluffs Harbor. It also abuts Farm Pond.

See "Environmental Justice" Map

Section 3 – Community Setting

A. Regional Context

Oak Bluffs is located on the Northeast corner of Martha's Vineyard, one of six Island towns which, along with Gosnold, make up Dukes County. The three down-Island Towns – Oak Bluffs, Tisbury and Edgartown – are less rural than West Tisbury, Chilmark and Aquinnah, and have more bustling downtown areas.

In season Oak Bluffs, like Tisbury, is a port town, a gateway to the rest of the Island. Ferries travel daily back and forth from Oak Bluffs to Woods Hole, Falmouth, Hyannis, Nantucket, New Bedford and Rhode Island. Road traffic – including cars, taxis, pedestrians, joggers, bicyclists, mopeds and tour busses – is intense in July and August. The Oak Bluffs Harbor is the largest marina on the Island. The Martha's Vineyard Transit Authority runs a successful Island-wide bus network. Scenic coastal roadways dispense traffic to all Island towns.

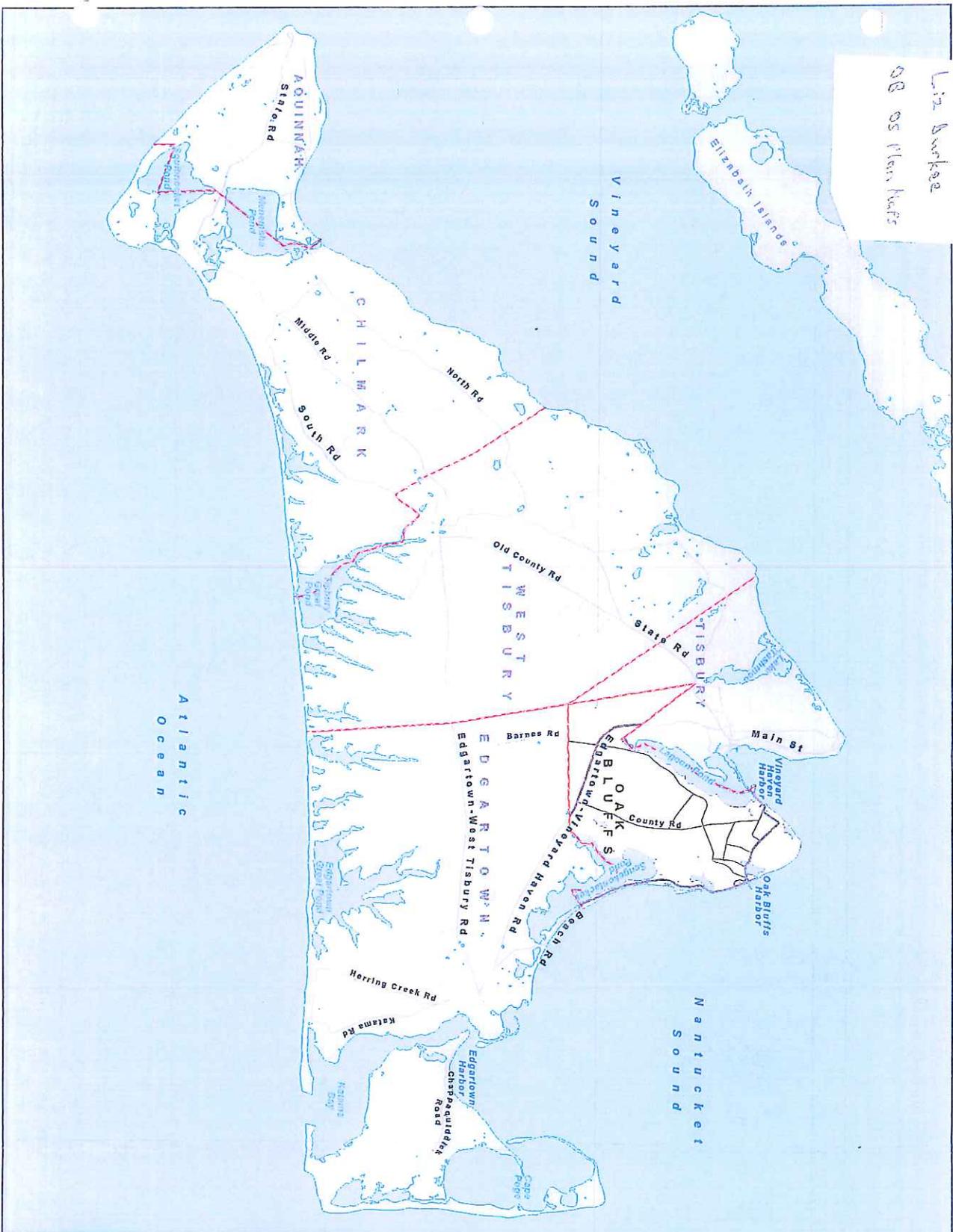
There are six town governments on the Island; regionalization is limited. There is a county government that provides limited services and a regional planning agency, the Martha's Vineyard Commission. Many regional facilities are located in Oak Bluffs: the Martha's Vineyard Hospital, a nursing and rehabilitation center, the State Police barracks, regional high school, community services, a skating rink, skate park, tennis center, and a new YMCA. Bike paths and walking trails are connected from town to town.

The Martha's Vineyard Commission (MVC) has the authority to designate Districts of Critical Planning Concern (DCPCs) in sensitive areas; the towns then develop overlay regulations to govern development for the purpose of protecting the local environment, scenic and historic resources, and other unique Island values. The MVC also reviews Island projects that qualify as Developments of Regional Impact – projects that are likely to affect more than one town. The MVC recently updated the County's Pre-Disaster Mitigation Plan.

The Martha's Vineyard Land Bank Commission is a public agency established by the state legislature in 1986 to purchase land for conservation purposes using a 2% charge on most real estate transactions. To date, 458 acres of land have been conserved by the Land Bank in Oak Bluffs. Other conservation organizations on the Island are the Vineyard Conservation Society, Sheriff's Meadow Foundation, The Trustees of the Reservation, The Nature Conservancy, Mass Audubon (Felix Neck Wildlife Sanctuary), and the Vineyard Open Land Foundation. Many pond associations exist to protect water quality and wildlife habitat in and around the coastal ponds.

Oak Bluffs, bordered by a string of ponds and barrier beaches, shares ownership and stewardship responsibilities of two great ponds with two other towns – Lagoon Pond with Tisbury and Sengekontacket Pond with Edgartown. There are 17 major watersheds on the Island, 4 of which are all or partially in Oak Bluffs, along with several sub-

*Lisa Burkosa
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Oak Bluffs Open Space Plan 2014

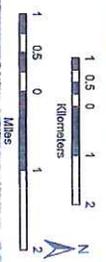
Martha's Vineyard Island

- Road
 - Primary
 - Secondary
 - Neighborhood
- Town Boundary

NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2014.

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0227713, ph: 508-893-3433, www.mvcommission.org
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MHD\MASSGIS 2014 - Massachusetts, 2014, Roads -
Projection: StatePlane, MA Mainland, NAD83, Meter
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watersheds. The Oak Bluffs coastal pond watersheds include large areas of upland that extend across town boundaries including parts of Edgartown, Tisbury, and West Tisbury.

The three down-Island towns are partially sewered. The remaining wastewater treatment comes from on-site septic systems and contributes to excess nitrogen in the coastal ponds. Through the Massachusetts Estuaries Project the amount of excess nitrogen has been calculated and because pond watersheds do not abide by town boundaries the towns are beginning to cooperate on nitrogen reduction solutions.

The Island gets almost all of its drinking water from a sole source aquifer.

Regional Open Space Planning

In 2010, after four years of study and discussion, the MVC issued the Island Plan: Charting the Future of Martha's Vineyard, a comprehensive regional planning report. In terms of open space and recreation the plan recognizes the following goals:

- Conserve enough of the Vineyard's distinct ecological regions to retain their biodiversity, to protect the Island's scenic character, and to support recreational uses
- Restore the ecological vibrancy of salt ponds and bays with healthy expanses of eelgrass, sustainable shellfish populations, and varied recreational opportunities
- Address climate change by reducing use of fossil fuels, harnessing renewable energy sources, and adapting to anticipated impacts on the Vineyard
- Direct development toward town and village areas, and limit building in environmentally sensitive areas

Of the 38 strategies identified in the Island Plan under Natural Environment, the following are examples of those that relate to open space and recreation:

- Increase the rate of acquisition of open space
- Establish a program allowing long-term voluntary undevelopment of critical natural properties
- Extend trail network Islandwide
- Enhance shellfish stock in local ponds
- Increase efforts to protect and increase farmland
- ID lands and infrastructure most at risk to sea level rise
- Preserve lands that are susceptible to climate change impacts as open space
- Minimize shoreline armoring

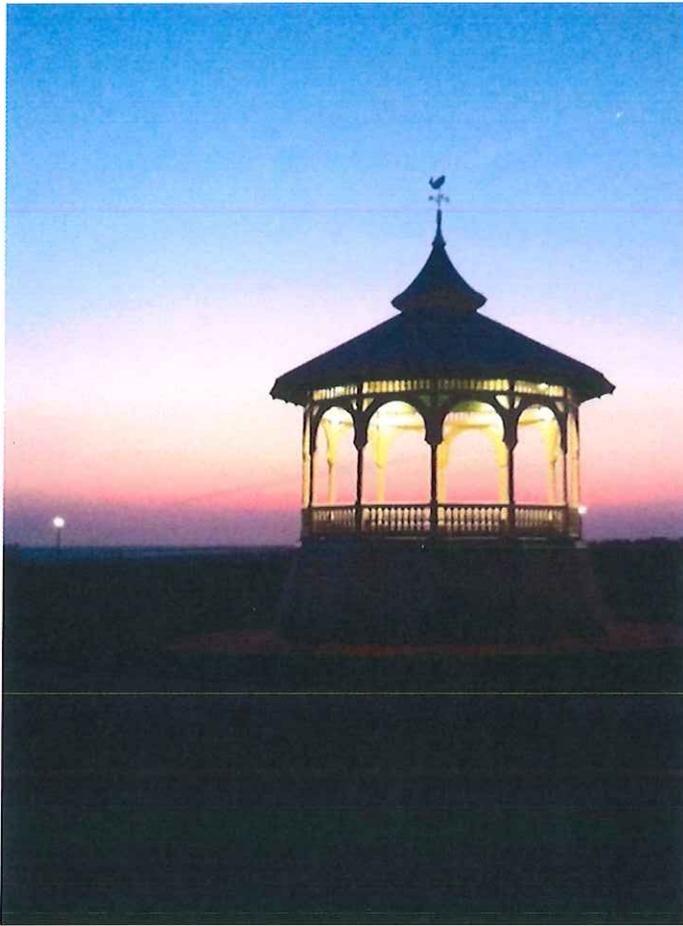
Many of the goals outlined in the Island Plan correspond with those of this Open Space & Recreation Plan.

See Regional Context Map – “Martha's Vineyard Island”

B. History of the Community

The original inhabitants of the Vineyard are the Wampanoag Indians. The Wampanoag Tribe of Gay Head (Aquinnah) is federally recognized and provides many social and governmental services to tribal members.

Colonial settlement began in the 1600s. Cottage City – later renamed Oak Bluffs – evolved into the Island's first summer resort town beginning in 1835 when a Methodist camp meeting was held in a grove of cedars near the shores of Lake Anthony (now Oak Bluffs Harbor). Today the Martha's Vineyard Camp Meeting Association owns 35 acres



of land at the site, much of it open and publically accessible. The grand tabernacle sits in the middle of the clusters of gingerbread cottages that replaced the original campground tents. The Town was incorporated in 1880 after it split from the Town of Edgartown.

In the mid-1880s the Oak Bluffs Land and Wharf Company set out to develop a Victorian-style resort town on neighboring land. It was designed in a way that physically resembled the camp meeting grounds and with carefully maintained community parks.

In the late 1880s the Company went out of business, auctioned off the remaining acres, and sold the parks to a Boston businessman who planned to sell them as housing lots. The Town sued, and two decisions by the Supreme Court of Massachusetts ruled that no formal acceptance of the parks by the Town

was necessary to prove the parks were in fact public parks that had never been intended as potential house lots. The rulings were a victory that kept alive the open spaces and openness of spirit that characterized the summer resort community.

The Highlands neighborhood, up on a hill to the west of the downtown area, became the first largely African-American neighborhood and is home to many of the African-American Heritage Trail sites.

During the 20th Century the year-round population grew and residential neighborhoods began to spread out along the coastlines and southerly into the interior woodlands.

The downtown area, though densely settled, has an open, expansive feel and timeless architectural charm. The majority of homes are still seasonal but more are becoming year round residences. The inland, middle section of Town consists of more year-round residents and has a dearth of open spaces. Farther south, the newer subdivisions are less dense, have open common lands, and abut natural woodlands. The “southwest triangle” section of Town is the least developed.

The population of Oak Bluffs has always been diverse. One reason is the multi-racial nature of the Island’s historic maritime and fisheries trades, where crews often hailed from the Cape Verde Islands and the Caribbean. Many of the Town’s Portuguese descendants trace their ancestry to the Azores. African-Americans lived in Oak Bluffs as early as 1787. As described in the Oak Bluffs Historical Commission’s Historic Walking Tour of Oak Bluffs, “The 1920’s saw a large influx of middle class and professional African-Americans who purchased cottages here. Among them were a number of significant artists, politicians and educators who have made a lasting impression on the community.” More recently the Town and Island have become home to a population of Brazilians.

Today Oak Bluffs is both a fun-loving summer resort and a year-round center of activity. The downtown area is an excellent land use planning model, with open spaces, shady lanes, homes, and historic architecture just around the corner from the Town center, the harbor, beaches and ponds, and Nantucket Sound. The Town’s historical development contributes to the sense of openness that defines the Town and promotes a neighborliness and shared sense of community pride.

C. Population Characteristics

Oak Bluffs is the largest community on the Island with a population of 4,527 in 2010, or 26% of the Island’s total population. The population has grown 22% since 2000.

Oak Bluffs consists of 7.37 square miles and the population density is 615 per square mile.

Population: Year-Round

<u>1900</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>% Change 2000-2010</u>
1,100	1,521	1,419	1,385	1,984	2,804	3,713	4,527	+21.9%

According to the Martha’s Vineyard Housing Needs Assessment the estimated population for the year 2020 is 6,061, or an increase of 34%.

The MVC estimates that the seasonal population for Oak Bluffs is 22,432 and that 70% of the Island's tax base is subsidized by second homeowners and seasonal residents or non-voting taxpayers.

Oak Bluffs has the largest minority population on the Island with 719, or 15.9% minority residents. The largest minority groups are Blacks or African Americans, those of Latino descent, and residents in the "other" category.

The median age of Oak Bluffs residents is 44.

Age Distribution - 2010

Age Range	Number	Percentage
Under 18 years	867	19.2%
18-24 years	269	5.9%
25-34 years	534	11.8%
35-44 years	630	13.9%
45-54 years	773	17.1%
55-64 years	662	14.6%
Over 65 years	792	17.5%
Total	4,527	100%

Almost half of Oak Bluffs' year round residents are over 45 years of age and 17.5 % are over age 65. According to data from the Martha's Vineyard Donor's Collaborative while the total Island population grew by 10% between 2000 and 2010, the population over 60 grew by over 50%. A portion of this population is buying or building homes, others are moving into formerly seasonal homes and others arrive to live with family members.

According to a May 31, 2013 report in the Vineyard Gazette newspaper, "The number of Vineyard residents 60 and older is growing at a faster rate than the rest of the state, and that demographic is expected to grow as the baby boom generation gets older." The report adds that some estimates show that Island residents between 60 and 70 years of age will triple by 2020. This speaks to the need for passive recreation opportunities and universal access. A new, universal access fish pier has been built in Oak Bluffs and a new trail system is in the works for the Sailing Camp Park on Lagoon Pond. The new YMCA offers workouts, yoga and water exercise classes for seniors. The Parks Commission is adding new stairs to access Pay Beach and is looking at ADA accessible access to the same beach. Plans are underway for a new pedestrian/ bicycle route from Tisbury to downtown Oak Bluffs.

Almost 20% of Oak Bluffs residents are under 18 and will benefit from planned improvements to the Town's baseball, basketball, tennis and playground facilities. The Island's annual summer influx of 105,625 people takes advantage of all available forms of recreation and enjoyment of open spaces.

According to the Martha's Vineyard Housing Needs Assessment the Town has a median household income of \$59,156, 000 which is lower than Island-wide levels. Oak

Bluffs has the highest employment on the Island with 3,919 jobs as of August 2012, "Many of these jobs,' according to the report, "were in the service industry, supporting the community's lively tourist industry."

The most common industries in Oak Bluffs as of 2013 were as follows:

<u>Industry</u>	<u>Approximate %</u>
Construction	18%
Accommodation & Food Services	7%
Health Care	7%
Educational Services	7%
Real Estate & Rental & Leasing	6%
Public Administration	5%

The MVC's 2008 Martha's Vineyard Economic Profile identified the following demographic and economic trends relative to employment:

- The Vineyard's work force is non-traditional and entrepreneurial
- The transition to a year-round economy is happening, but slowly
- The visitor-related component of the economy produces far more low-wage jobs than high-wage jobs
- Many low-wage workers are making significantly more than those doing the same jobs elsewhere in Massachusetts
- By contrast, traditionally high-wage jobs tend to pay less on the Island than elsewhere in Massachusetts
- The Vineyard has only a very small base of those high-paying jobs projected to grow fastest within the Cape and Islands economy
- Martha's Vineyard has many of the characteristics that support unreported employment
- The chief significance of the underground economy may be lost in community stability

The MVC's Livelihood and Commerce Work Group drafted the following five "Promising Initiatives:"

1. Set up an eco/cultural tourism program
2. Create new food processing and production infrastructure
3. Establish a program to encourage local production and buying
4. Set up a community-owned Island electric utility
5. Use incentives and other mechanisms to secure commercial and agricultural land

The report's consultant added the following three initiatives:

1. Develop linkages with seasonal residents
2. Provide entrepreneurial training to sole proprietors and micro-businesses

3. Optimize the environment for remote work and telecommuting

As of 2008, the average wages of year-round residents was 27% below the state's average and the cost of living was about 70% higher than the national average.

About half of the Town's housing units are for seasonal use

or second homes. The cost of Island housing is all but prohibitive for young people and first time homebuyers, and matters are made worse by competition for housing by seasonal residents.



D. Growth and Development Patterns

Development of Oak Bluffs began with a summer camp meeting ground in the woods abutting Lake Anthony (now Oak Bluffs harbor), where tents evolved into summer houses. A secular housing development was built adjacent to the camp meeting ground on the shore of Nantucket Sound. From there development spread inland and southerly into the woodlands and along the shores of Farm, Sengekontacket, and Lagoon Ponds. In 2005 the Land Bank purchased 234 acres of land known as the southern woodlands, thereby protecting from development pristine land in the watersheds of Sengekontacket and Lagoon Ponds. The least developed area of Town is the known as the southwest triangle.

As described in the MVC's Island Plan, "Until the 1970's, most of the Island's settlement pattern was structured around three main town centers – Edgartown, Oak Bluffs and Vineyard Haven – that were surrounded by dense, traditional neighborhoods. Elsewhere, there were a few small village centers . . . In the 1970's, the pace of development surged and began moving increasingly to the countryside, where it has the greatest impact on the Island's natural resources. Since then, substantial growth resulted in newer, car-oriented subdivisions . . . and a lot more housing in rural areas."

The Plan continues, “Based on available land and current zoning, this trend of spreading development will accelerate in the future, with almost half (48%) of new development scattered across the countryside.”

While it makes sense to promote development closer to the town center, this area is also at greater risk than inland areas from flooding, sea level rise and other climate change impacts. Coastal homes are becoming more at risk to erosion, flooding and storm damage, and coastal and low-lying roads are subject to flooding. Seawalls that protect the downtown area are in poor shape (one section collapsed in 2008) and the East Chop bluff, on top of which sits one of Island’s most scenic roads, is at risk of failure. While the Land Bank looks to preserve vulnerable open space the Town needs to do long term planning for the climate change impacts affecting the downtown and shoreline.

While occupying only 7.3% of the Island’s landmass, Oak Bluffs contains 26% of the Island’s population. Since 1970, the year-round population growth of Oak Bluffs has been significant. From 1970 to 2000, Oak Bluffs added 2,328 year-round residents; overall, a 168% increase. In 2010 the population was 4,527.

Between 1970 and 1999, the era of greatest housing growth in Town, 2,313 housing units were built. From 2000 to 2010, another 206 units were built, for a total of 4,346 housing units. As of 2010 half were seasonal or second homes.

Many factors contribute to determine the supply of land available to be developed and the demand for land. The combination of these two produces a market price for land. The rising cost of land has been primarily due to the tourist and seasonal nature of the Vineyard. Second home buyers are able to outbid many year-round residents, causing a sharp increase in real estate values. The estimated median house value in 2012 was \$512,920.000.

State health regulations pose increased lot size requirements to protect groundwater quality. An updated Floodplain Bylaw prohibits new construction in the V, VE and AO flood zones. Minimum lot size requirements constrain development in some areas of Town.

More than 95% of all homes are connected to the Town water system, with only areas in the southwest triangle obtaining drinking water from on-site wells. A 2003 MVC study found the water supply system sufficiently sized to accommodate anticipated growth. However, the Oak Bluffs Water District is looking to locate two new well sites to ensure production in the future.



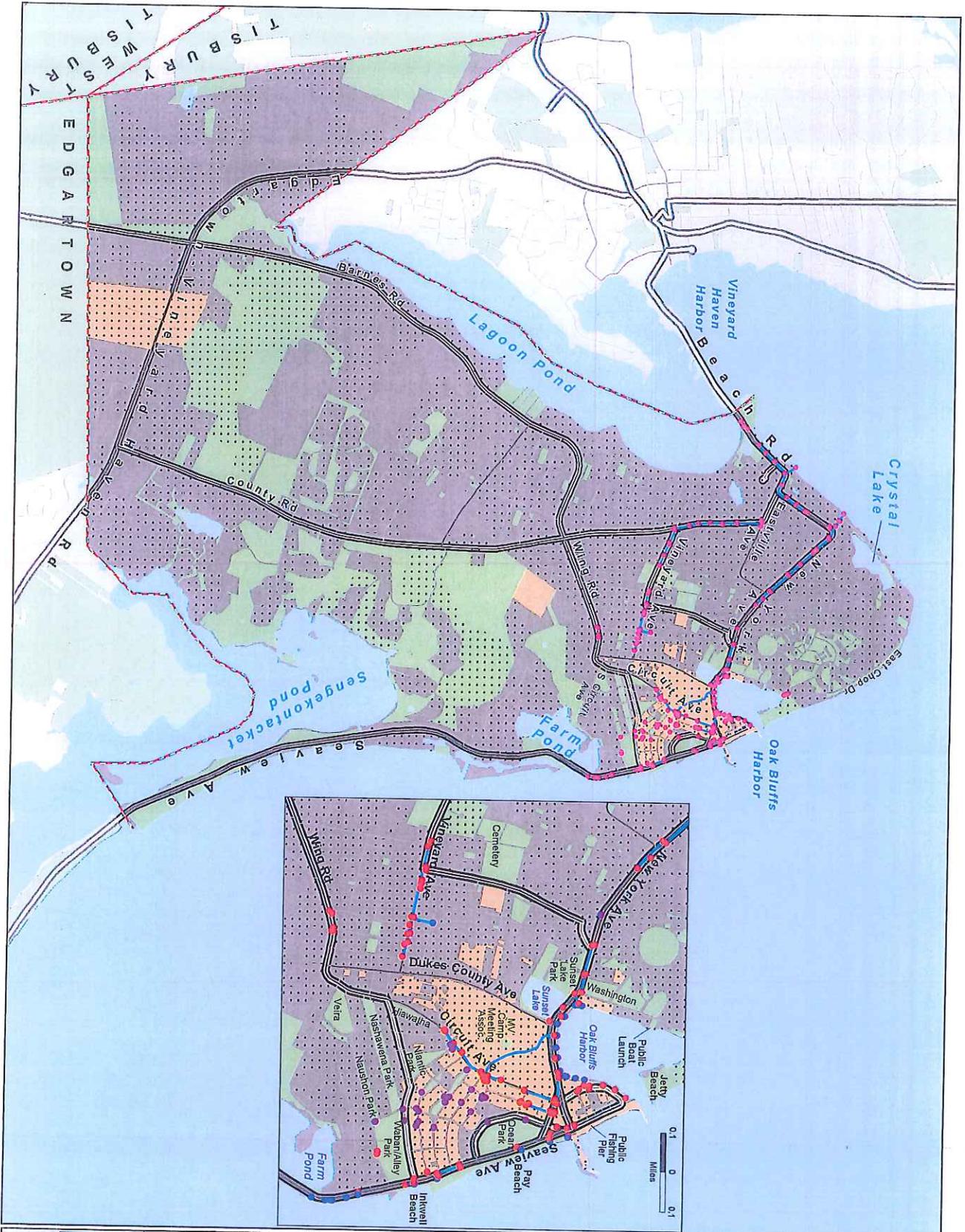
There is concern about keeping up with demand due to irrigation and new homes. The Water District notes that with sea level rise the Lagoon Pond pumping station and Tradewinds may be at risk.

The downtown business district, the MV Camp Meeting Association, portions of the historic Copeland District, and the hospital are sewered, as well as homes on half a dozen other Town roads and facilities, including the Community Services campus, on Edgartown-Vineyard Haven Road. Planning is underway to sewer portions of the Lagoon Pond watershed to decrease the amount of nitrogen entering the pond.

Development along the coastal ponds has decreased pond water quality due to stormwater run-off and chemical fertilizers, and most critically from nitrogen due to an increase in on-site septic systems. The Town is considering additional sewerage to decrease the nitrogen loads entering the ponds, but sewerage can lead to increased development. Other options for nitrogen reduction are also being pursued in combination with sewerage. For example, the CPA has funded a program for oyster bio-remediation in Sengekontacket Pond. A joint Oak Bluffs/Tisbury Committee has been formed to address nitrogen loading in Lagoon Pond. Funding is being sought to increase the size of the culvert connecting Farm Pond to Nantucket Sound. The Towns recently adopted fertilizer regulations.

Transportation systems have improved over the years. The Martha's Vineyard Transit Authority now runs a comprehensive and successful bus system across the Island. In Oak Bluffs it connects directly with Tisbury and Edgartown, and the routes in Oak Bluffs include the hospital, the public library, the parks and beaches, and the recreational facilities on the Edgartown-Vineyard Haven Road. Bicycle and pedestrian paths run along Sea View Avenue from Oak Bluffs to Edgartown (along the Sengekontacket Pond/State Beach barrier beach system) and along County Road. There is a bike lane on Lake Avenue at the heart of the downtown. An Oak Bluffs/Tisbury Pedestrian/Bikeway connection is in the works. Bicycles are allowed on many conservation property trails. As for vehicular traffic, a roundabout was recently built at the intersection of Barnes Road, Edgartown-Vineyard Haven Road, and Airport Road where previously there was a blinking light and then a four-way stop; the roundabout has been a great success at moving traffic.

See "Infrastructure" Map



OAK BLUFFS Open Space Plan 2015

Infrastructure

- Storm Drains
- Catch Basin
- Leaching Basin
- Outfall Location
- Stormwater Connection Line
- Bus Route
- Served by Town Water
- Served by Town Sewer
- Conserved/Open Space Properties
- Full or Limited Public Access
- Road
- Primary
- Secondary
- Neighborhood

NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2015.

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Compiled by: Martha's Vineyard Commission, CL Seidel, 92415, ph. 508-893-3453, www.mvcommission.org
Data: Storm Drain & Sewer - MVC 2003; Bus Routes - MVC 2003; Town Water & Sewer - MVC 2008; Roads - MVC 2008; Open Space - MVC/Stand Conservation Corporation 2015
Projection: StatePlane, MA Mainland, NAD83, Meters
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The Town has four residential zoning districts, two business districts, and a myriad of overlay districts, including flood plain and water resources protection, and 9 Districts of Critical Planning Concern:

- Copeland District – historic district architectural integrity
- Lagoon Pond District – protect water quality, habitats, recreation
- Oak Bluffs Harbor District – maintain visual connection
- Southern Woodlands District – appropriate development
- Sengekontacket District – protect water quality
- Island Roads District – protect vistas from Island roads
- Coastal District – protect coastal resources
- Special Places District – protect Duarte’s Pond (inland)
- Fertilizer Control District – reduce nitrogen in salt ponds

According to the Oak Bluffs Community Development Plan (MVC, 2004), “nearly 60% of the Town has a minimum residential lot size of 60,000 square feet, but another 21% has only a 10,000 square foot minimum. Nearly all of the remainder of the Town is divided roughly equally between 20,000 and 130,000 square foot residential districts. Less than one-and-a-half percent of the Town’s land is within its two business districts or health care district, and mixed residential uses are allowed in the business district.”

According to Mark Barbadoro, Oak Bluffs building inspector, new houses doubled in the last year and will double in size again with two new subdivisions in the works. In terms of long-term development patterns, Mr. Barbadoro sees development moving toward Lagoon Pond and areas closer to the Town of Tisbury. He foresees fewer subdivisions, more teardown/rebuilds, and more two family homes built to accommodate summer renters. Growth is now limited by septic systems/number of bedrooms allowed. As more of the Town is sewered to reduce nitrogen in the ponds the number of home expansions will likely explode, impacting the Town’s character, unless zoning is changed to address floor area ratio and/or restrictions on guest apartments and accessory structures.

According to MVC data 1,147 new buildings could be built in Town, 643 of them on vacant developable lots. More development is likely in the area between downtown and the southern woodlands, an area already densely developed and with limited open space. The Town clearly needs to update its 1998 Master Plan.

See “Development – Build-Out Map



OAK BLUFFS Open Space Plan 2015

Development - Buildout

- Existing Building*
- Future Building
- Vacant Building
- Vacant Developable Parcel
- Conserved/Open Space Parcel
- Full or Limited Public Access
- Town Boundary
- Road
 - Primary
 - Secondary
 - Neighborhood

Statistics:
Existing Buildings* = 5316
Future Buildings = 1147

Vacant Developable Parcels = 602 (acreage total is 497). Of the 1147 future buildings, 543 of them could be built on the vacant developable parcels.

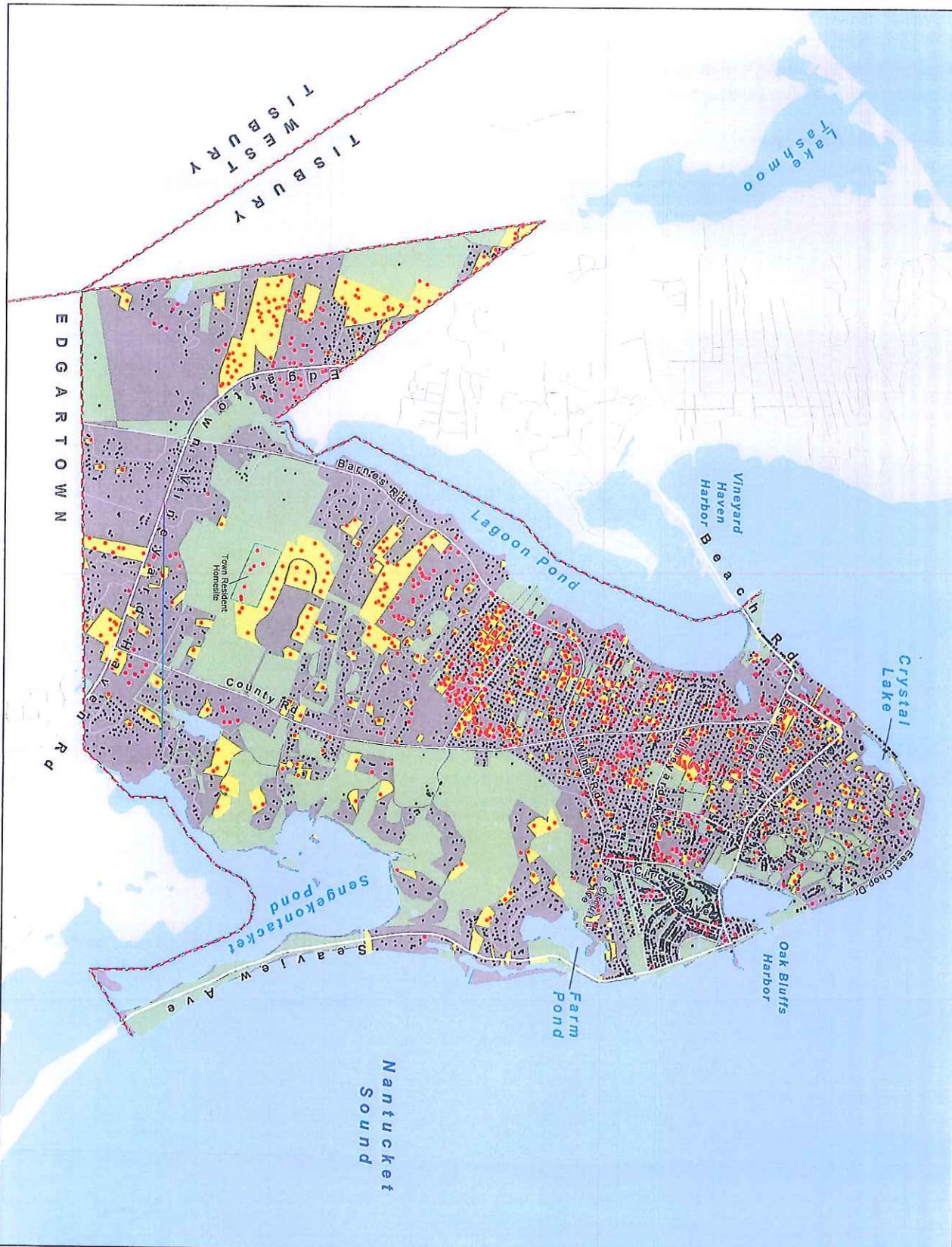
NOTES:

Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan 2015. Existing Building could be any structure (i.e. business, house, guest house, garage, barn, shed, etc).

DISCLAIMER:

Data provided are for planning purposes only. The data are not adequate for boundary determination or regulatory interpretation. The MVC cannot be responsible for how these data are used or interpreted by the end user.

Compiled by: Martha's Vineyard Commission, C.J. Seidel, 9/2/15, pt. 508-693-3483, www.mvcommission.org
Data: Buildings - MassGIS 2014 & MVC 2015; Open Space - MV Conservation Consortium & MVC 2015; Parcel - Geographic Assoc. 2014; Roads - MHD/MassGIS 2012
File: dds_03_0911.mxd; _Buildout_Comp11.sxd
Original in color



The most popular open space land is the Town's public beaches. The remaining open space is primarily located in the downtown area (town parks), the East Chop peninsula (East Chop Association parks), Lagoon Pond (Sailing Camp Park), and 444.8 acres of Land Bank properties along the ponds and inland.

The Town's recreational facilities are centered in two areas: downtown and in the south along the Edgartown/Vineyard Haven Road, an area that became more developed in recent decades.

In the downtown area there are:

- Beaches
- Tennis courts
- A basketball court
- A baseball field
- A playground
- Open parkland suitable for playing catch and flying kites
- Tennis courts and playing fields at the elementary school

Along the Edgartown/Vineyard Haven Road there are:

- An ice arena
- A skate park
- A youth tennis center
- Courts and fields at the regional high school
- A new YMCA (membership required)

There is year-round public transportation to these facilities.

According to the Parks Commission's Inventory/Conditions Assessment/Needs Analysis, "The Town is more than meeting the active recreation acreage (space) needs, and requires the addition of one (1) softball field to meet current facility needs as well as those for the near future (2019)." The report also states that the regional high school sees demand for additional soccer/lacrosse-type fields.

See Zoning Map – "Zoning Districts"

OAK BLUFFS Open Space Plan 2014

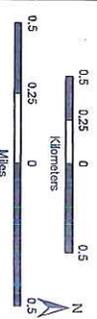
Zoning Districts

Zoning District	Description
B1 - Business	Health Care
B2 - Business	R1 - Residential (10,000sq ft min)
B1 - Business	R2 - Residential (20,000sq ft min)
B2 - Business	R3 - Residential (60,000sq ft min)
B1 - Business	R4 - Residential (130,000sq ft min)

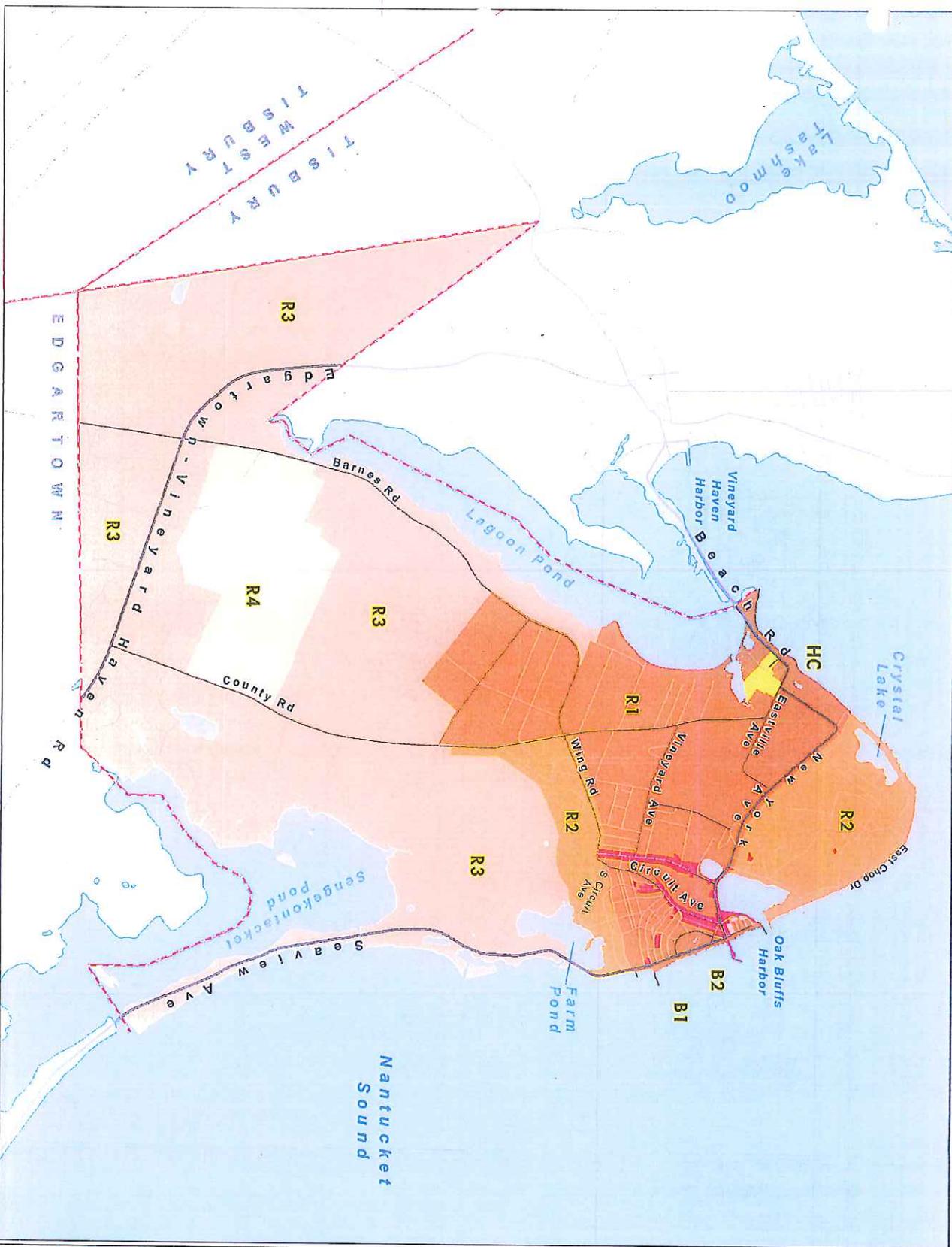
NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2014.

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Compiled by: Martha's Vineyard Commission, Cl. Seidel,
1227113, pt. 508-693-3453, www.mvcommission.org
Data: zoning - MVCS, 2013; Roads - MVCS/MSGIS, 2012
Files: c:\p\aspl\atl_zoning_dsp14.mxd
Original in color



MASS GIS
Massachusetts Geographic Information System
State of Massachusetts



Section 4 – Environmental Inventory and Analysis

A. Geology, Soils & Topography

Oak Bluffs lies within the Cape and Islands Ecoregion, an area formed by three advances and retreats of the Wisconsin Ice Sheet. The resulting terminal moraines, outwash plains, and coastal deposits characterize the area with their sandy beaches, grassy dunes, bays, marshes, and scrubby oak-pine forests. There are numerous kettle hole ponds, swamps, and bogs (BioMap2)

The surface topography in Oak Bluffs is a direct result of the most recent glacial period that reached a maximum extent some 20-25,000 years ago. At the surface, the geologic materials were directly deposited by shallow, fast flowing streams that were fed by melting ice overloaded with sediment. The finest soil particles were winnowed out and deposited far to the south. The sorting process left behind sand and gravel and a small amount of silt. The release of water and sediment was so rapid that it buried the front of the glacier so that when the ice eventually melted long after the glacier itself was gone, the layers of sand and gravel collapsed to create a complex rolling topography clearly seen in the southern woodlands. The surface landform is known as collapsed head of outwash. The sand and gravel deposits probably also formed the valley in which Duarte's Pond is found, a surface feature known as a fosse.

Due to high permeability, these geologic deposits are ideally suited to hosting an important aquifer that can yield a large amount of water naturally recharged by infiltration of precipitation.

Lagoon Pond is believed to occupy a pre-glacial valley that may have connected to Mill Brook Valley in West Tisbury and Chilmark.

Over the centuries following the glacial retreat, the effects of precipitation and colonizing plant and animal life formed a coarse, sandy soil known as Carver Loamy coarse sand. With the exception of wetlands near the shore and in low-lying areas, this is the only soil type found in Oak Bluffs north of a line near the Edgartown-Vineyard Haven Road. This type of soil can infiltrate rainfall, stormwater and wastewater readily.

See Soils & Geological Features Map – “Soils & Geology”

OAK BLUFFS Open Space Plan 2014

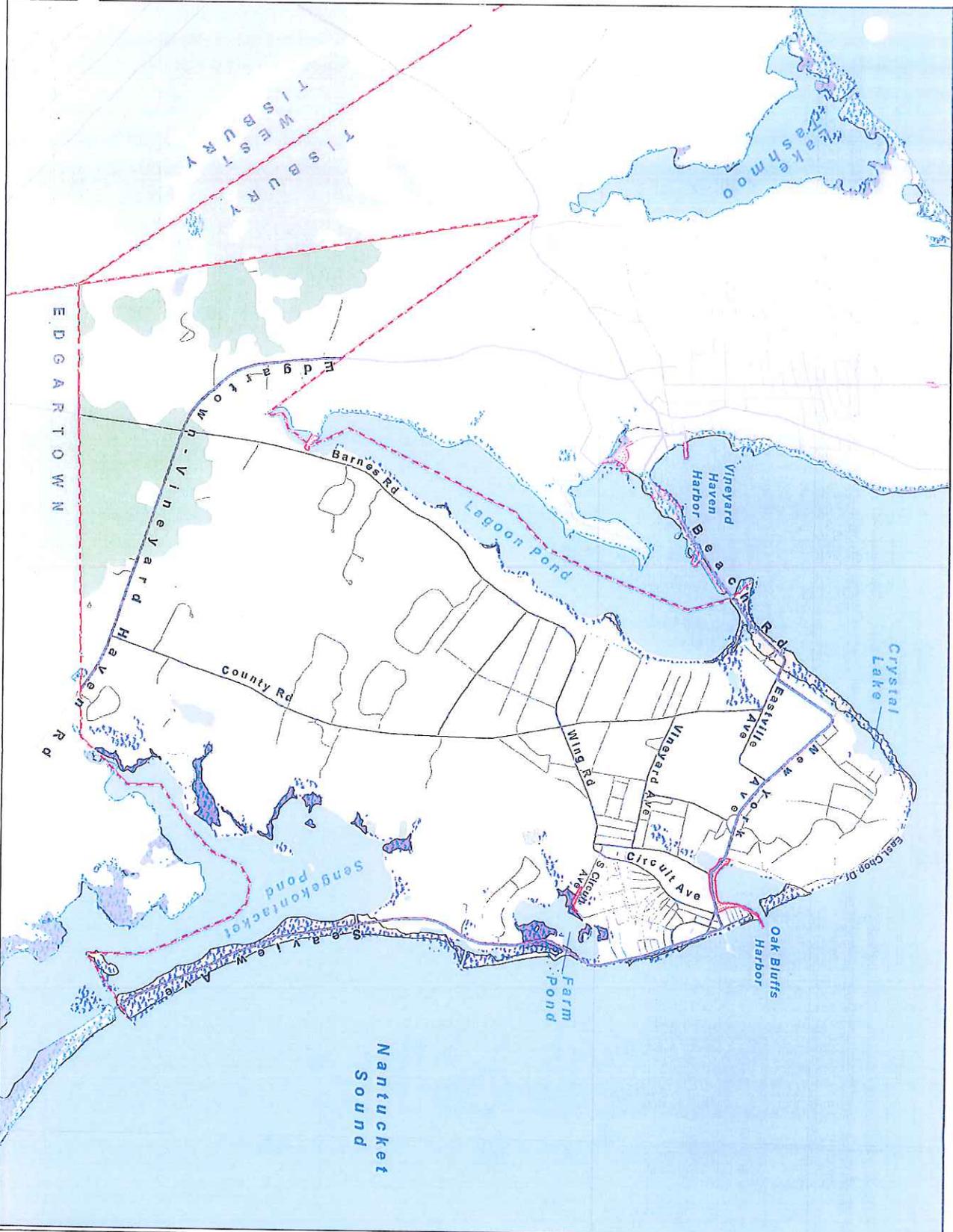
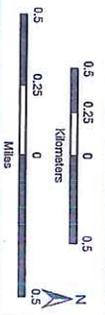
Soils & Geology

- Postglacial Deposits**
 - Artificial Fill
 - Beach and Dune Deposits
 - Floodplain Alluvium
 - Salt Marsh Deposits
 - Swamp Deposits
- Prime Agricultural Soils**
Capability Classes I and II
- Wetlands**
- Road**
 - Town Boundary
 - Primary
 - Secondary
 - Neighborhood

NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2014.

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Compiled by: Martha's Vineyard Commission, CL Seidel, 12/20/13, pb_008-693-3453, www.mvcommission.org
Data: Geology - MassGIS, 2011; Roads - MHD/MassGIS, 2012; Agricultural - US Dept. Ag. Soil Conservation Service, 1986; Wetlands - MassGIS, 2007
Filer: President: Stephanie, MA Mahland, NAD83, Meters
Original in color



MASS GIS
Geographic Information System
Department of Transportation
State of Massachusetts

MASSACHUSETTS
DEPARTMENT OF TRANSPORTATION
GEOGRAPHIC INFORMATION SYSTEM

MARtha's VINEYARD COMMISSION

B. Landscape Character

Oak Bluffs' shoreline is ringed with beaches, salt marshes and coastal ponds, providing scenic beauty and recreational activities including swimming, beach going, fishing, shell fishing, boating and sailing, walking, and birding. High atop the East Chop Bluff runs East Chop Drive with sweeping views of Nantucket Sound and Cape Cod.

The public beaches are free and easily accessible:

Joseph A. Sylvia State Beach is 104 acres shared with Edgartown and is part of the Sengekontacket Pond barrier beach system. It is a favorite family beach and is managed by the County. **Pay and Inkwell Beaches** are downtown, right down the road from the Harbor and Steamship Authority pier. They are popular with locals, seasonal residents, vacationers, and day trippers. There is very little sand left on the **North Bluff beach**, but it is popular with swimmers and fishermen and the state had built public, universal access fish pier at the site. **Jetty Beach** is a 3 acre barrier beach to the north of the Oak Bluffs Harbor entrance. And **Eastville Point Beach** is a 5 acre, County managed beach at the end of Beach Road, by the drawbridge that runs over Lagoon Pond separating Oak Bluffs from the Town of Tisbury. The Land Bank recently acquired the 4.4 acre **Doug's Cove Preserve**, a beach, dune, and brackish pond on Lagoon Pond. All the beaches are subject to erosion and the Town is seeking long term options for replenishing the beach sand to protect the recreational value of the beaches and to protect the scenic landward roads and adjacent structures. The beaches can be accessed by foot, bike, bus, car, and boat.



The downtown neighborhoods, full of Victorian architecture, are interspersed with Town-owned parks that provide open expanses for walking, resting, playing games or flying kites. Ocean and Waban Parks overlook Nantucket Sound. Sunset Lake Park sits across from the Oak Bluffs Harbor.

There are **eleven principal Town parks** in the downtown neighborhood:

Ocean Park/Soldier's Memorial	open lawn, waterfront, bandstand
Waban Park	open field, waterfront
Niantic Park	playground, tennis basketball courts
Hiawatha Park	open lawn
Hartford Park	managed lawn, trees, shrubs
Pennacook Park	open law, trees
Naushon Park	open lawn/unmanaged woodland
Nashawena Park	greenway, waterviews
Sunset Lake & Lakeside Park	5 acre pond, open lawn and hillside, waterfront
Washington Park	open/wooded, waterviews
Viera Park	baseball field, open lawn, isolated trees, shrubs

The downtown area also includes 34 acres of **Martha's Vineyard Camp Meeting Association**. Gingerbread houses and a tabernacle are interspersed with circular, open land that is popular for walks and a favorite tourist destination.

Other Town-owned parks are located outside the downtown area:

Forest Park	unmanaged woodland
Fitchburg Park	managed – cleared understory
Leslie Park	gravel driveway, managed lawn
Saratoga Park	unmanaged woodland
Wesleyan Park	open lawn, informal worn paths
Skate Park	skateboard park
East Chop Lighthouse	open land surrounding lighthouse
Sailing Camp Park	woodland, bank, beach

The non-profit **East Chop Association** holds title to over 50 acres of publically accessible wooded parks and open fields, mostly on the East Chop peninsula, that provide the neighborhoods with a sense of spaciousness and shade. One of the larger and most historic is Baptist Temple Park, formerly the site of a Baptist tabernacle similar to the Methodist tabernacle at the Martha's Vineyard Camp Meeting Association property.

The 72 acre **Land Bank Trade Winds Preserve** is a popular park for dogs and their owners, with its functioning grass runway, fields and trails. Two fields are leased for agricultural use at the Land Bank's Featherstone Farm property. Inland woodlands buffer development and provide expansive wildlife habitat. The **Sailing Camp Park**, 15

acres of Town-owned conservation land is mostly wooded with a beach and bluff sporting views of Vineyard Haven Harbor and beyond. The Land Bank's 234 acre **Southern Woodlands Preserve** spans two watersheds, helping to protect groundwater quality, and provides hiking trails. Across the way the Lagoon and Upper Lagoon Ponds are separated by a causeway and popular herring run. The southern Town line ends at the northern edge of the Manuel F. Correllus State Forest.

Along the coast flooding is a serious concern as the sea rises, the land subsides, and coastal storms become stronger and more frequent. In 2010 the Town took part in the MA Coastal Zone Management's StormSmart Coasts Program; the Town updated the Floodplain Overlay District Bylaw and developed local floodplain regulations. Coastal erosion is a problem impacting the East Chop bluff, the public beaches, and private property. Planning to address these issues is a major component of this plan.

See "Town-owned Conservation & Recreation Properties" Map
See "Wetlands" Map



C. Water Resources

The Oak Bluffs Water District receives its water from five supply sources, the Lagoon Pond Well, the Farm Neck Well, the State Forest Well, the Madison Alwardt, Sr. Well, and the John H. Randolph, Jr. Well. All five sources are groundwater supplied from the Island's sole source aquifer. The aquifer is recharged from rainwater and snowmelt and the recharge area is located under the 5,343 acre Manuel F. Correllus State Forest located in the center of the Island. According to the MVC, of the 46 inches of annual precipitation, recharge is estimated to be 22.2 inches.

Wastewater: In 2000 a sewer system was installed in the downtown historic district and the campground. Wastewater treatment was then expanded to part of the Edgartown-Vineyard Haven Road to service the high school, the YMCA, Woodside Village and the Ice Arena. The MV Hospital is sewered, as are several additional town roads. The rest of the Town is serviced by on-site sewage treatment systems; while good at protecting public health, the systems fail to address the amount of nitrogen entering the Island's surface, groundwater and coastal embayments. The Town is in the process of

examining wastewater capacity and alternative options for decreasing nitrogen in the coastal ponds.

Flood Hazard Areas: The Town anticipates voting in spring 2016 on updated FEMA Flood Insurance Rate Maps. The updated maps expand the 100-year flood zone and add additional land and structures in the velocity zone. Structures on the seaward side of Beach Road and the barrier beach portion of East Chop Drive by Crystal Lake will be in the velocity zone, for example. Three out of four access roads to the hospital are in the 100-year flood zone; one, Beach Road, is in the velocity zone. A Climate Change Vulnerability Assessment and Adaptation Plan undertaken by Kleinfelder of Cambridge, MA reveals that due to flooding, storm surge and sea level rise the following roads are at risk of washing out: Sea View Avenue at Farm Pond and East Chop Drive by Crystal Lake. Another area at risk for flooding and other impacts is the Oak Bluffs Harbor infrastructure and Sunset Lake wetland/flood zone; this area includes many historically significant homes in the Martha's Vineyard Camp Meeting Association. As part of the study Kleinfelder will be proposing adaptation strategies for the most at-risk areas. In 2010, as part of the MA Coastal Zone Management's StormSmart Coasts Program, the Town updated its Floodplain Overlay District Bylaw and developed Floodplain Bylaw regulations.

Wetlands: Barrier Beaches and coastal banks ring the shores of Oak Bluffs. The barrier beaches are intersected with coastal roads: Beach Road (including private homes and beaches and the Martha's Vineyard Hospital) between the Outer Vineyard Haven Harbor and Lagoon/Brush Ponds, East Chop Drive (private homes and beaches) between Nantucket Sound and Crystal Lake, Sea View Avenue between Farm Pond and Nantucket Sound, and Sea View Avenue/State Beach between Sengekontacket Pond and Nantucket Sound. There is a barrier beach between Nantucket Sound and the Oak Bluffs Harbor that houses the East Chop Beach Club and Town-owned Jetty Beach.

Coastal banks include the East Chop bluff (failing revetment), the North Bluff (seawall to be replaced in 2015/16), Sea View Avenue (beaches and seawall), and along the shore of Lagoon Pond (private homes and the Town-owned Sailing Camp Park).

There are significant salt marshes at Brush Pond, Farm Pond and Sengekontacket Pond.

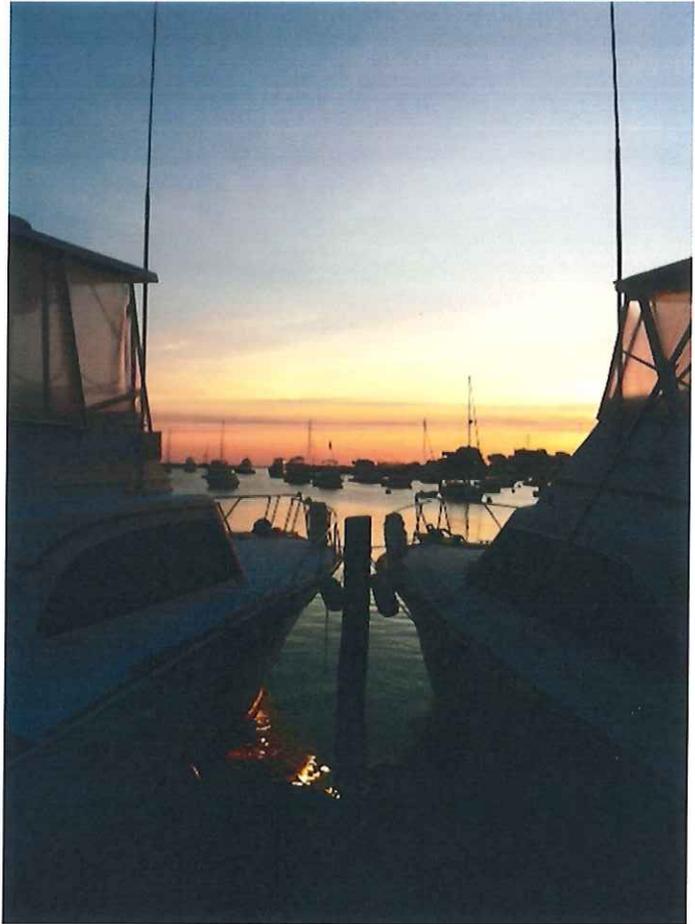
Inland wetlands include those bordering Crystal Lake (brackish), Fresh Pond, and Duarte's Pond.

The Town administers the Oak Bluffs Wetlands Protection Act and Regulations. Current issues of concern include invasive species management and the development of vegetation management regulations to address projects proposed for view enhancement in wetlands.

Watersheds: The Town shares its two major watersheds with neighboring Towns: The Lagoon Pond watershed with Tisbury and the Sengekontacket Pond watershed with Edgartown. Other watersheds include Farm Pond, the Oak Bluffs Harbor, and Crystal Lake. The Town is addressing pond water quality issues based on watersheds.

Ponds: The coastal ponds that are such a vital part of the Town's character produce scallops and quahogs and provide opportunities for swimming, boating, fishing and related recreational activities, help sustain critical marine ecosystems, offer scenic vistas, and contribute significantly to the Island economy. The problem of excess nitrogen in the ponds, due largely to on-site septic systems, is being addressed by Town leaders with the documentation from the Massachusetts Estuaries Project. Sengekontacket Pond was closed to summer shell fishing for five years due to bacterial contamination, largely due to bird droppings and run-off.

Oak Bluffs Harbor – 30 acres. The harbor was once a freshwater pond called Lake Anthony. It is now a bustling center of summer activity and a major source of income for the Town. Upwards of 10,000 boats visit the harbor each year; there are 81 boat slips, 50 transient moorings (each may carry three or four boats, rafted), 18 private moorings and 10 private piers. It is home base to six commercial fishing vessels and in the winter months supports an active commercial quahog fishery. It is the port-of-call for ferries from Falmouth, Hyannis and Rhode Island. The harbor is host to an annual harbor festival and a fishing tournament. It includes a private yacht club, jet skis rentals, parasailing, fishing charters, a launch service, restrooms, showers and a public boat launch. The harbor offers pump-out boat service and a land based pump-out facility. A stormwater mitigation system was recently installed to treat water entering the pond from the New York Avenue area. **Sunset Lake** is a brackish 5-acre pond that receives drainage from a large degraded wetland to its south and is connected to the harbor by a



small box culvert. It is across Lake Avenue from the harbor and surrounded by Town-owned Lakeside Park. A draft of the Massachusetts Estuaries Project study reveals that the harbor is not impaired by nitrogen enrichment and Sunset Lake is near its nitrogen threshold level. The Community Preservation Act has funded a study of the lake, wetland, and park system.

Lagoon Pond – 593 acres. Lagoon Pond, shared by the towns of Oak Bluffs and Tisbury, is a long and deep salt water pond. It is popular for shell fishing, swimming, boating and water skiing. A waterfront business offers kayaks, windsurfing, stand-up paddling and sailboat rentals. On the Oak Bluffs side of the pond public access is available at the Town-owned Sailing Camp Park, the causeway at the Upper Lagoon, the state lobster hatchery property, Lagoon Road, and several public-rights-of-way, two of which, at Worcester Avenue and Vineyard Avenue Extension, have been surveyed and bound. Early subdivisions along the pond included overlook walks but according to a 1996 MVC Sea Path report, “most of the overlook property has become adjoined to house lots,” and “it is not clear that development of the overlook walk for public use is advisable.” Lagoon Pond benefits from the presence of the Martha’s Vineyard Shellfish Group, a non-profit organization that operates a shellfish hatchery on the Tisbury side of the pond. The former state lobster hatchery is now being used in a pilot project by the MV Shellfish Group to grow out shellfish seed.

Water quality in the Lagoon is impacted by nitrogen from on-site septic systems and to a lesser extent fertilizer, stormwater and agricultural activities. The Massachusetts Estuaries Project has determined that a 50% reduction in septic load from two of the pond’s sub watersheds would meet the Total Maximum Daily Load of nitrogen. Wastewater management of the Lagoon Pond watershed is a Town priority. A Joint Lagoon Pond Watershed Planning Committee had been formed with representatives from Oak Bluffs and Tisbury to address nitrogen loading.

Brush Pond – 14 acres. Brush Pond is a tidal pond connected by a channel to Lagoon Pond. Much of the pond and salt marsh is owned by the state. The pond is currently closed to shell fishing.

Sengekontacket Pond – 691 acres. Sengekontacket Pond is shared by the towns of Oak Bluffs and Edgartown. It is a shallow, salt water pond that is an integral part of the Joseph A. Sylvia State Beach, Sengekontacket Pond and Nantucket Sound barrier beach system. State Beach and Sea View Avenue separate the pond from the sound. Tidal flow is provided by two inlets and portions of the pond are buffered by healthy salt marshes.

The pond is popular for shell fishing, sailing, kayaking, windsurfing and swimming. There is a public boat ramp at the “Little Bridge.” While the eastern shore is almost completely public, the northern and western shores in Oak Bluffs are inaccessible except for the Land Bank’s Pecoy Point Preserve at the mouth of Major’s Cove. State Beach is one of the most popular public beaches on the Island. There is free parking along the entire stretch of beach and it is used extensively in summer for family beach

going, swimming in light surf, fishing at the inlets, and jumping of the “Big Bridge” into the southern inlet that separates the two towns. The Farm Neck golf course abuts the pond on a large portion of the western shoreline.

In 2007 the pond was closed to summer shell fishing by the Massachusetts Division of Marine Fisheries due to high levels of bacteria, believed to be primarily due to waterfowl and stormwater run-off. It was re-opened in 2012 after extensive dredging to increase pond circulation. The dredge material was placed on State Beach and other beaches to increase protection against storm damage and enhance the beach profiles.

According to the Massachusetts’s Estuaries Project, the pond exceeds the acceptable level of nitrogen and there are several options for nitrogen removal, including a larger culvert in Trapp’s Pond (in Edgartown) and some sewerage of the Major’s Cove area. The Town’s (Edgartown and Oak Bluffs) shellfish departments are growing oysters in Major’s Cove because oysters filter nitrogen out of the water. This would have the added benefit of creating a small recreational oyster fishery in Major’s Cove. Other alternatives to be considered are salt marsh restoration (pending funding), dredging of the pond, and construction of permeable reactive barriers. Eel grass is all but non-existent in the pond except in the Major’s Cove area.

Farm Pond – 35 acres. Farm Pond is a shallow coastal pond fringed by 15 acres of salt marsh and is part of the State Beach/Nantucket Sound barrier beach system. It is not used for swimming and has been closed to shell fishing for many years. Tidal flushing has been highly modified over the past 150 years by shoreline retreat, storms and human alteration. Today a four foot culvert connects the pond to Nantucket Sound and provides inadequate tidal flow. Plans are underway to replace it with a 16-foot culvert opening to allow increased flow. According to the Massachusetts’s Estuaries Project this project would reduce nitrogen levels to meet the Total Maximum Daily Load. Restoration of tidal flushing will also enhance recreational opportunities, including swimming, boating, fishing, and harvesting shellfish within the pond. The project plan includes a tide-gate to build coastal resiliency and provide a means to reduce coastal flooding while maximizing tidal exchange. Eel grass and sea squirt monitoring takes place in the pond. Over 45 acres directly abutting Farm Pond are permanently protected.

Hart’s Harbor (and Hamlin Pond) - +/- 15 acres. Hart’s Harbor, a private harbor, is also part of the State Beach/ Nantucket Sound barrier beach system, as is nearby Hamlin Pond, or Ice House Pond, a quarter of which is bounded by beach and dunes protected through a conservation restriction. The rest of the pond abuts three private homes. Hart’s Harbor is owned by the Hart Realty Company and leased to the Harthaven Community Association. It is dredged regularly for navigational purposes.

The following are freshwater ponds:

Crystal Lake – 12 acres. Crystal Lake is the inland portion of a barrier beach system on lower east Chop Drive and the Outer Vineyard Haven Harbor that once stretched all the way to the Lagoon. A buffer strip surrounding the pond is owned by the East Chop Association. Several generations ago the pond was the site of ice houses. Today it is a shallow, eutrophic, fresh water system that is periodically somewhat brackish due to wave over wash. The East Chop Association is having some success using chemical treatments to control pond weed, algae, and Phragmites. The pond is not generally used for recreation. It is habitat for snapping turtles, migratory waterfowl, muskrat and otter.



Fresh Pond (“Wiggie’s Pond”) – 9 acres

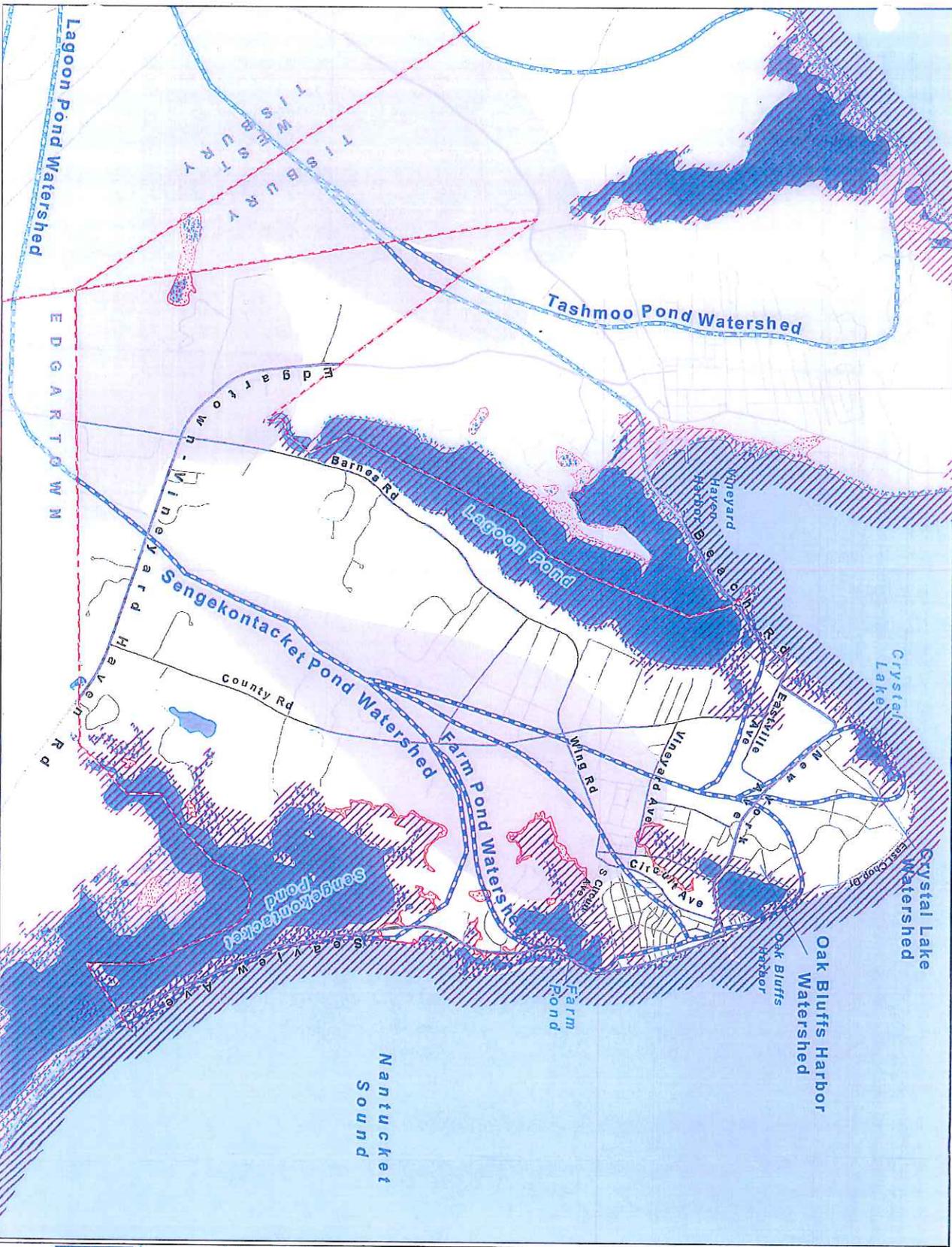
No public access. This fresh water pond has many characteristics that imply it is a kettle hole. It periodically experiences excessive algae blooms typical of a eutrophic system. A 2005 MVC report revealed high levels of both total phosphorus and total nitrogen and a 2010 MVC study noted an accumulation of both phosphorus and nitrogen in the deep water near the center of the main pond.

Duarte’s Pond – 5 acres. This is a shallow, spring fed pond that does not have much in the way of aquatic vegetation. It is habitat to a large number of frogs and has been known to dry up completely. Public access is available from the Land Bank’s Little Duarte’s Pond Preserve and Thimble Farm. A Boy Scout camp borders the eastern edge of the pond. Duarte’s Pond is designated a Special Place and protected from development within 300 feet of the pond by a DCPC.

Dodger’s Hole – 2 acres. Dodger’s Hole is owned by the Sheriff’s Meadow Foundation and is part of a valley that extends to Major’s Cove. It is a small pond with a substantial wetland surrounding it and an island in the middle. The open water area is about ½ acre to 1 acre when the water table it at its highest.

Upper Lagoon & Stepping Stone Brook – The Upper Lagoon is 12 acres shared by Oak Bluffs and Tisbury. These fresh waters are separated from Lagoon Pond by a causeway. The Upper Lagoon is a popular fishing hole. The waters are protected by dense strands of hawthorn and beech, providing protection for many varieties of turtles and songbirds, and is a popular site for bird watching. The Upper Lagoon Pond experiences annual excessive algae blooms that have caused anoxia in the deep water. A MEP study has offered recommendations for increasing natural attenuation in the Upper Lagoon to help reduce nitrogen in Lagoon Pond. Water depths reach 15 feet. This is the spawning ground for alewives (herring) that traverse the herring run each spring. Juvenile eels are seen around the lower end of the fish ladder in the Lagoon and since they are catadromous they spend their younger life in fresh water. The MA Division of Fish and Game stock trout into the Upper Lagoon each spring. River otters and muskrats have been seen in the pond.

See Water Resources Map



OAK BLUFFS Open Space Plan 2014

Water Resources

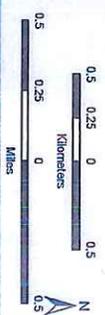
- Surface Water
- Major Watershed Boundary
- Wetlands
- Approved Wellhead Protection Area
- Flood Hazard Area*
 - 100 year flood zone
 - 500 year flood zone
- Road
 - Primary
 - Secondary
 - Neighborhood
 - Town Boundary

*Draft data released by FEMA in June 2013.

NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2014.

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Compiled by: Martha's Vineyard Commission, C. Seidel, 1227713, pt. 506-693-3453, www.mvcommission.org
 Date: Watersheds - MVC, 2013; Roads - MHD/MassGIS, 2012
 Zones II - MassDEP, 2011; Surface Water - MassGIS 2005
 Flood Hazard - FEMA, June 2013; Wetlands - MassDEP 2007
 File: ds_01_06/ptn/okak_122013/okak_122013_14.mxd
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MASS GIS
Martha's Vineyard Commission

D. Vegetation

Oak Bluffs' vegetation consists predominantly of beach, dune/coastal salt pond communities and interior woodlands, specifically oak-pine forest.

Among the seaside beach/dune communities are a variety of beach grasses, beach rose (*rosa rugosa*), bayberry, beach plum, goldenrod and poison ivy. Beach grass renourishment is a regular feature at State Beach. At Pay Beach a coastal dune was restored in 2008 after a seawall collapsed. The Island's beaches attract visitors from around the world for passive recreation including swimming beachcombing, and fishing, and the vegetation helps protect against storm damage and erosion.

Salt marsh vegetation provides nurseries, shelter and food for shell and finfish, absorbs pollutants, helps dissipate wave energy, and stores flood waters. It is also important for nature study and its scenic values. Salt marshes are considered one of the world's most valuable ecosystems.

The interior of Oak Bluffs is largely oak-pine forest. There are also stands of beech, red cedars, and areas of shrubby scrub oak and shadbush. The Land Bank properties provide examples of the vegetation types: Featherstone Farm contains pitch pine, white oak and black oak woodlands along with some pasture lands, the Wapatequa Woods Reservation has a mixed oak woodland with understory of blueberry and huckleberry, the Farm Pond Preserve contains salt marsh, red cedar stands, open meadows and pine woods, and the Pecoy Point Preserve offers salt marsh, white oak stands, open meadows and pine woods. The woodlands provide wildlife habitat, water quality protection and scenic and recreational values. The Land Bank properties, for instance, are open to the public for hiking, mountain biking, horseback riding, nature study, and dog walking. The Southern Woodlands Reservation and Wapatequa Woods Reservation are also open to seasonal hunting for deer, pheasant, raccoons and turkeys, while Pecoy Point Preserve allows hunting for ducks and geese.

Oak Bluffs has a tremendous resource in mature trees along most of its streets. The name of the Town references its abundance of oak trees. Except along the shoreline, where low vegetation grows, Town roads, parks and neighborhoods are lush with shade trees. One concern is the decline of black oaks due to the gall wasp. A Town Tree Warden must approve the removal of any trees on Town property and the Conservation Commission generally does not allow the removal of healthy trees in wetlands, flood plains or their buffer zones.



The Nature Conservancy's Vineyard Habitat Network provides residential property owners with tools to manage their yards to better protect biodiversity and enhance the land's natural features. And the Vineyard Conservation Society advocates for more natural, chemical-free "Vineyard Lawns."

According to a 2010 MVC report entitled, Agricultural Self-Sufficiency for Martha's Vineyard, USDA reported use of agricultural land in Oak Bluffs is as follows:

Beef & Poultry	4.852 acres
Beef, Poultry and Produce (veg & fruit)	4.5455 acres
Flowers & Produce	9.2985 acres
Flowers	5.3313 acres

Endangered, Threatened & Species of Special Concern - Plants (MA Endangered Species Act List)

<u>Common Name</u>	<u>Status</u>
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Purple Needlegrass	Threatened
Sanplain Flax	Special Concern
Papillose Nut-sedge	Endangered
Bristly Foxtail	Special Concern
Sandplain Blue-eyed Grass	Special Concern
Lion's Foot	Endangered
Northern Gama-grass	Endangered

Invasive Vegetation on Martha's Vineyard

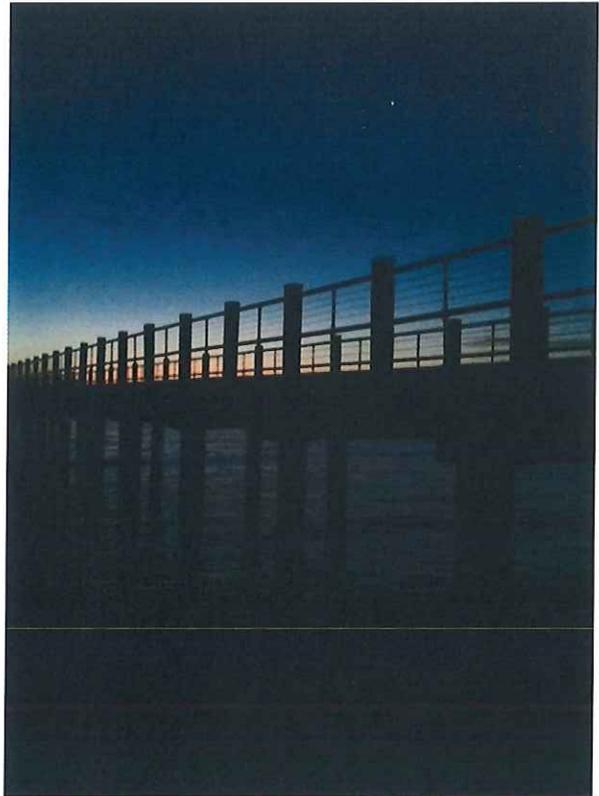
Autumn Olive	Japanese Barberry
Oriental Bittersweet	Common Buckthorn
Glossy Buckthorn	Colt's-foot (likely)
Dame's Rocket	Winged Euonymus
Eulia	Canary Reed Grass
Japanese Honeysuckle	Morrow's Honeysuckle
Horned Poppy	Spotted Knapweed
Japanese Knotweed	Black Locust
Purple Loosestrife	Norway Maple
Garlic Mustard	Bittersweet Nightshade
Porcelainberry (likely)	Border Privet (likely)
Common Reed	Multiflora Rose
Japanese Stiltgrass (likely)	Black Swallowwort
Maple Sycamore	Tree-of-Heaven
Wineberry	Yellow Iris

Common Woody Plant List

<u>Latin Name</u>	<u>Common Name</u>
<i>Acer rubrum</i>	red maple
<i>Aronia sp.</i>	chokeberry
<i>Celastrus orbiculatus*</i>	oriental bittersweet
<i>Chamaecyparis sp.</i>	false cypress
<i>Cornus sp.</i>	dogwood
<i>Elaeagnus umbellata</i>	autumn olive
<i>Euonymus fortunei</i>	wintercreeper
<i>Gaylussacia sp.</i>	huckleberry
<i>Gleditsia triacanthos cultivar</i>	honey locust
<i>Hibiscus syriacus</i>	rose of Sharon
<i>Ilex sp.</i>	holly
<i>Ilex opaca</i>	american holly
<i>Juniperus virginiana</i>	eastern red cedar
<i>Ligustrum</i>	privet
<i>Liriodendron tulipifera</i>	tulip poplar
<i>Lonicera japonica*</i>	japanese honeysuckle
<i>Myrica (Morella) pensylvanica</i>	northern bayberry

Phragmites australis*	common reed
Picea sp.	spruce
Pinus rigida	pitch pine
Pinus strobus	white pine
Platanus acerifolia	London Planetree
Polygonum cuspidatum*	Japanese knotweed
Populous deltoides	poplar
Prunus	cherry
Prunus maritima	beach plum
Pteridium aquilinum	bracken fern
Pyrus calleryana cultivar	bradford pear
Rosa rugosa	beach rose
Rubus spp.	Brambles
Quercus alba	white oak
Quercus coccinea	scarlet oak
Quercus ilicifolia	scrub oak
Quercus palustris	pin oak
Quercus velutina	black oak
Rhus radicans	poison ivy
Robinia pseudoacacia*	black locust
Salix spp.	Willow
Smilax rotundifolia	greenbriar,
catbriar	
Spiraea x bumalda	spirea
Taxus sp.	yew
Thuja sp.	arborvitae
Tilia sp.	linden
Vaccinium spp.	blueberry
Vinca minor	periwinkle
Vitis labrusca	fox grape
Yucca filamentosa	adam's
needle, yucca	

*Considered invasive in Massachusetts



E. Fisheries & Wildlife

Oak Bluffs contains a diversity of habitats that provide shelter and food for a variety of wildlife species.

Coastal ponds and wetlands shelter a large number of waterfowl, fish, shellfish and crabs as well as a host of other benthic invertebrates. The Martha’s Vineyard Shellfish Group annually produces millions of seed shellfish for release in Island ponds. In 2012, the Oak Bluffs Shellfish Constable reported the growth of 1.2 million quahogs, 600,000 steamer clams and 2 million bay scallops. 734 shellfish licenses were sold in Oak Bluffs in 2012. In addition to supporting the very valuable recreational and commercial industries the shellfish are filter feeders that help improve water quality in the coastal ponds.

According to the Shellfish Constable locally fished species include striped bass, bluefish, bonito and false albacore (there is an annual MV Striped Bass & Bluefish Derby), winter flounder (restoration efforts are underway), northern conk/welk, sea bass, tautog, eel, horseshoe crab, blue claw crab, scup, lobster, rock crab, fluke (summer flounder), and occasionally Pollock. Others that are occasionally fished recreationally only are periwinkles, slipper shells/sweet meats, razor clams and mussels. Fresh water species are trout (stocked by MA Fish & Wildlife), perch and pickerel.

Several species of birds use the pond shores for nesting and foraging. Included in these species are some endangered, threatened, and species of special concern such as least terns, roseate terns, common terns and piping plovers. Many other birds use these areas for feeding, hunting and resting during migration. Of particular importance to the nesting birds are the small islands (Sarson's, owned by the Mass. Audubon Society, Gravel and Brush) in Sengekontacket Pond. Canada geese, mute swans and cormorants are year-round residents. Bird droppings have been identified as a source of bacterial pollution in the coastal ponds. Osprey have returned to several nests located on the Oak Bluffs shoreline.

Upland habitats support a wide variety of wildlife. 38 bird species were identified in a survey of the Land Bank's Southern Woodlands Preserve. According to the Southern Woodlands Management Plan:

"Tall trees in the woodland provide for nesting, roosting and foraging habitat for birds, small mammals and an assortment of insects, including some rare moth species. Snags provide habitat for cavity nesters and insects and for forage by insectivores. The dense conifer woodland provides cover for larger mammals. Fruiting shrubs and vines in the understory and edge habitats provide summer and fall forage. The open grassland provides hunting grounds for birds of prey as well as forage and nesting habitat for that prey. The dense edge habitat around the grasslands provides cover for birds and small mammals."

Six state-listed wildlife species – five moth species and one butterfly species- were recorded during surveys on the Southern Woodlands Reservation. Avian species observed at the site include the Red-tailed hawk, Merlin falcons, woodpeckers, chickadees, warblers and sparrows.

Wildlife species observed at several Land Bank properties include white-tailed deer, eastern cottontail, striped skunk, grey squirrels, and raccoons. River otters were identified at the Pecoy Point Preserve.

Wildlife Corridors: According to Bill Veno, Senior Planner at the MVC, "Much of the Island's wildlife is adaptable to the low density suburbanization and exurban development we have on the Vineyard. We don't have any predators larger than raccoons and otters. Open Space, including neighborhood common areas, provide significant corridors for woodland wildlife south of Groveland and between County and

Barnes Roads.” For aquatic species, there is a fish ladder at the Head of the Lagoon to support a herring run as well as a small herring run at the head of Major’s Cove in Sengekontacket Pond. Both these runs are also used by juvenile eels.

The following is the Natural Heritage & Endangered Species Program list of Massachusetts Endangered Species Act-listed rare species observed in Oak Bluffs (BioMap 2):

<u>Common Name</u>	<u>MESA Status</u>	
<u>Moths</u>		
Coastal Heathland Cutworm	Special Concern	
Barrens Daggermoth	Threatened	
Gerhard’s Underwing	Special Concern	
Imperial Moth	Threatened	
Barrens Buckmoth	Special Concern	
Pink Sallow Moth	Special Concern	
Pine Barrens Zale	Special Concern	
Barrens Metarranthis	Endangered	
Dune Noctuid Moth	Special Concern	
Faded Gray Geometer	Threatened	
Sandplain Euchlaena	Special Concern	
Unexpected Cynia	Threatened	
<u>Butterflies</u>		
Oak Hairstreak	Special Concern	
<u>Beetles</u>		
Purple Tiger Beetle	Special Concern	
<u>Birds</u>		
Piping Plover	Threatened	
Common Tern	Special Concern	
Roseate Tern	Endangered	
Least Tern	Special Concern	
Barn Owl	Special Concern	
Eastern Whip-poor-will	Special Concern	
<u>Invasive Species</u>		
<u>Marine</u>		
Green Crab	Asian Shore Crab	Purple Anemone
Striped Anemone	Green Fleece Alga	Common Periwinkle
Club Tunicate	Sea Grape/Squirt	Orange & Red Sheath Tunicate
Star Tunicate	Spreading Tunicate	Mystery Colonial Tunicate

Clinging Jellyfish
A red seaweed – *Heterosiphonia japonica*

F. Scenic Resources & Unique Environments

Oak Bluffs is known for its beaches and salt ponds, parks, and historic architecture. Coastal roads (threatened by rising sea levels) provide **scenic vistas all along the shoreline**, between barrier beaches and salt ponds, along the high East Chop Bluff - site of the East Chop Lighthouse and with views of Cape Cod - and through downtown sprinkled with waterfront parks and Victorian-era homes.

Oak Bluffs is well known for its many acres of **free, public beaches**; the calm summer water of the north and east facing beaches are family friendly. Oak Bluffs does not limit beach access to town residents and has easily accessible downtown beaches. The salt ponds are popular for commercial and recreational shell fishing, kayaking and windsurfing.

The **Sylvia State Beach/Sengekontacket Pond barrier beach system** is a spectacular stretch of beach, dune salt marsh and pond that spans Oak Bluffs and Edgartown. Oak Bluffs is unique in that it has **downtown beaches** easily accessible by boat and within walking distance of the downtown neighborhoods. These beaches are eroding; they also protect the scenic roadways that is used recreationally by walkers, runners, and bicyclists. Salt marshes along this barrier beach system and the nearby Farm Pond system help protect against flooding and are critical habitat for wildlife.

The **East Chop Bluff** is a tall and beautiful coastal bank that helps define the character of “Oak Bluffs.” It is valuable open space that protects the inland area from storms damage, provides wildlife habitat, and affords scenic views of Nantucket Sound for Island residents and visitors. The bluff also protects East Chop Drive, an extremely popular scenic roadway used extensively for active and passive recreation. The view from East Chop Drive is one of the most scenic on the Island. The bluff is at risk of collapse due to storm damage.

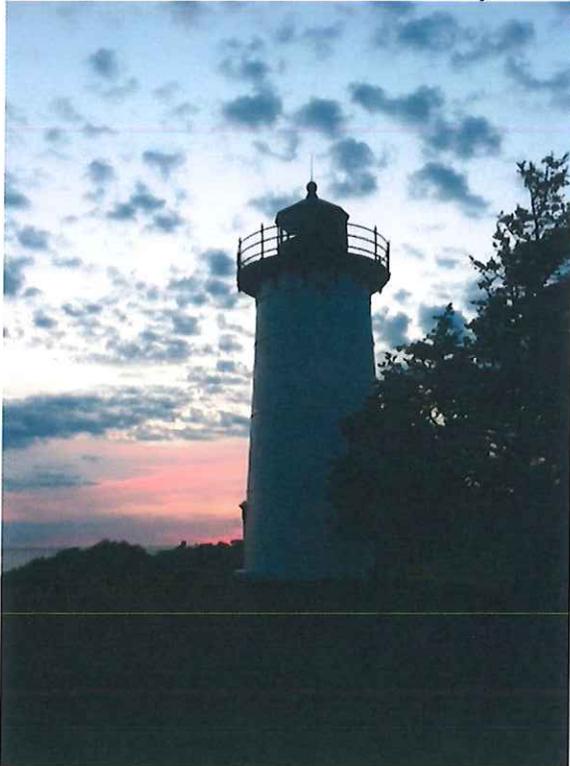
Ocean Park, overlooking Nantucket Sound on the downtown waterfront, is the crown jewel of an extensive Town park system. Bi-weekly band concerts are held in the park’s 19th century band stand and it is the site of the annual August fireworks display. The Town parks are favorite locations for many events; these include the African-American Cultural Festival in Hartford Park, Della Hardman Day and the Wind Festival in Ocean Park, the Midsummer Faerie Festival and Sunday open market in **Washington Park**. Summer basketball and tennis programs are held in **Niantic Park**. Special events such as weddings can be held at Town parks, the **East Chop Lighthouse** and at the Town beaches. The **Sailing Camp Park** is 15 acres of conservation land – woods and beach – on Lagoon Pond; a rustic mainstay building is rented for family functions and a children’s theatre program. A boathouse on the beach is headquarters for a free

children's sailing program. Dozens of other parks, some mowed, some naturally maintained, are scattered throughout the Town.

The **East Chop Association** owns 50 acres of woods and open fields that grace neighborhoods on the northern tip of Town.

The **Oak Bluffs Harbor** is open and accessible and is lined on one side with gingerbread cottages that form the outer limit of the **Martha's Vineyard Camp Meeting Association**, 37 acres of winding paths and colorful cottages surrounding the famed Tabernacle and is home to the annual Grand Illumination. The Harbor is the site of an annual harbor festival and fishing tournament.

The downtown area includes many historic structures include the **Flying Horses**



Carousel, the Union Chapel and hundreds of houses inside and out of the Town's historic district. The downtown is surrounded by parks and the harbor, and a **Streetscape Design Project** is underway to improve the public infrastructure and streetscapes in the business district and the North Bluff section of the harbor. This will provide improvements to streets, sidewalks, parking, lighting, pedestrian circulation, and landscaping.

The **Martha's Vineyard Land Bank Commission** has conserved 458 acres of land in Oak Bluffs, all open to the public. In 2004 the 234 acre Southern Woodlands Preserve was purchased. It spans two watersheds (Lagoon and Sengekontacket) in the middle of town, provides wildlife habitat, walking trails and water quality protection. The Land Bank lands protect ground water, agricultural lands, forest land, wetlands, pond

frontage, scenic vistas, land for nature or wildlife preserves, easements for trails, and land for passive recreational use. Connecting trails and ancient ways have been preserved throughout the Town and Island.

The locations of archeological sites are not publicized for fear of looting, but according to the Massachusetts Historical Commission ancient Wampanoag Indian sites exist in the southern part of Town, especially at the Head of the Lagoon, by Major's Cove, and in the southern woodlands.

As a peninsula on an island, it is the combination of wetlands, ponds, and beaches that are the most unique environmental feature of Oak Bluffs. They provide so much in the way of wildlife habitat, erosion control and stormwater protection, fisheries and shellfish

habitat, pollution control, and scenic and recreational values. The Town's cultural and recreational traditions and economic base are intrinsically tied to the natural environment – the water and wildlife that represent the core of the Town's character and identity.

Unusual Geologic Features: Little Duarte's Pond is one of few natural, freshwater ponds on the Island; it is located in the outwash plain just off the southern edge of the Martha's Vineyard Moraine. With the exception of the East Chop bluff and Lagoon Pond shoreline the Town of Oak Bluffs is ringed by barrier beaches systems.

See Unique Features Map

OAK BLUFFS Open Space Plan 2014

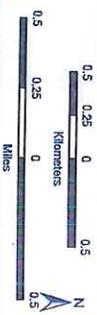
Unique Features

- ▲ Registered Historic Sites
- African American Heritage Trail
- Ancient Ways
- Historic District
- Cottage City
- Open Space
- Surface Water
- Road
 - Primary
 - Secondary
 - Neighborhood
- Town Boundary

NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan 2014.

DISCLAIMER:
Data provided are for planning purposes only. The data are not adequate for boundary determination or regulatory interpretation. The MVC cannot be responsible for how these data are used or interpreted by the end user.

Compiled by: Martha's Vineyard Commission, c/o Seidel, Dana, Heritage Trail - MVC 2013; Roads - MHD/MassGIS, 2012; Historic District - MVC 2006; Ancient Ways - MVC 2013; Historic Sites - MassGIS 2000; Open Space - MVC 2012
Projection: StatePlane, MA Mainland, NAD83, Meters
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Original in color




- African American Heritage Trail Sites (Oak Bluffs)
1. Joseph Overton House
 2. Cottagers Corner
 3. The Landladies Guest House
 4. Edward Brooke House
 5. Bradley Memorial Church
 6. Home of Dorothy West
 7. The Powell Cottage
 8. The Shearer Cottage
 9. Eastville Cemetery
 10. Pupils Rock
 11. Quinton Barnister (@ MV Regional High School)

EDGARTOWN
TISBURY
TISBURY WEST

G. Environmental Challenges

The biggest environmental challenge facing Oak Bluffs and Martha's Vineyard is climate change. Physical changes to the natural environment – and thus open space and recreation – in light of climate change will be profound on an Island off the northeastern coast of the United States. The environment here IS the economy, from beaches and birds to food and fish. Cleaner energy is critical, but here, more than many other sites, the changes to the natural world will affect every facet of Island life. When it comes to climate change the Island is both a bull's eye and a microcosm. The impacts include:

- Significant sea level rise (and the land is subsiding)
- Stronger and more frequent storms, greater storm surge
- Increased flooding and erosion
- Loss of wetlands
- Degraded surface water quality
- Fish species migrating to cooler waters
- Shellfish acidification
- Changes in bird migrations, plant blooms, pollination
- Increased threat of forest fires
- Salt water intrusion to low-lying septic systems
- Invasive species, including marine species
- Extreme weather impacts to agriculture

Tourism and coastal recreation brings in hundreds of millions of dollars nationally and is the backbone of the Island economy. Climate change impacts will have a drastic effect the Island economy, especially on open space and recreation. These include:

- Loss of beaches and low-lying land to erosion and sea level rise
- Loss of salt marshes
- Damage and loss of homes, businesses and infrastructure
- Property tax loss
- Increased insurance costs
- Decline in recreational and commercial fishing & shell fishing industries
- Increased health care costs for climate-related diseases

The Town has been pro-active in planning to address coastal climate change impacts. In 2010, for example, under the Mass. Coastal Zone Management's StormSmart Coasts Program, the Town updated its Floodplain Bylaw and adopted floodplain regulations to better protect the public against flooding and storm damage. The Wastewater Department has received grant funding to raise the electrical controls at three pump stations located in the flood zone.

Several major projects are also in the works, including a new seawall and pedestrian boardwalk along the North Bluff. Funding is in place for this project but funding is the main hold-up for the following planned projects:

- Repair and stabilize the failing East Chop bluff and protect East Chop Drive above the bluff
- Sea View Avenue Beach Restoration – beach nourishment of Sea View Avenue beaches, realignment of groins to keep sand on the beaches, and restoration the harbor jetties
- New, larger culvert in Farm Pond to improve circulation and water quality to meet DEP nitrogen limits and restore shellfish habitat and recreational values

The Town is involved in a Streetscape Design project for revitalization of the downtown area; this is an opportunity to address flooding and sea level rise issues along the harbor and lower-lying portion of downtown.

There is a critical need for the allowance of off-shore sand mining in Massachusetts to help protect eroding beaches and maintain the beaches' recreational values.

Regional planning for climate change impacts is critical. It would be valuable for the Towns to work together to address storm and flood damage, to coordinate responses in the event of the damage to or loss of coastal beaches, banks and dunes, infrastructure, roads, homes and businesses.

Another environmental challenge is an excess of nitrogen in surface water bodies. The nitrogen degrades water quality in many ways: causing algae blooms, eel grass and shellfish harvest declines, threats to aquatic life, unpleasant odors and possible fish kills. The majority of nitrogen in the ponds comes from on-site septic systems. Other sources are chemical fertilizers, run-off and acid rain. All of Oak Bluffs' ponds are enrolled in the Mass Estuaries Project; maximum nitrogen loads have been determined for most ponds and town leaders are addressing the options for meeting the limits. Development impacts the nitrogen load. Developments that qualify as Developments of Regional Impact are subject to nitrogen limits imposed by the Martha's Vineyard Commission. The Planning Board and Board of Health are involved in local decisions regarding development and nitrogen impacts.

Another source of pollution in surface water bodies is bacteria, especially from bird droppings. Sengekontacket Pond was closed to summer shell fishing from 2007 to 2012 due to high bacteria counts.

The Board of Selectmen developed a 2013 Strategic Plan that includes goals for Developing, Improving and Protecting our Natural Resources:

- Develop Harbor fueling facility (completed)
- Restore and repair bluff along East Chop
- Develop a Beach Management Plan: facilities improvement, beach nourishment
- Study nitrogen loading in ponds and develop plan to expand wastewater system to maintain water quality

Further goals address Infrastructure:

- Plan for maintaining & investing in infrastructure, including repairing town buildings, improving roads and streets, renovating waterfront sidewalks and railings
- Restore neighborhood parks and recreation areas and restore recreational programs

Another environmental challenge is the decline of black oaks due to an infestation of *cynipid gall wasp* or *crypt gall wasp*.

Invasive Species are an environmental challenge as they tend to outpace native plants and produce monocultures. There is debate about how best to address invasives - should they be controlled where possible or are they a sign of changes in climate and plant adaptation? Phragmites is an invasive species that negatively impacts salt marsh ecosystems yet it also absorbs nitrogen. These are tough questions.

There are no hazardous waste sites in Oak Bluffs. The landfill was capped in the 1990's.

With regard to sedimentation, the Goodale Construction Company, located in the southwestern corner of Town, mines its property for sand, gravel and stone. According to the building inspector the company is digging, unregulated, near groundwater.

Environmental Equity: The middle portion of Town, between the downtown and the southern woodlands, is made up largely of year-round residents and has little open space or recreational facilities. In June 2015 a walking trails system was opened at the Sailing Camp Park off Barnes Road, offering trails with scenic vistas overlooking Lagoon Pond and the outer Vineyard Haven Harbor. There is bus transportation to the downtown parks, Land Bank preserves, and recreational facilities on Vineyard Haven-Edgartown Road including the ice arena, skate park, YMCA, and high school athletic fields. One goal of this plan is to develop neighborhood parks in this middle section of Town.

Development impacts on open space and recreation facilities is not a major issue for the Town due to the large number of downtown parks, Land Bank preserves, and existing recreational facilities. In this the Town is very fortunate.

Section 5 – Inventory: Lands of Conservation/Recreation Interest

Of the 4,680 acres that make up the Town of Oak Bluffs, 1,366, or 29%, are considered to be Lands of Conservation & Recreation Interest. Over half these acres are permanently protected and over half are publically accessible.

<u>Ownership</u>	<u>Private/Public</u>	<u>Acreage</u>
61A (Agriculture)	Private	42.0

61B (Recreational)	Private	241.1
Conservation Restriction	Private	74.6
Homeowner Assoc. Land	Private	161.4
MVCMA*	Private	34.0
USA	Public	0.1
Commonwealth MA	Public	70.0
Dukes County	Public	1.3
MV Land Bank	Public	458.4
Town of Tisbury	Public	14.6
Town of Oak Bluffs	Public	110.2
Oak Bluffs Water District	Public	85.1
East Chop Association	Non Profit	50.4
Other		<u>23.7</u>
Total:		1,366.7

*The open areas of Martha's Vineyard Camp Meeting Association are open for public walking and sightseeing.

<u>Public Access</u>	<u>Acreage</u>
WM Hart Realty	19.37
Island Grown Initiative	9.99
Vineyard Youth Tennis	12.90
USA	.89
Massachusetts	55.23
Dukes County	6.49
MV Land Bank	458.38
Oak Bluffs	110.20
Oak Bluffs Water	4.01
East Chop Association	50.40
Other	<u>23.70</u>
Total:	751.56

<u>Permanently Protected</u>	<u>Acreage</u>
Conservation Restriction	74.60
Homeowners Association*	110.51
USA	.10
Massachusetts	70.00
Dukes County	1.30
MV Land Bank	<u>458.40</u>
Total:	714.91

*Homeowner Association property listed by Assessor as permanently protected

See Open Space Inventory Map, following Inventory

Section 5 – Inventory of Lands of Conservation & Recreation Interests

A. Private Parcels

61A Agricultural Lands

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
Bayes Norton Farm Inc.	223 Edgartown/VH Road	40	4	21.5	Active Agriculture	RES			
Elisha Smith	55 Elisha Lane	40	3	6.3	Active Agriculture	RES	NO	NO	
Bayes-Norton Farm	218 Edgartown/VH Road	40	12	11.8	Conservation	RES	NO	NO	
Bayes-Norton Farm	235 Edgartown/VH Road	37	54	2.4	Conservation	RES			

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

14.2

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use
- Active Agriculture

27.8

61B Recreational Lands

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
WMI Hart Realty	See View Avenue	19	1	12.99		RES	YES	YES	
the Links at MV Inc.	1 Anthers Lane	20	151	74.17	GOLF	RES	YES	YES	
the Links at MV Inc.	1 Farm Neck Road	29	1	24.67	GOLF	RES	YES	YES	
the Links at MV Inc.	384 County Road	29	2	15.35	GOLF	RES	YES	YES	
the Links at MV Inc.	8 Tylers Creel Road	30	25	45.18	GOLF	RES	YES	YES	
the Links at MV Inc.	Farm NK Way/Tamarack Lane	30	26	3.46	GOLF	RES	YES	YES	Tennis (4)
Farm Neck Golf Club	Sea View Avenue	31	10	10.19	GOLF	RES	YES	YES	
Farm Neck Golf Club	County Road	31	11	1.2	GOLF	RES	YES	YES	
the Links at MV Inc.	County Road	34	44	3.85	GOLF	RES	YES	YES	
the Links at MV Inc.	19 Waterview Road	34	48	12.6	GOLF	RES	YES	YES	
the Links at MV Inc.	91 Farm Neck Way	34	49	35.9	GOLF	RES	YES	YES	
WMI Hart Realty	Sea View Avenue	31	3	1.49		RES	YES	YES	

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest 14.48
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use
- Golf

226.57

Conservation Restrictions

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
Private	Summer Park	3	81	0.189	Conservation	NO			Vineyard Open Land Foundation
W/M Hart Realty	Tradewind Road (off)	17	110	17.88	Saltwater Access	YES	YES		several paths
W/M Hart Realty	Sea View Avenue	19	1	12.99	Conservation	NO			
W/M Hart Realty	Sea View Avenue	19	2	0.119	Conservation	NO			
W/M Hart Realty	222 Sea View Avenue	19	3	0.119	Conservation	NO			
W/M Hart Realty	224 Sea View Avenue	19	4	0.12	Conservation	NO			
W/M Hart Realty	226 Sea View Avenue	19	5	0.159	Conservation	NO			
W/M Hart Realty	Sea View Avenue	19	6.1	0.195	Conservation	NO			
W/M Hart Realty	254 Sea View Avenue	19	7.1	1.49	Saltwater Access	YES			
W/M Hart Realty	Sea View Avenue	31	3	9.99	Active Agriculture	YES			
Island Grown Initiative	20 Haypath Road	39	3	3.08	Conservation	NO			
Warren Spector	25 Ice Pond Lane	43	43	7.75	Conservation	NO	YES		
Iron Hill Farm	Head of Pond Road	51	1	3.43	Conservation	NO	YES		
Iron Hill Farm	20 Iron Hill Road	52	13	4.02	Conservation	NO			Wetland
Sherriff's Meadow Foundation	Harvester Way	57	24	12.9	Conservation	NO			Tennis courts (6)
Vineyard Youth Tennis Club	618 Airport Road	51	3		Neighborhood Park	YES	YES		

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation 19.3
- Saltwater Access 32.36
- Pocket/Mini Open Space/Recreational Resource of Community Interest 12.9
- Historic Neighborhood Community 12.9
- Beach 9.99
- Linear
- Historic
- Special Use
- Active Agriculture

Homeowner's Associations

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
	Hidden Cove Road	57	19	1.43	Saltwater access	NO	YES		
	Bayles Hill Road	27	18	4.87	Conservation	NO	YES		
Deer Run Property Owners Assoc.	2 Deer Run Road	50	74	1.73	Conservation	NO	YES		
Deer Run Property Owners Assoc.	Deer Run Road	50	75	1.17	Conservation	NO	YES		
Deer Run Property Owners Assoc.	22 Deer Run Road	50	84	2.48	Conservation	NO	YES		
Deer Run Property Owners Assoc.	Deer Run Road	50	86	9.29	Conservation	NO	YES		
Deer Run Property Owners Assoc.	Airport Road	51	10	8.52	Conservation	NO	YES		
Deer Run Property Owners Assoc.	Deer Run Road	54	3	2.89	Conservation	NO	YES		
Deer Run Property Owners Assoc.	38 Deer Run Road	55	1	3.88	Conservation	NO	YES		
Deer Run Property Owners Assoc.	Deer Run Road	55	47	2.64	Conservation	NO	YES		
Hidden Cove Homeowners Assoc.	Hidden Cove Road	57	1	1.94	Conservation	NO	YES	YES	Tennis Courts (2)
Hidden Cove Homeowners Assoc.	Hidden Cove Road	57	2	0.62	Conservation	NO	NO		Wetland
Hidden Cove Homeowners Assoc.	Hidden Cove Road	57	3	0.8	Saltwater access	NO	YES		Saltwater access
Hidden Cove Homeowners Assoc.	Hidden Cove Road	57	10	10.36	Conservation	NO	YES		Saltwater access
Hidden Cove Homeowners Assoc.	33 Hidden Cove Road	57	88	1.74	Saltwater access	NO	YES		Drainage Easement
Iron Hill Homeowners Assoc.	Iron Hill Road	52	10	3.03		NO			Freshwater access
	92 Meadow View Road	34	52.48	2.29	Conservation	NO	YES		
	North Meadow Lane	34	52.86	2.4	Conservation	NO	YES		
	Meadow View Road	34	52.87	5.4	Conservation	NO	YES		
Martha's Vineyard Forest Farms	Buddy's Drive	56	14	4.7	Conservation	NO	YES		
Martha's Vineyard Forest Farms	Buddy's Drive	56	14.7	4.8	Conservation	NO	YES		
Meadow View Farms Property Owner	10 Meadow View Road	35	19	2.12	Conservation	NO	YES		
Meadow View Farms Property Owner	65 Meadow View Road	35	26	8.85	Conservation	NO	YES	YES	Tennis Courts (2)
Meadow View Farms Property Owner	55 Meadow View Road	35	43	1.09	Conservation	NO	YES		
Meadow View Farms Property Owner	Meadow View Road	35	62	7.78	Conservation	NO	YES		
Meadow View Farms Property Owner	54 Meadow View Road	35	72	2.74	Conservation	NO	YES		
Sengekonnackat Community Corp.	Sengekonnackat Road	48	3	2	Conservation	NO	YES		
Sengekonnackat Community Corp.	Sengekonnackat Road	48	12	0.5	Conservation	NO	YES		
Sengekonnackat Community Corp.	Sengekonnackat Road	48	16	3.4	Conservation	NO	YES		
Sengekonnackat Community Corp.	Sengekonnackat Road	48	21	0.7	Conservation	NO	YES	YES	Tennis Courts (2)
Sengekonnackat Community Corp.	Sengekonnackat Road	48	27	0.28	Freshwater access	NO	YES	NO	Freshwater access
Sengekonnackat Community Corp.	40 Wood Duck Way	48	58	1	Saltwater access	NO	YES	NO	Saltwater access
Sengekonnackat Community Corp.	Sengekonnackat Road	48	60	1.01	Conservation	NO	YES	NO	
Sengekonnackat Community Corp.	Sengekonnackat Road	48	91	2	Conservation	NO	YES	NO	
Sengekonnackat Community Corp.	Sengekonnackat Road	28	22	2.9	Conservation	NO	YES	NO	
Tower Ridge	Puritan Drive	29	190	6.6	Conservation	NO	YES		
Tower Ridge	Tower Ridge Road	29	190	6.6	Conservation	NO	YES		
Vineyard Hills	Pond View Drive	28	2.74	1.84	Conservation	NO	YES		
Vineyard Hills	Pond View Drive	28	2.75	9.3	Conservation	NO	YES		
Vineyard Hills	Pond View Drive	28	2.76	7.79	Conservation	NO	YES		
Vineyard Hills	Conservation Area	34	7	8.3	Conservation	NO	YES	YES	Single path
Waterview Assoc. Inc.	Conservation Trail	34	42	12.4	Saltwater access	NO	YES	YES	Single path
Waterview Assoc. Inc.	Harbor Lane	43	12	0.6	Conservation	NO	YES	YES	Easement
Waterview Assoc. Inc.	Conservation Area	43	28	0.75	Conservation	NO	YES	NO	Single path
Waterview Assoc. Inc.	Pulpit Rock Road	43	29	0.43	Conservation	NO	YES	NO	Single path

Homeowner's Associations

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
Open Space/Recreational Resource of Community Interest

Conservation	140.68
Saltwater Access	17.37
Pocket/Mini	
Open Space/Recreational Resource of Community Interest	3.03
Historic	
Neighborhood	
Community	
Beach	
Linear	
Historic	
Special Use	0.28
Freshwater Access	161.36

Martha's Vineyard Camp Meeting Association

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
	80 Trinity Park	11	1	19.95	Historic	RES			
		11	1.A	14.09	Historic	RES			

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation 34.04
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest 34.04
- Historic 34.04
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use

Section 5 – Inventory of Lands of Conservation & Recreation Interest

B. Public & Nonprofit Parcels

Addendum to Public & Nonprofit Parcels A-D:

A.) Five additional Town-owned parks/beach:

Prospect Park,

Park & Pall Mall, Map 1, Lots 24 & 25

2 acres

Access: yes

Component Type: neighborhood park

Recreational use: no

Maintained: no

Town Inventory: no

ADA: no

Copeland Plan: no

Notes: wetland and upland, vegetated and wooded

80 Monahagan Ave. (the “Plaza”)

Map 4, Lot 15

1 acre

Access: yes

Component Type: neighborhood park

Recreational use: yes

Maintained: yes

Town Inventory: no

ADA: No

Copeland Plan: no

Notes: some trees, some open area

Webster Park

81 Park Street

Map 4, Lot 17

1 acre

Access: yes

Component Type: neighborhood park

Recreational use: yes

Maintained: yes

ADA: no

Copeland Plan: no

Notes: some trees, open lawn

These three parks came into Town ownership as the result of a 2006 MA Supreme Judicial Court ruling that the parcels of land had been designated as parks or plazas in a subdivision plan recorded in 1872. (446 Mass. 452 (2006))

Penn Field

Off Pennsylvania Avenue
Map 21, Lot 82 and Map 29, Lots 158 and 159
Almost 3 acres
Access: yes
Component Type: Baseball Field
Recreational use: yes
Maintained: yes
ADA: yes/no
Copeland Plan: no

Jetty Beach (also known as Marinelli Beach)

Off East Chop Drive (access easement through East Chop Beach/Yacht Club)
Map 8, Lot 294
3 acres
Access: yes
Component Type: Beach
Recreational use: yes
Maintained: yes
ADA: no
Copeland: no

B.) Worcester Avenue and Vineyard Avenue Extension

These streets have documented public rights-of-way to Lagoon Pond. The public rights-of-way extend to the high water mark.

C.) Property Listed in Inventory as “East Chop Drive, 2/82:”

This property is the East Chop Bluff. There is a small beach abutting a stone groin at the bottom of one portion of the bluff. There is no public access to this beach; the bluff is eroding and there is signage stating that no climbing of the bluff is allowed. This property was deeded to the Town by the East Chop Association in 2014.

***D.) Degree of Protection of Town-owned Conservation & Recreation Properties**

One of the goals in this Open Space & Recreation Plan is to seek permanent protection of all Town parks. This will entail deed research, legal advice, and related actions. The Parks Department plans to apply to the CPA in 2015 for funding for this project. In the meantime, the Town is cautious about listing the status of park land for fear that properties with unclear title and/or unprotected/non-permanent status could be at risk by

so doing. As a result, this Plan does not include information on the degree of protection for Town parks.

United States of America

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	ADA	NOTES
East Chop Lighthouse	231 East Chop Drive	2	4	0.089	Historic	YES	YES	YES	NO	

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use

0.089

Commonwealth of Massachusetts

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	ADA	NOTES
Lobster Hatchery	Shirley Avenue	6	8	14.8	Beach	RES	YES	YES		
Sylvia State Beach	Beach Road	32	1	54.8	Beach	YES	YES	YES		
Beach	174 Sea View Avenue	18	37	0.43	Beach	YES	YES	YES		

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation
- Salvwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest 14.8
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use

55.23

Dukes County

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
Club/Lodge	114 New York Avenue	4	87	1.3	Active Agriculture	YES			
Eastville Beach	Beach Road	6	17	5.19	Beach	YES	YES	YES	Solar Greenhouse

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use
- Active Agriculture

5.19

1.3

Martha's Vineyard Land Bank

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	ADA	NOTES
Quay's Corner	10 Beach Road Ext.	5	11	0.036			YES	YES		nature study, picnicking, dog walking
Quay's Corner	Beach Road Ext.	5	12	0.58			YES	YES		trails connected to Trade Winds Field Pres., nature study, hiking, picnicking, mountain biking, horseback riding
Farm Pond Preserve	195 Sea View Avenue	18	33	9.7		YES	YES	YES	YES	Marked trails connected to Farm Pond Preserve, nature study, hiking, picnicking, mountain biking, horseback riding
Farm Pond Preserve				17.88						
Trade Wind Field Preserve	County Road	21	121	71		YES	YES	YES	YES	freshwater access, nature study, picnicking, dog walking, hiking, farming, fishing
Wapatequa Woods	Road to Wapatequa	25	7	13.99		YES	YES	YES		freshwater access, nature study, picnicking, dog walking, hiking, farming, fishing
Wapatequa Woods	Road to Wapatequa	25	8	5.61		YES	YES	YES		freshwater access, nature study, picnicking, dog walking, hiking, mountain biking, hunting
Wapatequa Woods	Road to Wapatequa	25	4	0.03		YES	YES	YES		
Wapatequa Woods	Road to Wapatequa	25	6	2.59		YES	YES	YES		
Wapatequa Woods	Road to Wapatequa	38	11	7		YES	YES	YES		
Weatqua Springs	187 Edgartown/VH Road	40	7	28			YES	YES	NO	nature study, hiking, picnicking, mountain biking, horseback riding
Weatqua Springs		51	3	5.9			YES	YES	NO	
Weatqua Springs		50	36	0.6			YES	YES	NO	nature study, hiking, picnicking, mountain biking, horseback riding, dog walking
Featherstone Farm	Featherstone lane	41	6.1	2.84			YES	YES	YES	
Featherstone Farm	Featherstone lane	41	6.2	15.16			YES	YES	YES	
Southern Woodlands	497 Barnes Road (off)	42	1	14.96			YES	YES		nature study, hiking, picnicking, mountain biking, horseback riding, hunting, dog walking
Southern Woodlands	County Road	43	53	22.4			YES	YES		
Southern Woodlands	448 Barnes Road	41	2	190			YES	YES		
Southern Woodlands		43	54.1	6.22			YES	YES		
Pecoy Point Preserve	Majors Cove	47	3	0.59		YES	YES	YES	YES	nature study, hiking, picnicking, mountain biking, horseback riding, hunting, kayaking, boating, fishing
Pecoy Point Preserve	Majors Cove	44	26	14.28		YES	YES	YES	YES	
Pecoy Point Preserve	Majors Cove	44	26.1	1.99		YES	YES	YES	YES	
Doug's Cove Preserve	Beach Road	6	14	1.47						
Doug's Cove Preserve	Beach Road	6	18	0.1						
Doug's Cove Preserve	Beach Road	6	23	0.43						
Doug's Cove Preserve	Beach Road	6	32	2.4						residential building or open space?
Thimble Farm	20 Haypath Road	39	3	10						nature study, hiking, picnicking, mountain biking, horseback riding, dog walking, farming
Little Dart's Pond Preserve	Little Pond Road	52	3	2.97			YES	YES		freshwater access, nature study, picnicking, dog walking, hiking, mountain biking, horseback-riding
Little Dart's Pond Preserve	5 Little Pond Road	52	2	2.57			YES	YES		
Little Dart's Pond Preserve	Holmes Hole Road	24	19	6.99				YES		

Martha's Vineyard Land Bank

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
Open Space/Recreational Resource of Community Interest

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest 458,386
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use

Town of Tisbury

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
	Holmes Hole Road	24	4, 5, 17	6.63	Conservation	NO	YES	NO	
	Holmes Hole Road	24	16	0.59	Conservation	NO	YES	NO	Easement
	Down Island Farms	25	10	0.18	Conservation	NO	YES	NO	
	Town Line	25	14	7.16	Conservation	NO	YES	NO	

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

14.56

- Conservation
- Salvwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use

Town of Oak Bluffs

NAME	LOCATION	MAP	LOT	ACREAGE ¹	ACCESS ²	COMPONENT/TTYPE	RECREATIONAL USE	MAINTAINED	TOWN INVENTORY	ADA	COPELAND PLAN	NOTES
Light House Park	229 East Chop Drive	2	3	1.38	YES	Historic	YES	YES	YES	NO		9 benches; State register of Historic Places
Connecticut Park	Sunset Road	4	144	0.89	YES	Pocket/Mini Park	YES	NO		NO		A few well-used paths. Owner unknown
Linton Park	19 Panda Avenue	7	210	1.1	YES	Conservation	YES	NO		NO		Owner unknown (CAMA)
Laslie Park	Moss Avenue	8	88	0.13	YES	Pocket/Mini Park	YES	YES	YES	NO		Encroachment - abuttor has parking
Washington Park	East Chop Drive	8	123	2.99	YES	Neighborhood Park	YES	YES	YES	NO		Encroachment - abuttor has driveways
Washington Park	East Chop Drive	8	123	2.99	YES	Neighborhood Park	YES	YES	YES	NO		Concrete paths good condition, 2 benches, split-trail fencing
Washington Park	East Chop Drive	8	134	1.89	YES	Neighborhood Park	YES	YES	YES	NO		Brackish water, 4 benches
Sunset Lake Park	Lake Avenue	8	140	2.99	YES	Neighborhood Park	YES	YES	YES	NO		11 benches
Lakeside Park	Lake Avenue	8	141.1	6.1	YES	Neighborhood Park	YES	YES	YES	NO		
Lakeside Park	Lakeside Park	8	259	1.99	YES	Neighborhood Park	YES	YES	YES	NO		
Soldier Memorial Park	Lake and Ocean Avenue	9	37	0.16	YES	Pocket/Mini Park	YES	YES	YES	NO		6 benches - good condition, lighting
Town Beach	Seaview Avenue Ext.	9	58	2	YES	Beach	YES	YES		NO		Proposed improved/widened sidewalks, ADA accessible restrooms, bike racks, upgraded lighting, improved railings.
Ocean Park	Ocean and Seaview Avenue	10	1	7	YES	Community Park	YES	YES	YES	YES		24 benches, wading pool, gazebo, concrete paths - good condition
Hartford Park	11 Massasoit Avenue	10	102	2	YES	Linear Park	YES	YES	YES	YES		Brick paths - good condition, concrete path - fair condition, 15 benches, irrigation system
Waban Park	Seaview and Tuckernuck	10	135	8.1	YES	Community Park	YES	YES	YES	YES		15 benches, lighting, concrete path - fair condition, lawn area western corner - poor condition from vehicles parking
Pennacook Park	Pennacook Avenue	11	57, 58	0.31	YES	Pocket/Mini Park	YES	YES	YES	YES		3 picnic tables - 1 broken
Niantic Park	Wamsutta and Tuckernuck	11	91	4.6	YES	Community Park	YES	YES			YES	Proposed: 15 benches, 4 tennis courts, 9 picnic tables, bocce court, playground, basketball court/practice court, sandbox, pavilion, restrooms
Nashawena Park	Nashawena Park	11	98, 109, 125, 134	4.67	YES	Linear Park	YES	YES	YES	YES		134: 2 benches, lighting, concrete path - good condition; 125: 3 benches, lighting, concrete path - good condition; 109: concrete path - good condition; 98: 1 bench, lighting, concrete path - good condition
Nashawena Park	Nashawena Park	11	98, 109, 125, 134	4.67	YES	Linear Park	YES	YES	YES	YES		101: Encroachment - abuttor has driveway, volleyball net set up
Naushon Park	Naushon Avenue	11	100, 101	1.54	YES	Linear Park	YES	YES	YES	NO		4 benches, concrete path - good condition
Hlawathia Park	Circuit Avenue	11	144	1.3	YES	Linear Park	YES	YES	YES	NO		Owner unknown (CAMA), goat path through center wooded
Wesleyan Park	Shawmut Avenue	11	226, 229	0.92	YES	Pocket/Mini Park	YES	NO	YES	NO		
Sailing Camp Park	Barnes Road	15	1	2.7	YES	Community Park	YES	YES	YES	NO		
Sailing Camp Park	Barnes Road	15	1	2.7	YES	Community Park	YES	YES	YES	NO		
Sailing Camp Park	Barnes Road	22	3, 4, 5	12.5	YES	Community Park	YES	YES	YES	NO		3: Mainstay - under renovation, 4 picnic tables, walking path, ADA access; 4: walking paths; 5: beach access, boat dock, walking path
Saratoga Park	Hudson Avenue (off)	15	87	1.2	YES	Conservation	YES	NO	YES	NO		Wooded, Saratog Park - paper street
Oriental Park	Barnes Road (off)	16	49, 58	0.7	YES	Conservation	YES	NO	YES	NO		Wilberforce Way - paper street, wooded

Town of Oak Bluffs

NAME	LOCATION	MAP	LOT	ACREAGE	ACCESS ¹	COMPONENT/TYPE	RECREATIONAL USE	MAINTAINED	TOWN INVENTORY	ADA	COPELAND PLAN	NOTES
Vetra Park	Circuit Avenue (off)	17	33	3	YES	Neighborhood Park	YES	YES	YES	NO	YES	Baseball diamond, benches for players, bleachers for spectators, lighting - all good condition; 5 picnic tables; infiltration system underground; lots of visible electric equipment/boxes; lawn outside of ball diamond - poor condition; southeast corner - lot line marker...bounds discrepancy
Forest Park	Nunes Way	21	20	1.6	YES	Conservation	YES	NO	YES	NO	YES	Nunes Way - paper street, completely wooded
Bulkhead for Harbor	Harbor	8	139, 285, 293, 296	1.16	YES	Saltwater Access	YES	YES		NO		
Oak Bluffs Parks Dept.	Fitchburg Avenue	13	19, 23	0.46	YES	Conservation	YES	YES	YES	NO		
Skateboard Park		50	29	0.67	YES	Special Use	YES	YES	YES	NO		goat paths from parking area, observed cracking throughout course, rebar sticking out, debris pile roped-off
Beaches	East Chop Drive	2	82	4.4	YES	Saltwater Access	YES	YES	YES			benches, lighting along roadway
Oak Bluffs school	50 Tradewinds Road	17	110.1	27.82	YES	Community Park	YES	YES		YES		Tennis courts (2), basketball court (1 indoor/1 outdoor), multi purpose field (1), t-ball field (1)

as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
Open Space/Recreational Resource of Community Interest

- Conservation 5.06
- Saltwater Access 5.56
- Pocket/Mini 2.41
- Open Space/Recreational Resource of Community Interest 2.99
- Historic 1.38
- Neighborhood 15.97
- Community 62.72
- Beach 2.5
- Linear 9.51
- Historic 1.38
- Special Use 0.67

110.15

Oak Bluffs Water District

NAME	LOCATION	MAP	LOT	ACREAGE ¹	ACCESS ²	COMPONENT/TYPE	RECREATIONAL USE
District Office	Vineyard Avenue	12	176	4.01	YES		NO
Well #1	Randolph Way	40	2	6.6	RESTRICTED		NO
Well #2	Tradewind Road	16	147	16	RESTRICTED		NO
Well #3	Alwardt Way	54	1, 1.1, 2	58.46	RESTRICTED		NO

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
 Open Space/Recreational Resource of Community Interest

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest 85.07
- Historic
- Neighborhood
- Community
- Beach
- Linear
- Historic
- Special Use

East Chop Association

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
Crystal Lake	East Chop Drive	1	21	1.28	Conservation	YES	YES		
Crystal Lake	Crystal Lake	1	55	1.8	Conservation	YES	YES		NW of Eddy Avenue, edge of Crystal Lake
Crystal Lake	Crystal Lake	1	56	12.5	Conservation	YES	YES	YES	
Crystal Lake	East Chop Drive	1	58	0.78	Conservation	YES	YES		
Crystal Lake	East Chop Drive	1	60	0.17	Conservation	YES	YES		
Hudson Park	170 Hudson Park	2	81	0.17	Conservation	YES	YES	YES	
Hudson Park	10 Mill Square Park	3	12	2.49	Conservation	YES	YES		
Hudson Park	Arlington Avenue Park	3	13	1.42	Conservation	YES	YES		
Hudson Park	Mill Square Road	3	21	1.39	Conservation	YES	YES		
Hudson Park	50 Arlington Avenue	3	42	1.5	Conservation	YES	YES		several dirt paths
Lincoln Park	120 East Chop Drive	3	51	0.79	Pocket/Wini	YES	YES	YES	open, grassed
Prospect Park	138 East Chop Drive	3	57	1	Pocket/Wini	YES	YES	YES	open, grassed
Morton Park	35 Brewster Avenue	3	65	1.5	Conservation	YES	YES		
Morton Park	36 Brewster Avenue	3	74	2	Conservation	YES	YES		
Morton Park	381 Massachusetts Avenue	3	79	4	Conservation	YES	YES		
Summer Park	Lilac Street	3	86	2.1	Conservation	YES	YES		
Elliot Place	254 Massachusetts Avenue	3	87	0.28	Conservation	YES	YES		
Wesley Park	240 Massachusetts Avenue	3	88	0.28	Conservation	YES	YES		
Wesley Park	9 John Wesley Avenue	3	92	0.55	Conservation	YES	YES		
Wesley Park	1 Wendell Avenue	3	118	0.09	Conservation	YES	YES		
Morgan Avenue Park	21 Morgan Avenue	3	128	0.33	Conservation	YES	YES		
Morgan Avenue Park	Mountain Avenue	3	131	0.18	Conservation	YES	YES		
Morgan Avenue Park	2 Coral Avenue	3	135	0.46	Conservation	YES	YES		
Morgan Avenue Park	19 Highland Avenue	3	136	0.08	Conservation	YES	YES		
Elliot Place	20 Wendell Avenue	3	145	0.48	Conservation	YES	YES		Easement
Seaside Park	35 Thompson Avenue	3	150	0.27	Conservation	YES	YES		
Seaside Park	3 Marlon Avenue	3	152	1.43	Conservation	YES	YES	YES	
Crescent Park	20 Mountain Avenue	3	155	0.37	Conservation	YES	YES		
Crescent Park	22 Rosemount Avenue	3	165	0.1	Conservation	YES	YES		
Crescent Park	Munroe and Webster Avenue	3	172	1	Conservation	YES	YES		
Crescent Park	Wonehegan and Webster Avenue	4	56	1.03	Conservation	YES	YES		
Whitefield Square	19 Paulding Avenue	7	192	0.47	Conservation	YES	YES		
Whitefield Square	11 Maple Avenue	8	46	0.03	Conservation	YES	YES		
Whitefield Square	Summerfield Park	8	76	1	Conservation	YES	YES	YES	Easement
Summerfield Park	Summerfield Park	8	83	0.13	Conservation	YES	YES		
Summerfield Park	Summerfield Park	8	97	4.99	Conservation	YES	YES		Concrete paths
Church Avenue Park	Baptist Temple	8	119	1.69	Conservation	YES	YES		open, grassed
Church Avenue Park	Plymouth Park	8	119	1.69	Conservation	YES	YES		
Church Avenue Park	New York Avenue	8	162	0.05	Conservation	YES	YES		
Church Avenue Park	Cedar and New York Avenue	8	176	0.08	Conservation	YES	YES		
Church Avenue Park	Cedar Avenue	8	182	0.06	Conservation	YES	YES		
Church Avenue Park	2 Linden Road	8	187	0.06	Conservation	YES	YES		

1: as per CAMIA database, 2: as per Open Space and Recreation Plan Dec. 2004

Open Space/Recreational Resource of Community Interest

East Chop Association

Conservation	32.06
Saltwater Access	
Pocket/Mini	1.79
Open Space/Recreational Resource of Community Interest	16.53

Other

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TTYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	NOTES
Marthas Vineyard Ice Arena	101 MacDonald Road				Special Use	YES	YES	YES	Indoor ice rink (Oct. 1 - March 31)
YMCA	111R Edgartown/VH Road				Special Use	YES	YES	YES	Indoor pool, fitness center, basketball court (1)
MV Regional High School	100 Edgartown/VH Road	55	2	23.7	Community Park	YES	YES	YES	Tennis courts (6), Football field (1), Baseball field (2), Lacrosse/Field Hockey field (1), Soccer/Lacrosse field (1), track (1), Softball field (1), Basketball (1 indoor)

1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004
Open Space/Recreational Resource of Community Interest

Section 5 Addendum
(Town-owned)

PROPERTY	MANG. AGENCY	CURRENT USE	CONDITION	REC. POTENTIAL	GRANTS	ZONING	DEGREE OF PROTECTION
Light House Park	Parks	open space passive rec weddings	good	passive rec	N/A	R2	
Connecticut Park	Parks	open space	good	open space	N/A	R1	
Linton Park	Parks	open space	good	open space	N/A	R1	
Leslie Park	Parks	passive rec	good	passive rec	N/A	R2	
Washington Park	Parks	passive-rec open space, cultural events	good	passive rec	N/A	R2	
Sunset Park	Parks	passive rec	fair	passive rec	CPA restore	R1	
Ocean Park	Parks	passive rec cultural events	good	passive rec	CPA band stand restore	R1	
Town Beach North Bluff	Parks	beach, bank	poor	beach	DCR/Seaport Adv. Council, new seawall, boardwalk	R1	
Hartford Park	Parks	passive rec	excellent	passive rec	CPA restore	R1	
Waban Park	Parks	passive rec, open space, cultural events	fair	passive rec	N/A	R1	
Pennacook Park	Parks	passive rec, open space	good	passive rec	N/A	R1	
Niantic Park	Parks	active rec: tennis basketball	excellent	active rec	N/A	R1	
Nashawena Park	Parks	playground passive rec	excellent	active rec	CPA restore	R1	
Naushon Park	Parks	passive rec	excellent	passive rec	N/A	R1	
Hiawatha Park	Parks	N/A	excellent	N/A	N/A	R1	
Wesleyan Park	Parks	passive rec	good	passive rec	N/A	R1	
Sailing Camp Park	Parks	open space	good	open space	N/A	R1	
Saratoga Park	Con Com	passive rec, open space, beach	excellent	passive rec, open space, beach	-CPA trails, CPA Bank restoration	R3	protected conservation land
Oriental Park	Parks	open space	excellent	open space	N/A	R1	
Viera Park	Parks	open space	good	open space	N/A	R1	
Forest Park	Parks	active rec, base-ball, open space	excellent	active rec, open space, beach	N/A	R2	
Harbor Bulthead	Harbor	open space	excellent	open space	N/A	R1	
Fitchburg Park	Master	open space	good	open space	N/A	R1	
Skate Park	Parks	open space	excellent	open space	N/A	R1	
Sea View Beaches	Parks	active rec beach, bank	fair	active rec beach	N/A	R3	
OB School	OB School	active rec	good/fair	active rec	N/A	R3	

*See narrative, Section 5, Addendum "D"

Prospect Park	Parks	open space	good	open space	N/A	R2	in perpetuity for conservation purposes
80 Monahan	Parks	open space	good	open space	N/A	R2	
Webster Park	Parks	open space	good	open space	N/A	R2	
Penn Field	Parks	baseball field	good	active rec, open	CPA build	R1	
Jetty Beach		beach	good	passive rec	N/A	R2	
East-Chop Bluff/ Beach	Town 08	passive rec	poor	passive rec	CPA/ MA-DCR stabilization engineering	R2	

Section 6 – Community Vision

A. Description of Process

Two public input sessions were held and televised repeatedly in the summer of 2012; the sessions were advertised in both Island papers. The Community Preservation Committee holds an annual public input session and the Land Bank hold bi-annual sessions. In 2012 the Oak Bluffs Board of Selectmen held open meetings to develop their Strategic Plan. Community residents also participated in three years of extensive outreach for the Martha's Vineyard Commission's Island Plan, released in 2010. Many of the goals in the Open Space Plan reflect the Island Plan goals, particularly addressing climate change and restoring the health of the salt ponds. An Open Space and Recreation Online Survey was included in the Parks Commission's Needs Analysis. Furthermore, the voters of Oak Bluffs have made clear at Town Meeting their support for addressing climate change, improving water quality in the Town's ponds and improving parks and recreational facilities. In the past several years the voters have approved funding, the majority of it through Community Preservation funds, for:

- Engineering and permitting for a new seawall and pedestrian boardwalk on the North Bluff
- A littoral drift and sediment transport study
- Pay Beach bank restoration
- Engineering for stabilization of the East Chop Bluff
- Inclusion of all Town salt ponds in the Massachusetts Estuaries Project
- Farm Pond Restoration engineering and permitting
- Sunset Lake/Lake Park restoration engineering study
- Town Beach watershed and drainage survey
- Oak Bluffs Bikeway connections
- Niantic Park renovation
- Niantic Park Picnic Pavilion repair
- Restoration of the East Chop Lighthouse
- Restoration of the Ocean Park bandstand
- MVCMA Tabernacle cupola and clerestory restoration
- Oyster Bio-remediation in Sengekontacket Pond
- Parks & Recreation Needs Assessment
- Establishment of a walking trail system at the Sailing Camp Park
- Sailing Camp Park bank restoration
- Coastal Climate Change Vulnerability Assessment
- Water quality monitoring in Lagoon Pond
- New Little League baseball field
- Farm Pond invasive species monitoring
- Eastville Beach restoration
- Hartford Park preservation
- Lagoon Pond monitoring

- Updated Floodplain Bylaw and new Floodplain Regulations (through MCZM StormSmart Coasts Program)

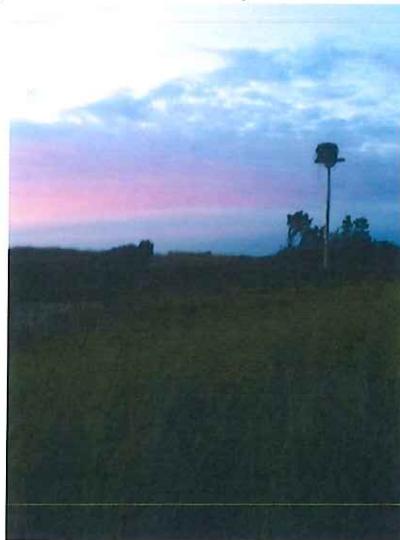
B. Statement of Open Space & Recreational Goals

The Town of Oak Bluffs needs to prepare for the impacts of climate change, to address the shoreline and determine what measures can and should be taken to deal with rising seas, erosion, flooding and increased storm damage. What areas of the shoreline are most vulnerable? Where should the goal be to accommodate, armor or retreat from the shore? Where can funding be found to accomplish the coastal projects that are already in the works (East Chop bluff stabilization, Sea View Ave. shoreline restoration, Farm Pond culvert improvement)?

The Town must also take to heart the results of the Massachusetts Estuaries Project and limit the amount of nitrogen in the coastal ponds. This will also help improve shellfish habitat and values. It will take towns and a great deal of final decisions for action.

Care of the Town’s park including improvements to also important to look at the open space for change protection.

The natural environment is seasonal resort community. round and seasonal the economic backbone of and enhancing the environmental integrity and recreational value of the shoreline – the beaches, coastal ponds, scenic vistas – and the many coastal and inland parks and conservation properties is essential to preserve the character and economic viability of Oak Bluffs.



recreational and scenic cooperative efforts between money – no matter what the

system is a priority, recreational facilities. It is acquisition of additional conservation and climate

the heart and soul of this It is what attracts year-residents and visitors. It is the community. Maintaining

Section 7 – Analysis of Needs

A. Summary of Resource Protection Needs

The most pressing resource protection needs are climate change adaptation and the reduction of nitrogen in the coastal ponds. Funding is the greatest challenge in addressing these issues. Major funding sources are needed for stabilization of the East Chop Bluff, beach restoration and sand sources, and implementation of priorities identified in the Coastal Climate Change Vulnerability Assessment and Adaptation Plan.

To decrease nitrogen in the ponds funding is required to enlarge the culvert at Farm Pond and to implement alternative projects in addition to some sewerage.

The Town must address the protection/preservation of the shoreline and coastal ponds - as an Island community these are our most valuable environmental and economic resources.

B. Summary of Community's Needs

Priority community needs are improved recreational facilities, specifically the restoration of the Niantic Park playground, basketball and tennis facilities, completion of a second baseball park at Penn Field, more neighborhood parks in the middle section of Town, and beautification of the Town beaches. The Parks Master Plan will address future recreational and maintenance needs for the Town's extensive park system. A beach restoration plan will address the means for addressing erosion of the Town's popular beaches. A trail system in the Sailing Camp Park will improve the open space needs of an underserved, year-round portion of the community off Barnes Road. Bicycle access and safety concerns will be addressed with a CPA -funded Bikeways Connection project. Aesthetic improvements to Sunset Lake Park will make the harbor area more attractive and welcoming.

SCORP: The open space and recreation goals of the Town of Oak Bluffs appear to complement those outlined in the MA Statewide Comprehensive Outdoor Recreation Plan (SCORP).

Most specifically, the Town is working to increase the amount of trails:

- New ADA accessible walking trails in Sailing Camp Park (in an underserved neighborhood)
- Connect Shared-Use Paths in Town, focusing first on the connection from the Tisbury/Oak Bluffs Drawbridge to County Road (underserved neighborhood, walking access to hospital, connecting trails)
- Complete Land Bank's Cross-Oak Bluffs Trail (management plan for MV Land Bank to manage the trail/protect public rights/address problem areas in trail) (underserved neighborhoods, connecting trails)
- The coastal roads and sidewalks are extremely popular for walking, running and biking (where there are no specific trails = paved access to multiple different activities)

Increased water access:

- Dept. Fish & Game, Division of Fishing & Boating Access – new public, ADA accessible fishing pier in downtown Oak Bluffs (waterfront area safe for recreational fishing)
- North Bluff: In 2016 new boardwalk atop new seawall from Oak Bluffs Harbor to Steamship Authority pier (new waterfront pedestrian access) and ADA ramp to beach (water access)

ADA accessibility:

- New Sailing Camp Park trails
- New fish pier
- Renovated Niantic Park
- Beach wheelchair at Pay Beach
- 2016 North Bluff pedestrian boardwalk and ramp to beach

Teen Recreation Needs

- Two top teen needs noted in SCORP = teen center and skate park. Oak Bluffs has a skate park and a new YMVC with a teen center and swimming pool
- A new baseball field is being built

Senior Recreation Needs:

- More walking trails (see trails section, above)

Areas where Oak Bluffs could improve on goals set in SCORP include more recreation in underserved neighborhoods (already a goal), more picnic areas, more canoe/kayak put-ins, and consideration of community gardens.

C. Management Needs, Potential Change of Use

The Planning Board requires more administrative support. The Parks Department could use additional funding to address beautification and litter concerns. Professional planning for climate change impacts from the Martha's Vineyard Commission would be appreciated. The Board of Health could focus on addressing the impacts of nitrogen on pond water quality.

Section 8 – Goals & Objectives

GOAL A: Address Impacts of Coastal Climate Change on Open Space & Recreational Land

Objectives:

- a. Assess local risks of coastal climate change**
- b. Plan for adaptation to local climate change impacts**
- c. Seek permits/funding for planned coastal protection projects**

GOAL B: Improve Water Quality/Shellfish Habitat in Coastal Ponds

Objectives:

- a. Reduce nitrogen levels in coastal ponds**
- b. Reduce non-point source pollution on coastal ponds**

Goal C: Improve Recreational Facilities and Park Land

Objectives:

- a. Improve recreational facilities and services**

- b. Improve park/conservation land**
- c. Increase public recreational/open space access**

Section 9 – Seven Year Action Plan

See Action Plan Map, following Action plan

Section 9 7 Year Action Plan

Goal A: Address Coastal Climate Change Impacts on Open Space & Recreation Land				
Objectives	Actions	Responsible Party	Timeline	Funding
Assess Local Risks of Coastal Climate Change	Complete Coastal Climate Change Vulnerability Assessment & Adaptation Plan	Conservation Commission, Project Steering Committee	2015	CPA
	Present Vulnerability Assessment & Adaptation Plan recommendations to Board of Selectmen, Town	Conservation Commission, Project Steering Committee	2015	N/A
Plan for Adaptation to Local Coastal Climate Change Impacts	Begin planning to implement adaptation plan recommendations	Conservation Commission, Highway Dept., Emergency Management, Board of	2016-2021	Federal, State Climate
	Seek sand sources for beach nourishment; advocate for off-shore sand mining in Massachusetts	Conservation, Board of Selectmen, Parks Commission	2015-2018	Federal, State Climate Change
	Update Wetlands Bylaw regulations for Land Subject to Coastal Storm Flowage	Conservation Commission	2016	N/A
	Develop Wetlands Bylaw Regulations for Vegetation Management for erosion control, storm damage prevention, flood control	Conservation Commission	2017	N/A
	Prioritize and repair failing seawalls, revetments	Conservation, Parks, Board of Selectmen	2016-2021	Federal, State Climate Change Adaptatio
	Consider purchasing upland property for wetlands protection	MV Land Bank, Conservation	2016-2020	MV Land Bank
	Develop long-term beach management plan(permits, nourishment sources, dredging, planting vegetation, invasives	Selectmen, Conservation, Parks, Highway, Shellfish	2018	CPA
	Develop management plan for invasive species	Conservation	2018	N/A

invasive species			
Educate public on coastal climate change impacts, vulnerability, adaptation	Conservation	2015-2021	N/A
Implement salt marsh restoration projects	Conservation, Shellfish	2015-2021	CPA, US EPA

Seek Permits/Funding for Planned Coastal Protection Projects	Seek permits & funding for East Chop Bluff Stabilization	Selectmen, Highway, Conservation	2015-2017	Federal, State grant funding
	Finalize design, seek permits and funding for Farm Pond Culvert replacement	Shellfish, Conservation	2016	US Estuaries Rest. Act
	Seek final permits & funding for Sea View Avenue beach nourishment	Conservation	2016	CPA
	Seek permits & funding for Sea View Avenue Drainage Project	Conservation	2016	CPA, Non-point Source Pollution
	Seek funding for road improvements, lower East Chop Drive	Highway	2016	Not Determined
	Implement wasetwater project to raise electrical controls at pump stations	Wastewater	2015-2017	CZM Coastal Resiliency

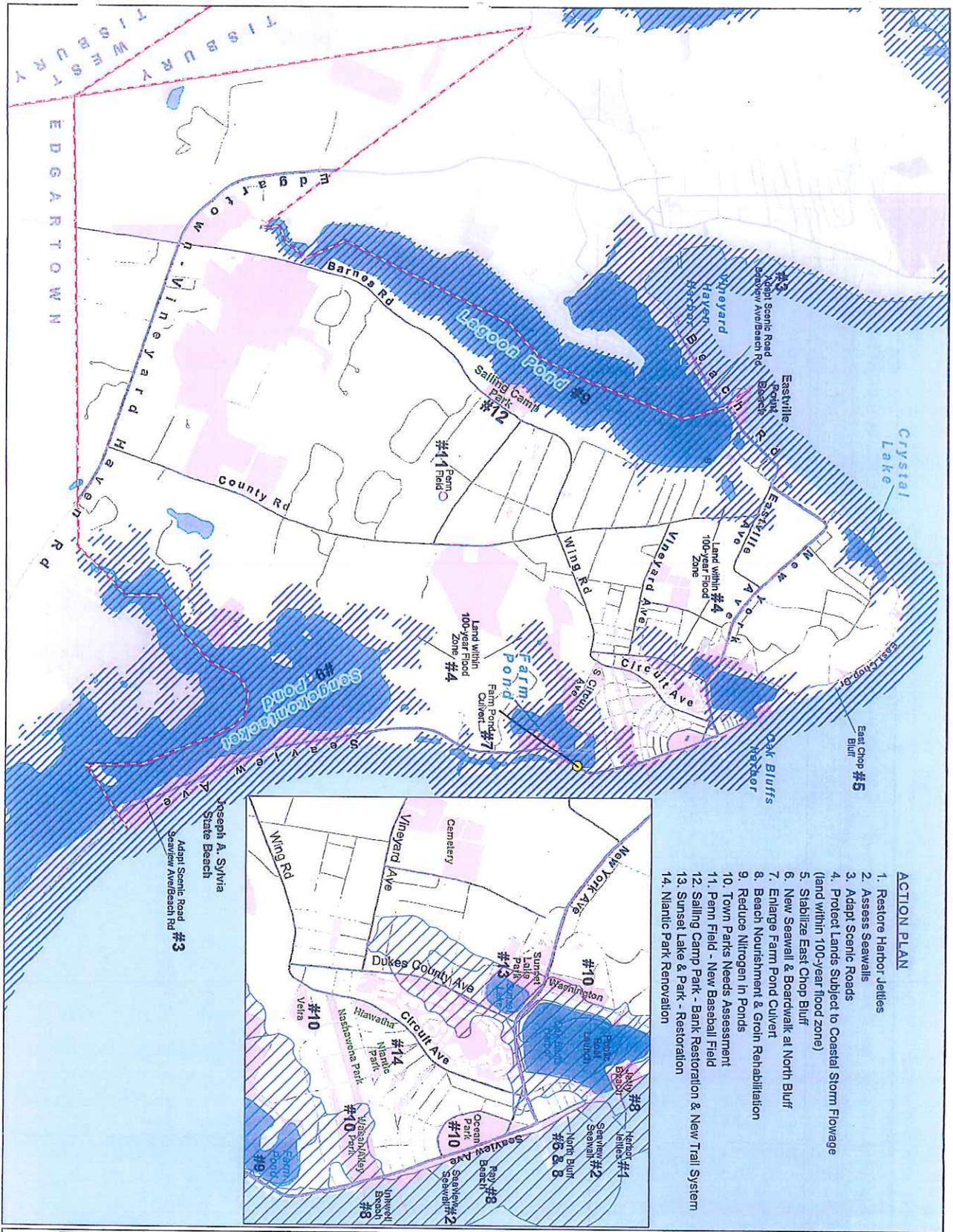
Goal B: Improve Water Quality/Shellfish Habitat in Coastal Ponds				
Objective	Actions	Responsible Party	Timeline	
Reduce Nitrogen Levels in Coastal Ponds	Plan for actions to meet MEP TMDLs in coastal ponds	Selectmen, Health, Wastewater, Shellfish, Conservation, Planning, Pond Associations	2015-2021	Not Determined
	Implement oyster, mussel, salt marsh restoration projects	Shellfish, Conservation,	2015-2021	CPA, US EPA, URI, Edgartown
	Support aquaculture projects in Sengekontacket & Lagoon Ponds	Shellfish, Conservation, Selectmen	2015-2021	CPA
	Consider Comprehensive Wastewater management Plan for Sengekontacket Pond watershed	Wastewater, Conservation, Shellfish, Health, Selectmen	2016	unknown
	Encourage nitrogen reduction components for on-site septic systems	Health, Wastewater, Conservation	2015-2021	N/A
	Consider sewerage options for Sengekontacket & Lagoon Pond watersheds	Wastewater, Health, Selectmen	2015-2016	MVC
	Research alternatives to sewerage in coastal pond watersheds	Wastewater, Health, Shellfish, Conservation, Selectmen	2015-2016	MVC
	Develop Wetlands Bylaw regulations to address vegetation management	Conservation	2016	N/A
	Address stormwater management/road run-off	Highway, Shellfish, Conservation	2018	CZM Coastal Pollution Remediation

Reduce Non=point Source Pollution to Coastal Ponds	Coninute study of marine invasive species, eel grass restoration	Shellfish	2016-2019	WHOI, US EPA, Tisbury Waterways,
	Continue water quality monitoring	Shellfish, MVC	2015-2021	MVC, FOS, LPA

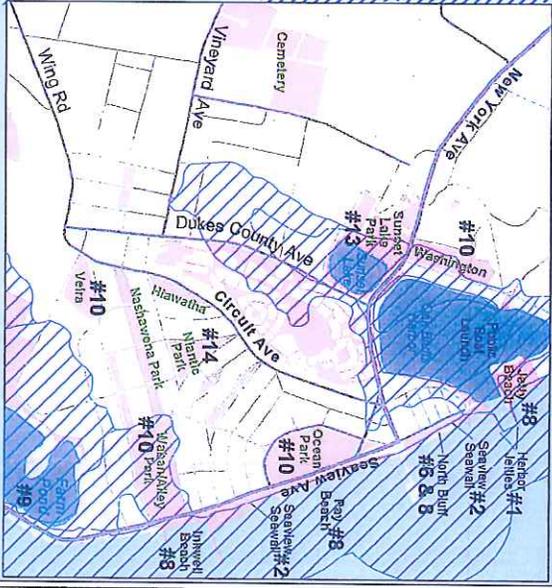
Goal C: Improve Recreational Facilities and Park Land				
Improve Recreational Facilities & Services	Install new stairway to Pay Beach, ADA accessibility, planting to protect dune	Parks, Conservation	2016	Parks Dept.
	Address beach concerns: nourishment, trash, signage	Parks Commission	2016	N/A
	Renovate Niantic Park: basketball court, playground, tennis courts, parking, bathrooms, landscaping	Parks Commission	2015-16	CPA
	Complete new Penn Baseball Field	Parks Commission	2015	CPA/Little League
	Replace track/field at regional high school	High School	2017	CPA
Improve Parks & Conservation Land	Parks Assessment Phase II: Design improvement plan for 10 Town parks - vegetation management, citizen education	Parks Commission	2016-17	CPA
	Coastal Bank Restoration at Sailing Camp Park	Conservation Commission	2015	CPA
	Restoration of Sunset Lake Park	FANS/Parks Commission	2015-2021	CPA/other
	Consider development of neighborhood parks in middle of Town for children and senior recreation	Parks, Selectmen	2015-2019	Parks/CPA
	Develop invasive species management plan for conservation/parks lands	Conservation Commission	2017	N/A

Promote agricultural use of land	Selectmen, Land Bank	2015-2017	N/A
Address public concerns about Waban Park; maintenance, trash, additional uses (picnic tables, etc.)	Parks	2016	N/A

Increase Public Recreation/Open Space Access	Complete Oak Bluffs/Tisbury Pedestrian/Bikeway Connection	Town Administrator	2015-2018	CPA/other
	Develop walking trail system at Sailing Camp Park	Conservation Commission	2015	CPA/other
	Complete Cross-Oak Bluffs Trail	MV Land Bank/Board of Selectmen	2017	MVLB
	Implement Streetscape Design Project	Planning Board	2017	Massworks/DHCD
	Address open space/recreation needs of older residents	Conservation Commission, Council on Aging	2018	Not Determined
	Establish a fenced-in dog park	Public committee, Parks	2017	private
	Sailing Camp Park Trails: add signage, benches, plantings	Conservation Commission	2016	CPA
	Conduct inventory of ADA needs at Town parks	Parks Department	2016	CPA
	Improve ADA access at Town parks per inventory	Parks Department	2017-18	CPA/other
	Determine protected status of Town parks	Parks Department	2017	CPA
	Seek permanent protection of unprotected Town parks	Town Meeting vote/other	2018	N/A



- ACTION PLAN**
1. Restore Harbor Jetties
 2. Assess Seawalls
 3. Adapt Scenic Roads
 4. Protect Lands Subject to Coastal Storm Flowage (land within 100-year flood zone)
 5. Stabilize East Chop Bluff
 6. New Seawall & Boardwalk at North Bluff
 7. Enlarge Farm Pond Culvert
 8. Beach Nourishment & Groin Rehabilitation
 9. Reduce Nitrogen In Ponds
 10. Town Parks Needs Assessment
 11. Penn Field - New Baseball Field
 12. Sailing Camp Park - Bank Restoration & New Trail System
 13. Sunset Lake & Park - Restoration
 14. Manlic Park Renovation



OAK BLUFFS Open Space Plan 2014

Action Plan

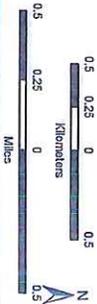
- Open Space
- Surface Water
- Flood Hazard Areas*
- 100 year flood zone
- Road
 - Primary
 - Secondary
 - Neighborhood
- Town Boundary

*Data released by FEMA in June 2013.

NOTES:
Map prepared by the Martha's Vineyard Commission for the Oak Bluffs Open Space Plan, 2014.

DISCLAIMER:
Data provided are for planning purposes only. The data are not intended for use in any legal proceeding. The MVC cannot be responsible for how these data are used or interpreted by the end user.

Compiled by: Martha's Vineyard Commission, G. Seibel, 1251 S. Pt. St. Ignace, 02542, www.mvcommission.org
 Digitized by: GIS Department, 100 State Street, 02542, www.mvcommission.org
 Projection: StatePlane, MA Mainland, NAD83, Meter
 File: cis_04_08Plan_001_actioPlan_001r14.mxd
 Original in color



Section 10 – Public Comments

Elizabeth Durkee

From: coogans@comcast.net
Sent: Wednesday, November 05, 2014 3:16 PM
To: Elizabeth Durkee
Subject: open space

Liz Durkee

Conservation Commission

Dear Liz,

I have reviewed your "Open Space & Recreation Plan" document. It gave me a chance to see all that we have done over the last few years and to view the list of tasks we have before us that need our attention. First thank you for your hard work in detailing all of this information. I hope to find ways to bring more attention to our needs with even greater participation from members of our community.

We have a great number of assets within the boundaries of our town which you have listed in your extensive inventory. We all need to find ways to not only protect them but as we can see from your public input we have a need to enhance them.

Our townspeople and our visitors from all over the world who come to our shores enjoy these natural amenities and expect us to protect and nurture them for their present and future use. Let's work together to find any way possible to make this happen.

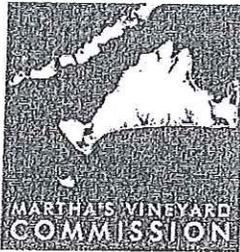
Thank you again for your dedication.

Sincerely,

Gregory A. Coogan

Chairman, Oak Bluffs Board of Selectmen

ed



January 16, 2015

Elizabeth Durkee
Conservation Agent
Town of Oak Bluffs
Oak Bluffs, MA 02557

RE: Letter of Review for the Draft Oak Bluffs 2014 Open Space & Recreational Plan

Dear Ms. Durkee,

The Martha's Vineyard Commission staff has reviewed the Town of Oak Bluffs Draft 2014 Open Space and Recreational Plan.

The draft document is consistent with goals and objectives from the MVC's 2009 Island Plan. Overall, the draft plan is very comprehensive and thorough and we are happy to have contributed to its preparation. The MVC supports the Oak Bluffs Conservation Commission's submission of the Draft 2014 Open Space and Recreational Plan to the Massachusetts Division of Conservation and Recreation.

If you or your board needs additional information or assistance with finalizing or implementing this plan, please do not hesitate to contact me or the appropriate staff member.

Martha's Vineyard Commission

Sincerely,

Mark London

Executive Director, Martha's Vineyard Commission

TOWN OF OAK BLUFFS
CONSERVATION COMMISSION
PO BOX 1327 OAK BLUFFS, MA 02557

January 24, 2015

Re: Town of Oak Bluffs Open Space and Recreation Plan

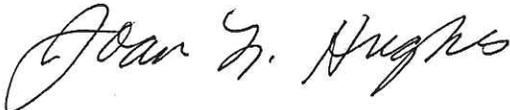
I am writing in support of the of the Open Space and Recreation Plan. The inventory and assessment sections are clearly and accurately portrayed; the analysis of needs and goals and objectives sections reflect accurately those of the Oak Bluffs Conservation Commission.

The Conservation Commission feels that coastal climate change impacts are a priority; we are proactively studying these impacts on our town infrastructure, and working to mitigate its effects. CPA funds have helped us implement a professional scientific study of climate change impacts, and identify design and regulatory solutions. CPA funds have also helped us with design and engineering studies to protect our shoreline and beaches, allowing us to seek the funding necessary to protect and restore our aging shoreline protection structures.

The Conservation Commission works closely with other town agencies to further the aims of this report, helping to protect and maintain recreation facilities, with concern for the parks, beaches and open space abundant in our town.

We feel that this Plan will be useful as a planning document for the Town, and will help provide clear goals and objectives which the differing boards and commissions can work towards in a cooperative and effective manner.

Sincerely,



Joan L. Hughes
Chair
Oak Bluffs Conservation Commission

February 11, 2015

Oak Bluffs Conservation Commission

Attn: Liz Durkee

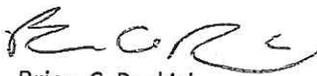
RE: Letter of review for the Draft Oak bluffs 2014 Open Space and Recreational Plan

Dear Ms. Durkee,

The Oak bluff Planning board has reviewed the Town of Oak bluffs Draft 2014 Open Space and Recreational plan. We would like to thank you for the commitment to formulating a comprehensive document to highlight our assets and project future goals associated with our Open space and recreation.

The Planning board voted 5-0 in favor of requesting removal of all language associated with the hiring of a town planner.

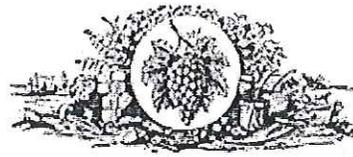
Sincerely,



Brian C. Packish

Chairman Oak bluffs Planning board

VINEYARD



GAZETTE



New plan will guide Oak Bluffs in stewardship of natural resources like Trade Winds Park. *Mark Lovewell*

From Beaches to Parks, Oak Bluffs Makes Plans for Open Space

Olivia Hull *Tuesday, January 20, 2015 - 1:13pm*

Oak Bluffs is known for its parks. There are 20 of them in the port community, including 11 parks that adorn the downtown area, providing respite from the dense development surrounding them.

In Oak Bluffs as a whole, open space makes up 29 per cent of the town's acreage, at 1,366 acres.

But it's not enough just to admire the open space and the plentiful parkland, according to the new Oak Bluffs open space and recreation plan, a 40-page draft document that will guide the town in stewardship of these natural resources.

Oak Bluffs conservation agent Elizabeth Durkee said the town must protect, improve, and create more opportunities for the public to enjoy open spaces.

“Oak Bluffs is blessed with great beaches, parks, and hundreds of acres of coastal property,” Mrs. Durkee told selectmen during a presentation plan last week. “The open space plan is a powerful tool for protecting and enhancing those resources.”

The plan, which qualifies the town for state funding, names three main goals: address the threat of climate change, reduce nitrogen in salt ponds, and improve parks and recreational activities.

Mrs. Durkee described ongoing efforts to accomplish these goals. For example, the town is working with an engineering firm to produce a study of the impacts of climate change on the community’s infrastructure.

In other projects, the town has carved trails at the Sailing Camp on Lagoon Pond, and planned for a major restoration at Niantic Park, a favorite spot for recreation.

The parks department also plans to spruce up 10 parks with new signage and new plantings.

Other areas of improvement identified in the open space plan include park accessibility and open space in certain sections of town.

The public beaches in Oak Bluffs are free and beloved but not fully accessible to all visitors. Projections show that the elderly population is likely to grow at a faster rate on the Island than elsewhere in the state, so passive recreational activities are a priority, according to the plan.

The town is looking at ways to install stairs at Pay and Inkwell beaches and eventually, to ensure universal access.

The plan also notes that open space is still lacking in a large midsection of town between Barnes and County Roads, an area saturated with housing developments.

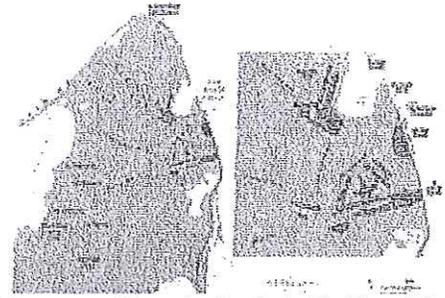
Mrs. Durkee began researching and writing the plan in 2012, incorporating public input gathered at government meetings.

Since 2005, the town has allocated community preservation act funds for many conservation projects including beach restoration efforts and water quality monitoring in the town ponds.

Following strict guidelines from the state, the open space plan takes inventory of all the natural resources in town, including bodies of water, plant species, geologic elements and fisheries and wildlife.

It also makes a case for the importance of conservation interests.

“The environment here is the economy, from beaches and birds to food and fish,” the plan states.



There are 20 parks in Oak Bluffs, with open space accounting for 29 per cent of town's acreage.

The most pressing issues identified in the plan are planning for climate change and reducing nitrogen in coastal ponds. But being aware of threats to the environment is not the same as being able to address every one of them.

"Funding is the greatest challenge in addressing these issues," the plan concludes.

The plan is available at the conservation department at town hall.

Comments (3)

Brian Packish

Liz has done a great job of putting together a very comprehensive plan to protect and promote one of our greatest resources. It's encouraging to see.

January 21, 2015 - 2:56pm

Cate

Sounds like she is doing amazing work and I thank her! I hope that in consideration of the park/rec aspect, a fenced in dog park would be considered. Certainly not the first thing that would spring into everyone's mind, but it would be frequented and enjoyed.

January 22, 2015 - 9:50am

Susanna J. Sturgis, West Tisbury

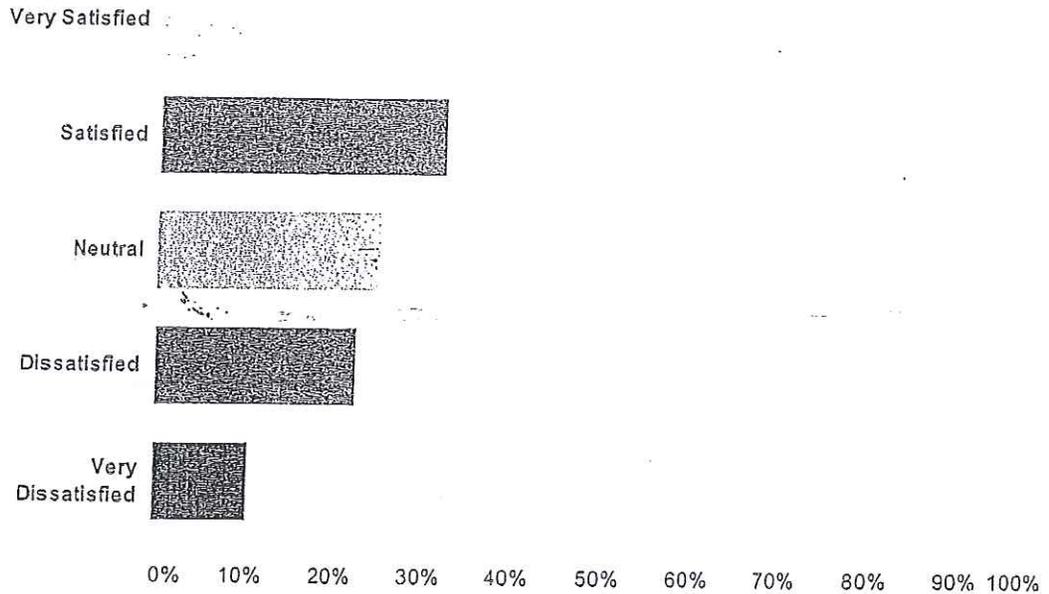
I would *love* a fenced-in dog park! Because of his high prey drive, my well-mannered (most of the time) and friendly malamute can't be off-leash except in a fenced-in area. I wish he had more opportunities to run around and play with other dogs.

February 4, 2015 - 5:52pm

Oak Bluffs Open Space and Recreation Survey

Q1 How satisfied are you with the places for children and youth to play and recreate in town?

Answered: 84 Skipped: 0

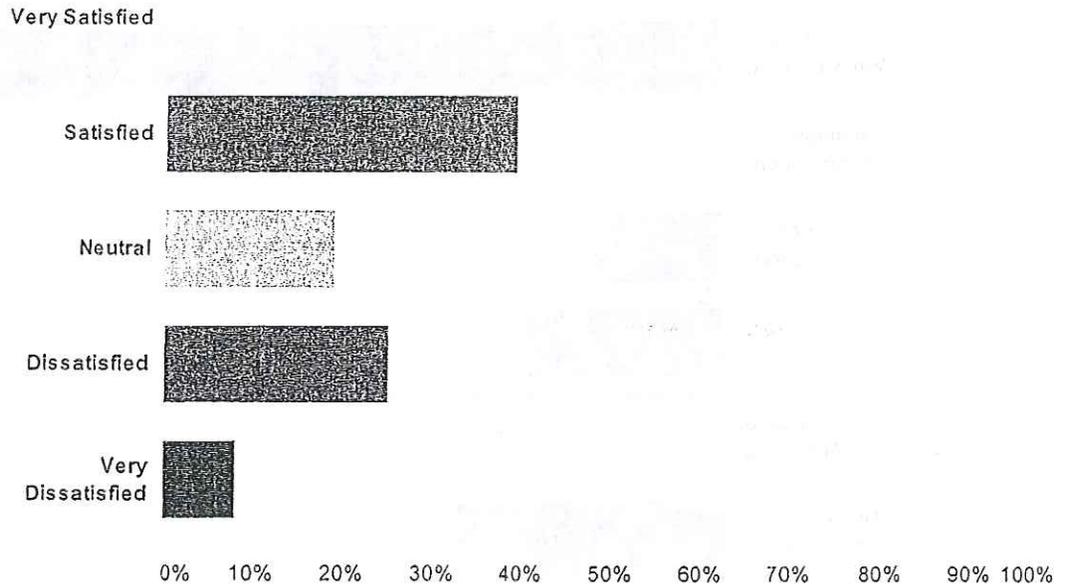


Answer Choices	Responses	
Very Satisfied	9.52%	8
Satisfied	32.14%	27
Neutral	25.00%	21
Dissatisfied	22.62%	19
Very Dissatisfied	10.71%	9
Total Respondents: 84		

Oak Bluffs Open Space and Recreation Survey

Q2 How satisfied are you with the places available in town for recreational use by adults?

Answered: 84 Skipped: 0



Answer Choices

- Very Satisfied
- Satisfied
- Neutral
- Dissatisfied
- Very Dissatisfied

Responses

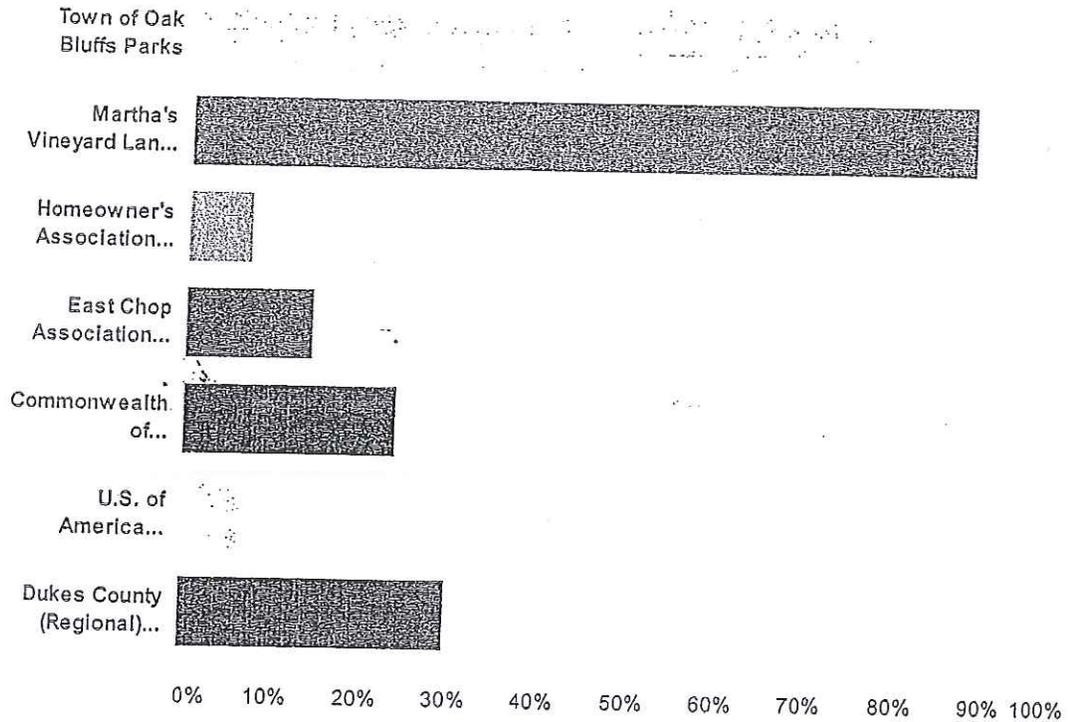
Percentage	Count
8.33%	7
39.29%	33
19.05%	16
25.00%	21
8.33%	7

Total Respondents: 84

Oak Bluffs Open Space and Recreation Survey

Q3 Do you use the Town's various open space and recreation areas?

Answered: 84 Skipped: 0



Answer Choices

Responses

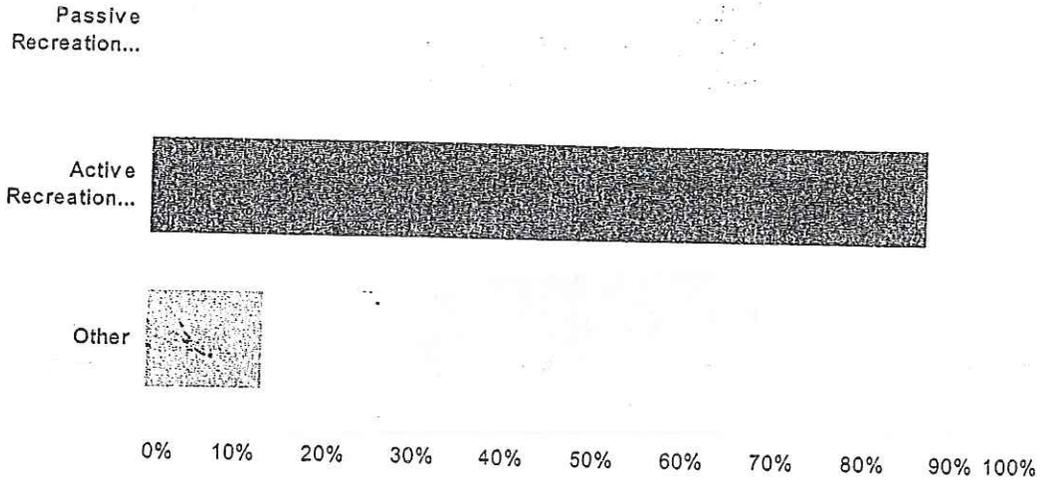
Answer Choices	Responses	Count
Town of Oak Bluffs Parks	88.10%	74
Martha's Vineyard Land Bank Trails/Areas	88.10%	74
Homeowner's Association Areas	7.14%	6
East Chop Association Sites	14.29%	12
Commonwealth of Massachusetts (State) Sites	23.81%	20
U.S. of America (Federal) Sites	7.14%	6
Dukes County (Regional) Sites	29.76%	25

Total Respondents: 84

Oak Bluffs Open Space and Recreation Survey

Q5 For which purpose (s) do you use the Town's open space?

Answered: 84 Skipped: 0



Answer Choices

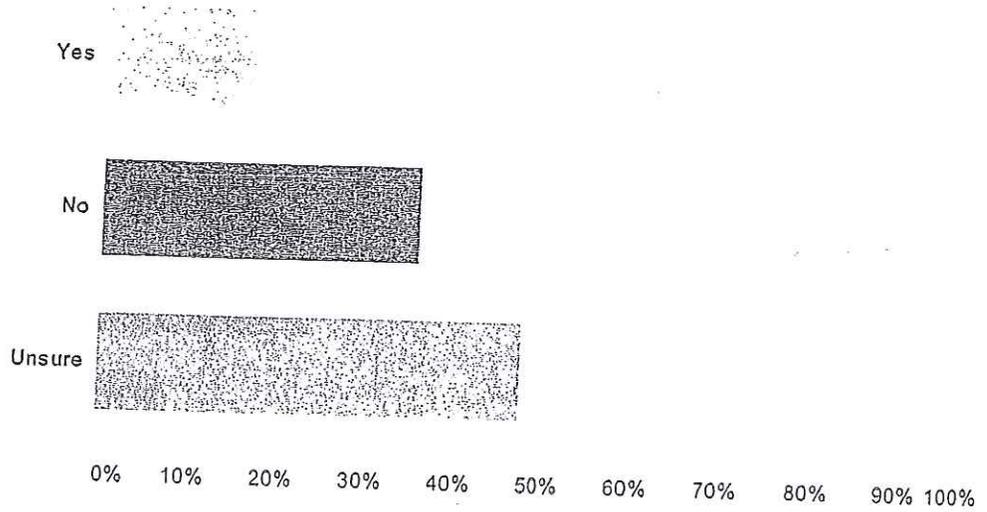
Responses

Passive Recreation (bird watching, picknicking, etc.)	67.86%	57
Active Recreation (walking, bicycling, etc.)	86.90%	73
Other	13.10%	11
Total Respondents: 84		

Oak Bluffs Open Space and Recreation Survey

Q4 Do you know what activities you can do on the Town's various open space and recreation areas? Is there a central place (website, community calendar) where you can get information on things to do?

Answered: 84 Skipped: 0

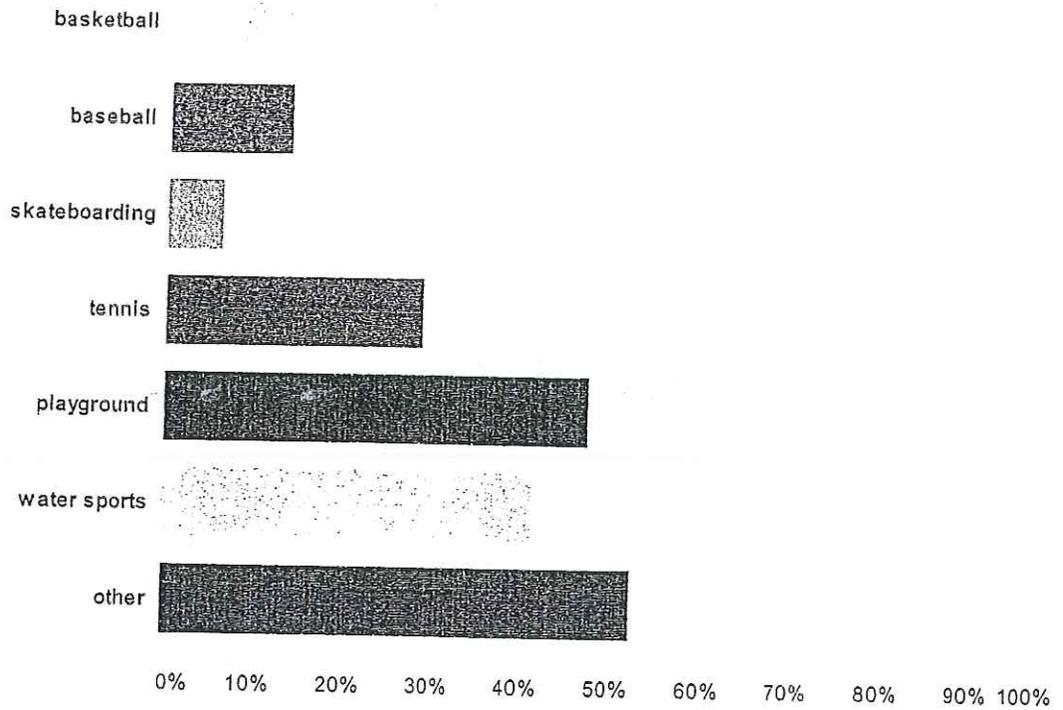


Answer Choices	Responses	
Yes	16.67%	1
No	35.71%	30
Unsure	47.62%	47
Total		84

Oak Bluffs Open Space and Recreation Survey

Q6 For which purpose (s) do you use the Town's recreational areas?

Answered: 80 Skipped: 4



Answer Choices

Responses

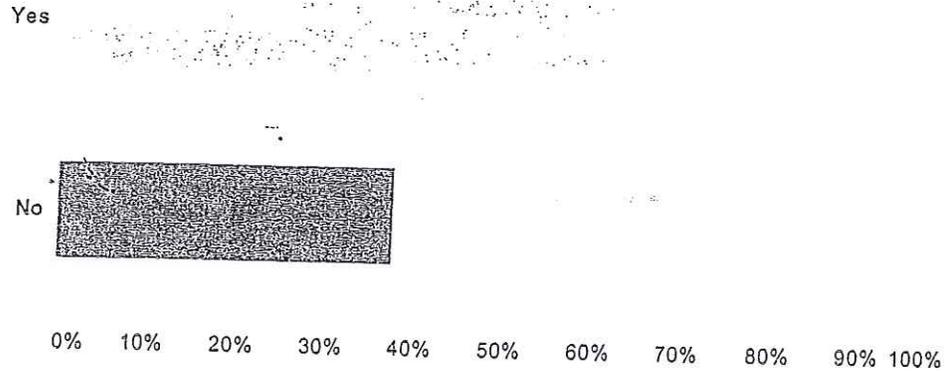
basketball	18.75%	15
baseball	13.75%	11
skateboarding	6.25%	5
tennis	28.75%	23
playground	47.50%	38
water sports	41.25%	33
other	52.50%	42

Total Respondents: 80

Oak Bluffs Open Space and Recreation Survey

Q7 Are the Town's open space and recreational areas equally dispersed throughout the community? (Are sites within a five-minute walk from your home?)

Answered: 82 Skipped: 2



Answer Choices

Yes

No

Total

Responses

62.20%

37.80%

51

31

82

Oak Bluffs Open Space and Recreation Survey

Q8 If you answered 'No' to the previous question, what open space/recreational opportunity is missing, and where?

Answered: 20 Skipped: 64

#	Responses	Date
1	Play Equipment for Children Enclosed area for dog play	5/24/2014 3:13 PM
2	Nothing available in the southeast part of town other than bike paths.	5/6/2014 11:15 AM
3	Need more lifeguards and better bike paths	5/5/2014 9:37 PM
4	nothing is missing. Just not 5 minutes walk. Nor do I want them all to be that close. Just using this space for added comments: how is the survey being accessed? How many responses are you hoping to get? Can it be accessed other than through internet, ie., paper for seniors, through the schools, library, advertized in newspapers, etc.? Where will the results be posted and when?	5/5/2014 8:38 PM
5	no open space near my home	5/5/2014 4:16 PM
6	Near the hospital there's no where for kids to play (playground, park, etc).	5/5/2014 3:18 PM
7	The town has many lots designated as park land. It would be nice to have them cleared some so families could use them. Maybe get the horticulture class at MVRHS or boy/ girl scouts etc. to do some of the raking and clearing minus the tree trimming??	5/5/2014 2:48 PM
8	I believe there are 2 playgrounds in town - the OB School & Niantic Park If you live off of County or Bames Rd, those parks are too far away for young children to walk to with their families.	5/5/2014 9:22 AM
9	bames rd	5/3/2014 12:41 AM
10	near the solar green house	5/2/2014 9:56 PM
11	Waban park!!!!	5/2/2014 8:01 PM
12	more kayak landings, water access	5/1/2014 2:42 PM
13	very little parkland in the middle portion of Town	5/1/2014 10:10 AM
14	Access and proximity	5/1/2014 8:00 AM
15	No Town park within a 5 minute walk. Though the State Forest is.	5/1/2014 7:52 AM
16	Near the Blinker Light (new roundabout)	4/30/2014 8:51 PM
17	easy access to historic trails, signage	4/30/2014 1:22 PM
18	My home is off Vineyard Avenue...Potato Farm Road. The town will not give us a sign actually...we have owned for about 16 years actually.	4/30/2014 1:09 PM
19	beach	4/30/2014 12:51 PM
20	There is a big question in my mind around the town owned land in the Southern Woodlands... what's the town's plan for this space commonly referred to as the doughnut hole?	4/30/2014 12:38 PM

Oak Bluffs Open Space and Recreation Survey

Q9 Are open space and recreational areas maintained routinely?

Answered: 83 Skipped: 1

Yes

No



Answer Choices

Responses

Yes

55.42%

46

No

44.58%

37

Total

83

Oak Bluffs Open Space and Recreation Survey

Q10 If you answered 'No' to the previous question, what open space/recreational areas are in need of maintenance/repair/improvement?

Answered: 33 Skipped: 51

#	Responses	Date
1	Many of the open spaces are covered with litter and no landscaping	5/28/2014 8:39 PM
2	Niantic park	5/27/2014 8:56 AM
3	Niantic Park - Playground equipment, landscape maintenance, litter on ground, lack of trash barrels etc Pennacook Park - glass in topsoil Town Beach - Trash on ground, railings	5/26/2014 9:28 PM
4	The basketball court at Niantic Park	5/21/2014 12:43 PM
5	Beaches and waterfront require plain and simple improvement. They should not be made to look like beaches anywhere else, but they should be cared for—more beach grass, more soft solutions, more good quality sand, grooming of the beaches (our Concom is wrong to not allow this BTW), work on access paths and stairways, comfort facilities, but nothing complicated or that will change the simple pleasures of a beautiful in-town beach, very simple fencing (my strong preference is to replace with the same fence we have always had), maintain the beaches sweet importance as the place families and friends have gathered for generations. We are so blessed.	5/17/2014 12:45 PM
6	The playground looks awful. I think OB residents should be able to use the tennis courts for free during the should seasons.	5/6/2014 12:20 PM
7	Nanantic Park often has nip bottles, used personal items and trash. The teen is courts are hardly used because they are on lock down. Unless you want to pay \$200. For a key.	5/6/2014 11:44 AM
8	Better care of top of Sunset park where drainage comes off Spruce. What is the purpose of the fenced in park area at comer of Wachusetts/Naushon? What happened to the "special garden" in Waban Park to help with drainage?	5/5/2014 8:38 PM
9	all	5/5/2014 4:16 PM
10	OB playground has been dangerous for kids for 3 years now. The park on Franklin Street has no play structure	5/5/2014 3:58 PM
11	Tennis courts area	5/5/2014 3:24 PM
12	I wouldn't say routinely	5/5/2014 3:01 PM
13	I believe some are being worked on and upgraded.	5/5/2014 2:48 PM
14	Niantic park,	5/5/2014 6:08 AM
15	Niantic park in oak bluffs is a mess broken glass everywhere, not enough trash barrels broken pic nick tables etc...	5/3/2014 6:11 PM
16	Niantic Park - should be cleaned up and raked regularly, watered during dry periods, fences repaired, swings, etc. should be safe and maintained, sandboxes should be cleaned periodically, grounds are in poor condition, not safe for children running, more trash recepticles, especially around basketball courts. Waban Park - the grounds are very rough and not inviting for family games.	5/3/2014 5:00 PM
17	all - assume it's a budget issue	5/1/2014 2:42 PM
18	All.	5/1/2014 8:00 AM
19	THE BEACHES, ESPECIALLY THE BOARDWALKS AND THE ACCESS PATHS TO THE BEACHES	4/30/2014 9:51 PM
20	OB basketball and playground are beat	4/30/2014 9:14 PM
21	dog park doesnot require people to clean up after dogs	4/30/2014 6:08 PM

Oak Bluffs Open Space and Recreation Survey

22	Most parks aside from Ocean Park. The courts need major work.	4/30/2014 4:10 PM
23	penn field Town Beach (walls and railings)	4/30/2014 3:18 PM
24	Simple trash pickup. ie. Waban park	4/30/2014 1:31 PM
	Niantic Park -- several of the town's 47 named parks go ignored, perhaps due to budget	4/30/2014 1:22 PM
26	Some are some aren't. The town needs to bring back the Park department and stop the privatization of services. We are overpaying and many areas are not being serviced.	4/30/2014 1:14 PM
27	basketball courts have trash cans only in height of season trash and glass all over the playground	4/30/2014 1:01 PM
28	Small parks around town in residential neighborhoods	4/30/2014 12:51 PM
29	Pocket Parks on Winthrop and Franklin	4/30/2014 12:46 PM
30	Could use additional waste receptacles. In busy season the park can be unsightly with garbage.	4/30/2014 12:19 PM
31	daily maintenance, trash	4/30/2014 12:13 PM
32	Medeiros Landing, Hudson Ave. The trash piles up. The barrel should be emptied more often.	4/30/2014 11:48 AM
33	Niantic Park Pennacook Park	4/30/2014 11:43 AM

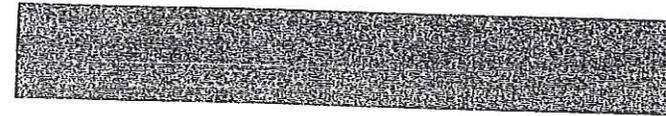
Oak Bluffs Open Space and Recreation Survey

Q11 During the peak tourist season, are the Town's open space and recreational areas overcrowded?

Answered: 79 Skipped: 5

Yes

No



0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

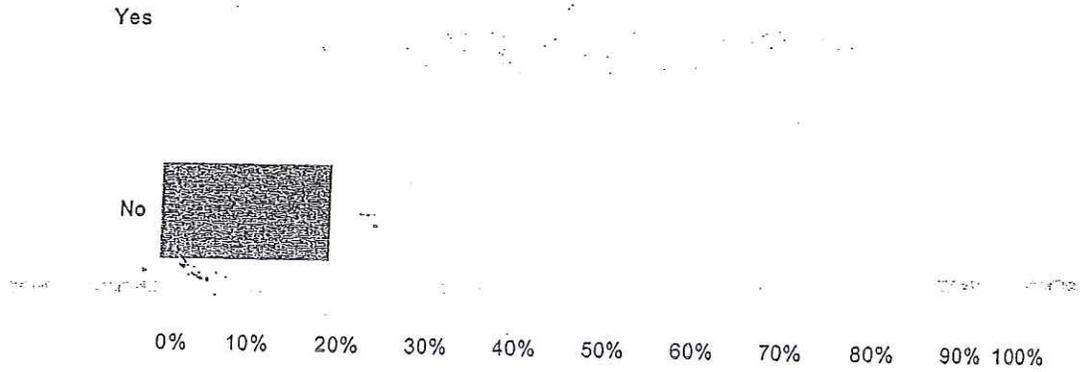
Answer Choices

Answer Choices	Responses	
Yes	26.58%	21
No	73.42%	58
Total		79

Oak Bluffs Open Space and Recreation Survey

Q12 Do you seek recreational facilities/opportunities outside of Oak Bluffs?

Answered: 84 Skipped: 0



Answer Choices

Yes

Responses

80.95%

68

No

19.05%

16

I

84

Oak Bluffs Open Space and Recreation Survey

Q13 Which areas/sites, and on what specifically, should the Town focus future open space and recreation investments?

Answered: 58 Skipped: 26

#	Responses	Date
1	A user friendly, clean playground -so I don't have to go to edgartown and west chop	5/28/2014 8:39 PM
2	Playground equipment	5/27/2014 8:56 AM
3	Niantic Park, Town & Inkwel Beaches (trash needs to be picked-up)	5/26/2014 9:28 PM
4	Play Area Children safe Enclosed areas for dogs Walking trails Sailing Park	5/24/2014 3:13 PM
5	Niantic park Basketball court renovation, fitness equipment, new playground equipment, benches/seating, restrooms, water fountains	5/21/2014 12:43 PM
6	Beaches and waterfront, from the end of the Seawall at Farm Pond to the harbor. What is happening at the North Bluff is very frightening--hardscapes, fencing in the ocean, too-tall fishing pier, more suburban feel--please no more of that. SSA looks like an industrial complex. Bike paths need improvement and getting people around more safely and comfortably on bikes is important. More spots for people to sit--in some places there are more than enough, in others not enough--for example, Circuit Avenue, Kennebec, Sunset Lake, near boat wharf, bus stops. We would benefit from some very simple shelters at boats and bus stops--island-style, not city-style, no views blocked, no side walls, just shelter from sun and rain.	5/17/2014 12:45 PM
7	Why is there no place to expand on questions here or make comments?	5/10/2014 10:41 PM
8	Beach areas close to town. bicycle paths..	5/7/2014 2:25 PM
9	Not sure	5/7/2014 1:36 PM
10	See previous answer	5/6/2014 12:20 PM
11	Clean up the parks and open the tennis courts to the tax payers of OB.	5/6/2014 11:44 AM
12	Is it possible to develop some facility in the southern woods area?	5/6/2014 11:15 AM
13	Better marked areas for bike access/parking/transit through OB. Portable/seasonal changing areas for beaches including possible showers at end of Waban Park. Increased fee structure for commercial activities for use of parks, ie for parking for antique cars/fishing derby's/fireworks/illumination and for events that sell ticket to get a percentage of sales.	5/5/2014 8:38 PM
14	town beach; good municipal playground; more bike paths	5/5/2014 4:16 PM
15	Edgartowns play ground much cleaner	5/5/2014 3:24 PM
16	Playground, and not just courts	5/5/2014 3:16 PM
17	PLEASE fix the atrocious and dangerous railings along town beach from the Steamship to Inkwel. And clean up the poison ivy while you are at it. It is appalling that hasn't been dealt with over the last FIFTY years!! Also amazing the town has not been sued b/c someone fell or got cut. the new fish pier will be a boon...and it only makes the railing look worse. Ocean Park looks lovely, by the way.	5/5/2014 3:01 PM
18	Ocean park is full of bird/geese droppings. Picnic tables and benches and just areas or little nooks for walkers/bikers to stop and rest while observing the great views. Sort of like a mini rest area on highways but more for pedestrians not motorized vehicles.	5/5/2014 2:48 PM
19	Build 2 playgrounds - one in the neighborhood North of Wing Rd West of County Rd & East of Lagoon Pond; the other in the neighborhood around PA Ave and Alpine Rd.; Add improvements to Waban Park -- perhaps a picnic grove; Please replace the metal fencing along Sea View Ave - it looks pathetic.	5/5/2014 9:22 AM
20	Other beaches, trails etc	5/5/2014 6:08 AM

Oak Bluffs Open Space and Recreation Survey

1	Oak bluffs Niantic Park!!!!	5/3/2014 6:11 PM
2	<p>Waban Park needs a lot of work and continuing maintenance. Planned improvements to Niantic Park are lacking in some areas. The tennis backboard should not be removed. It is used all the time, much more than the tennis courts themselves. I live across the street from Niantic Park and I see this for myself. I have many qualms about closing Katama Street. If the stop signs on Pocasset Ave. are removed cars will increase their speed at this junction and will be a danger to children playing in the park. Many children ride bikes out into the street from the park, and there are always kids on skateboards in the streets. Also, there needs to be a path through the park where Katama Street is now because many, many people walk from town towards Farm Neck Pond and will no doubt be frustrated about having to walk around the park or climb over the (new) fences. The cars that coming down Katama on their way to Circuit Ave. will have an unpleasant choice. If they turn right, they will have a difficult turn to the left at a very difficult intersection at Tuckermuck that is really a blind intersection going from Tuckermuck onto Pocasset. Here again, this will be complicated because the cars headed toward Circuit Ave. on Pocasset will be going at a higher rate of speed knowing there is no stop sign at Pocasset and Katama. I see this as a potentially dangerous intersection. Add to that that in the summer there is a lot of pedestrian traffic with people headed to the beach pulling wagons and carrying a lot of beach gear, not to mention kids heading to and from the park. In summation, I think closing Katama to unite the two parts of the park is on the whole a poor idea. It's such a small section or grassy area, I doubt if you will see much of an increase in usage anyway. I say can the idea of closing the street and put the money into something else.</p>	5/3/2014 5:00 PM
23	Oak bluffs needs multipurpose athletic fields(soccer/lacrosse) possibly behind the rink for youth sports.	5/3/2014 5:36 AM
24	More tennis courts, baseball fields, better playground. Do something with Waban Park! It's a brown, dry wasteland!!	5/2/2014 8:01 PM
25	waban park	5/2/2014 9:36 AM
26	Focus should be on equipment and spaces for children.	5/1/2014 5:20 PM
27	Sunset Lake and Lakeside park need work. Erosion is evident and prohibits the use of the field while damaging the lake. As an entrance to OB, it should be cared for. Litter should be regularly cleaned up. Car parking should be minimized as it increases the rate of damage. The park could be and should be more wonderful..	5/1/2014 2:55 PM
28	community gardens bike trails walking trails	5/1/2014 2:31 PM
29	I am thrilled with the plans for Niantic Park and love that the town keeps the parks (except for Waban) in such good shape. Love that there are free "events" in the parks and would like to see more - especially the family oriented ones.	5/1/2014 12:27 PM
30	picnic tables with grills would be good someplace, also obviously the waterfront needs major help	5/1/2014 12:03 PM
31	protect beaches against storm damage, erosion, sea level rise	5/1/2014 10:10 AM
32	all, but especially walking and bike paths.	5/1/2014 8:00 AM
33	Wetlands and beaches	5/1/2014 7:52 AM
34	playground and basket ball, tennis area	5/1/2014 6:35 AM
35	goose/brant control in ocean park, waterfront maintenance	4/30/2014 11:34 PM
36	Inkwell Beach, Tradewinds (owned by landbank) signage regarding no parking at end of Tradewinds, more dog friendly spaces.	4/30/2014 10:55 PM
37	THE BEACHES AND BEACH AREAS - RUN DOWN, DANGEROUS AND EMBARRASSING. PROVIDE FACILITIES, AND MORE TRASH REMOVAL, MORE SAFETY EQUIPMENT.	4/30/2014 9:51 PM
38	West Chop playground and Edgartown playgrounds make OB look Ghetto. Why don't we fence it in like west chop since the cops have never given a ticket anywhere within 5 miles of OB playground	4/30/2014 9:14 PM
39	Hiawath and Waban	4/30/2014 8:51 PM
40	waban park is useless and playground is outdated on pocasset	4/30/2014 6:08 PM
41	Basket ball courts.	4/30/2014 4:10 PM
42	Penn field Town Beach (walls and railings) Small parks need better maintenance	4/30/2014 3:18 PM

Our Towns Open Space and Recreation Survey

43	Maintaining waterviews for the public and access to beaches	4/30/2014 2:34 PM
44	Niantic Park & Town Beaches	4/30/2014 1:56 PM
45	forest trails near airport	4/30/2014 1:38 PM
46	I'd say just cleanliness and upkeep. Overall satisfied.	4/30/2014 1:31 PM
47	the Inkwell, Waban Park, Trails in Southern Woodlands, the misc other named parks: trim shrubs, cut & grow grass, add benches or lights, improve signs. attention to horse riding, better attention to bike paths, particularly close to Circuit ave	4/30/2014 1:22 PM
48	The existing sites need to be cleaned and maintained by a Park Dept. Trash barrels etc need to be more frequent. Sanitary facilities are a must do on the list. Private business should NOT be allowed in parks or on public property. It undermines the local businesses.	4/30/2014 1:14 PM
49	State Road Bike Trail	4/30/2014 1:09 PM
50	Niantic	4/30/2014 1:05 PM
51	Basketball court area	4/30/2014 1:01 PM
52	The town should focus on sewerage to preserve the legacy of the Lagoon and Sengekontacket.	4/30/2014 12:54 PM
53	children's areas and around the harbor and sunset lake	4/30/2014 12:51 PM
54	Maintenance of all areas other than Ocean Park	4/30/2014 12:46 PM
55	Overgrown public space in the center of the Highlands off of East Chop. Trails between the OB School and Farm Pond. The new trail system around the sailing Camp...	4/30/2014 12:38 PM
56	Niantic park. Better and safe swings. I personally observe injuries to children on the swings on a daily basis. The chains are clearly unsafe and not finger friendly!!!! Children get fingers pinched everyday. Sand boxes look unsanitary.	4/30/2014 12:19 PM
57	Niantic Park	4/30/2014 11:43 AM
58	Develop the undeveloped parks.	4/30/2014 11:15 AM

Public Input Session
2012 Open Space & Recreation Plan
July 2, 2012 - 5:15 pm
Parks Commission meeting
Council on Aging Building

Present:

Richard Combra, Jr., Amy Billings, Parks Commissioners
Liz Durkee, Joan Hughes, Penny Hinkle, Conservation Department

Two members of the public were present at the meeting but not for the public input session.

Ms. Durkee stated that ads for the meeting were placed in both papers on the Town column pages and it was announced at the last Board of Selectmen meeting. She stated that:

- Open Space and Recreation Plans are to be updated by the Towns every 5 years to assist in planning and make the Town eligible for MA DCR grant funding
- Open space includes beaches, wetlands, forests, agricultural land, trails, bike paths and outdoor recreational facilities including baseball, tennis and basketball
- In the past surveys have been sent to residents to receive public input but without funding this year public input sessions will be held in July and August

Mr. Combra suggested that the August public input session be held at a Board of Selectmen's meeting which would attract more people and input and include dialogue with the Selectmen about open space and recreation issues such as lifeguards. Everyone agreed that this was a good idea.

Durkee
7.3.12/public.info.july

Public Input Session
Oak Bluffs Open Space & Recreation Plan 2012

Tuesday, August 14, 2012
Board of Selectmen Meeting
5:30 pm

There were about 15 members of the public present at the meeting. Ms. Durkee explained that the plan is valuable as an inventory, to assess needs and to be eligible for some state grant funds. She stated that Oak Bluffs is lucky to have so much open space: Town parks, East Chop Association parks, land bank, beaches, harbor front, as well as recreation – basketball, baseball, tennis. She stated that public input was important as was the Board of Selectmen's strategic planning goals. She stated that the preliminary goals for the plan are:

- Protect and restore shoreline to adapt to climate change
- Parks & Recreation: complete new baseball field, renovate basketball court, improve Sunset Lake Park, consider returning lifeguards to Town beaches
- Improve water quality/shellfish habitat
- Improve existing open space and identify future needs

Public Comments:

- Restrooms at Niantic Park
- A master basketball plan (Amy Billings, Parks Commissioner)

Selectmen Burton suggested using the website to seek public input. Ms. Durkee gave a brief update on the status of the North Bluffs seawall and boardwalk project.

(The next day Dan Martino, the video operator at the meeting, called to ask that that we include as a goal seeking more agricultural land. And Terry Appenzellar, who was also there, emailed a recommendation to include an objective to maintain water quality in the salt ponds that meets or exceeds the nitrogen standards of the MEP studies and to include many of the objectives in the Joint Committee report.)

PUBLIC INPUT

The following members of the following Town Advisory Boards were present for the following discussion: Chilmark: Russell Walton; Tisbury: J. Anthony Nevin; West Tisbury: Bruce Keep.

1. Agency Administration: Public Input Session

The Commission and the assembled members of its Town Advisory Boards conducted their biennial public input session. The following members of the public were present: Mark Lovewell (*Vineyard Gazette*); Callie Silva, William Straw. Mrs. Sylvia opened the meeting for input.

William Straw recommended that the land bank involve itself in bicycle path planning, in order "to build infrastructure to help people get around." Mrs. Goff responded that the land bank is trying to connect the island's neighborhoods and conservation areas via hiking paths; in addition, when the land bank purchases roadside property it ordinarily will arrange for the town to obtain an easement along the frontage so that the town is free in the future, at its discretion, to create a paved bicycle path there.

Hearing no additional public comment, Mrs. Sylvia closed the public input session.

PUBLIC INPUT

The following members of the following Town Advisory Boards were present for the following discussion: Edgartown: Christina Miller; Oak Bluffs: Richard Toole.

1. Agency Administration: Public Input Session

The Commission and the assembled members of its Town Advisory Boards conducted their biennial public input session. The following members of the public were present: Prudence Burt, Anita Hotchkiss, Frederick Hotchkiss, Virginia Jones, Carolyn Look, Keith McGuire, Bruce Sanders, Michael Seccombe (*Vineyard Gazette*), Jeanne Wells. Mr. Hearn opened the meeting for input.

Carolyn Look stated that the hiking experience on the land bank trail along the Crow Hollow Farm has changed. Steven Rattner, the new owner of the farm, has not altered the trail itself but adjacent to it he has mowed shrubs, laid sod and installed irrigation, which sometimes sprinkles hikers; she is concerned about safety.

Virginia Jones stated that she believes that land bank special counsel Eric Wodlinger used some "faulty assumptions" in his September 7, 2010 letter regarding the Crow Hollow Farm agricultural preservation restriction (APR). She noted that Mr. Wodlinger did not address whether Mr. Rattner's alterations to the land comported with the Martha's Vineyard Commission law.

Prudence Burt stated that Mr. Wodlinger, in his Crow Hollow analysis, did not recognize that horses fall under the definition of agriculture when they are commercial but not when they are private. She stated as well (1.) that the alterations on this property did not constitute a conversion of woodland to agriculture, as the converted area already was agricultural; (2.) that Mr. Wodlinger did not distinguish between "use" and "activity"; and (3.) that a new road has been constructed on the property. Mr. Lengyel stated that the land bank is looking into the new road.

Mrs. Look stated that the current use at the Crow Hollow Farm "does not seem agricultural." Mr. Lengyel stated that the APR itself defines horse use as agricultural. Mrs. Goff noted that the APR, which the land bank purchased in 2001 from the Look family, was written at the seller's behest — "what the seller was willing to sell." She stated that this is not an ordinary APR — most land bank APRs do not permit such horse use, such that this is not a systemic issue for the institution.

Frederick Hotchkiss urged the land bank to seek to conserve properties in

watersheds in order to reduce nitrogen inputs into island ponds and estuaries; Mr. Hearn explained how the Chappaquiddick Open Space Committee — which raises money so that the land bank can purchase more land than it otherwise could — may serve as a model.

Ms. Burt recommended that the Tea Lane Farm in Chilmark be leased to a farmer who otherwise couldn't afford the property, rather than someone who already can afford a farm.

Mrs. Jones stated that the town appreciates the land bank's recent purchase of the Ann Nelson field, as it is important to protect fields located on public roads.

Hearing no additional public comment, Mr. Hearn closed the public input session.

PUBLIC INPUT

The following members of the following Town Advisory Boards were present for the following discussion: Aquinnah: Elise LeBovit; Chilmark: John Flender; Oak Bluffs: Robert Hammett, Richard Toole.

1. Agency Administration: Public Input Session

The Commission and the assembled members of its Town Advisory Boards conducted their biennial public input session. The following members of the general public were present: Robert Clermont, Philip Cordella, Francis Gould, Helena Kirschenbaum, Jessica Ruddy and others.

Richard Toole reported that some trails are needing maintenance. Foreman Matthew Dix responded that, as of September 1, the management staff is devoting itself exclusively to trail and trailhead maintenance for a full year, to the exclusion of any "land reclamation," e.g., field creation or like projects. Property infrastructure is starting to "show its age" and the land bank is "getting back to its roots." John Flender likewise brought to Mr. Dix's attention a wash on the main trail at the Tiasquam Valley Reservation, north of the Middle Road.

Robert Clermont identified himself as the general manager of the Martha's Vineyard Camp Meeting Association. He reported that the association would have preferred to have had input into the land bank's August 13, 2012 decision to apply the transfer fee to the campmeeting cottages, as he would have informed Commissioners that the association already applies a 2% fee and uses the proceeds to capitalize its tabernacle restoration fund. Mr. Lengyel summarized the legal reasoning which caused the Commission to find that the fee applies to the cottages — they act in all respects, save for their annual lease renewal clause, as ordinary real estate and for that reason the land bank voted to levy the fee. Mrs. Goff reported that, similarly, lease arrangements are used at the Seven Gates Farm in Chilmark and West Tisbury and all transactions there are subject to the fee. Mrs. Sylvia noted that, since the law did not change but only its interpretation did, the land bank should have been assessing a fee on the campmeeting cottages since the land bank's inception in 1986.

Helena Kirschenbaum identified herself as a campmeeting realtor and reported that the presence of the fee "will lower the value" of the cottages. Mr. Toole suggested that the 2% be split between the tabernacle fund and the land bank treasury; Commissioners agreed that such an arrangement was not legally permissible.

Hearing no additional input, Mr. Montoya closed the public input session. Members of the public departed the meeting at this time.

All of the members of the Town Advisory Board departed the meeting at this time.

Section 11 – References & Acknowledgements

References

Massachusetts Estuaries Project, reports on Sengekontacket Pond, Lagoon Pond, Farm Pond, Oak Bluffs Harbor & Sunset Lake

Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis, Horsley Witten Group, September 2014

Board of Selectmen, Town of Oak Bluffs, 2013 Strategic Plan

Martha's Vineyard Commission, Island Plan: Charting the Future of Martha's Vineyard

Martha's Vineyard Land Bank Commission – Land Management Plans:
Southern Woodlands Reservation
Farm Pond Preserve
Featherstone Farm
Wapatequa Woods Preserve
Pecoy Point Preserve
Trade Wind Fields Preserve

MA Endangered Species Act List

MVC report, Agricultural Self-Sufficiency for Martha's Vineyard

Vineyard Gazette, 5/31/13

Martha's Vineyard Housing Needs Assessment, partial draft, 12/28/12

Open Space and Recreation Planner's Workbook, Commonwealth of MA

Open Space & Recreation Plan, 2004

US Census Bureau

Acknowledgements

Special thanks to Amy Billings, chairman, Parks Commission

Special thanks to Chris Seidel, GIS Coordinator at the Martha's Vineyard Commission

Special thanks to Kathleen Samways, Associate Commissioner, Disability Affairs, County of Dukes County

Text & research by Liz Durkee, conservation agent, Town of Oak Bluffs

Thank you for the professional and technical support provided by:

Richard Combra, Jr. & Amy Billings, Parks Commissioners
Craig Pereira, Horsley Witten Group
Oak Bluffs Conservation Commission
David Grunden, Shellfish Constable, Town of Oak Bluffs
Travis Larsen, IT Manager, Town of Oak Bluffs
Todd Alexander, Harbormaster
Gail Barmakian, Wastewater Commissioner
David Bailey, Principal Assessor
Wendy Brough, Human resources Administrator
Margaret Knight, Administrator, Community Preservation Committee
Robert Whritenour, Jr., Town Administrator

Martha's Vineyard Commission:

Christine Flynn, Economic Development & Affordable Housing Planner
Sheri Caseau, Water Resource Planner
Jo-Ann Taylor, Coastal Planner

James Lengyel, Executive Director, Martha's Vineyard Land Bank Commission
Julie S. Russell, Ecologist, Martha's Vineyard Land Bank Commission
Matthew L. Pelikan, Restoration Ecologist, The Nature Conservancy
Brendan O'Neill, Executive Director, Vineyard Conservation Society
Kristen Fauteux, Director of Stewardship, Sheriff's Meadow Foundation
Carol L. Magee, Executive Director, Vineyard Open Land Open Foundation
Martina Thornton, Manager, County of Dukes County

Photos by Liz Durkee

Appendix A: ADA Access Self Evaluation



TOWN OF OAK BLUFFS

Post Office Box 1327 • Oak Bluffs, MA 02557
Telephone 508-693-3554 • Fax 508-696-7736

Board of Selectmen

Gregory A. Coogan, *Chairman*
Gail M. Barmakian
Kathleen A. Burton
Michael J. Santoro
Walter W. Vail

Robert L. Whritenour, Jr.
Town Administrator

January 15, 2015

To Whom it May Concern:

The designated employee responsible for ADA coordination for the Town of Oak Bluffs is Mark Barbadoro, Building Inspector.

Sincerely,

Robert L. Whritenour, Jr.
Town Administrator

cc: Elizabeth Durkee, Conservation Agent



DEPARTMENT OF BUILDING & ZONING

Mark Barbadoro, Building / Zoning Official

P.O. Box 1327

Oak Bluffs, MA 02557

Ph. 508-693-3554 X122 Fax 508-693-5375 mbarbadoro@oakbluffsma.gov

January 15, 2015

To Whom It May Concern:

This is to certify to my best knowledge and belief that the Town of Oak Bluffs' employment practices are consistent with the American's with Disability Act. Such practices involve actions taken by the Town in the areas of Recruitment, Personnel Actions, Leave Administration, Training, Tests, Medical Exams/Questionnaires, Social and Recreational programs, Fringe benefits, Collective Bargaining Agreements, and Wage and Salary Administrations.

Sincerely,

Mark Barbadoro
Building Inspector
ADA Coordinator



Town Of Oak Bluffs

Personnel Department
PO Box 1327, Oak Bluffs, MA 02557
508 693 3554 Ext: 149
wbrough@oakbluffsma.gov

January 16, 2015

RE: ADA Public Notification Requirements

To Whom It May Concern:

The Town of Oak Bluffs' job postings all state that the Town is an equal opportunity employer. Job applications state that the Town is an EOE/ AA employer and prospective employees will receive consideration without discrimination because of race, creed, color, sex, age, national origin, disability, veteran status or sexual orientation.

Job descriptions state, "external and internal applicants, as well as position incumbents who become disabled as defined under the Americans with Disabilities Act, must be able to perform the essential job functions either unaided or with the assistance of a reasonable accommodation to be determined by management on a case by case basis."

The Town has a policy manual that employees are issued with and sign an acknowledgement receipt that includes EEO, AA, ADA and harassment and non-discrimination policies.

All department bulletin boards post the EOE policy and fair employment in MA policy, which states all applicants, and employees are protected under MGL Ch. 151B.

Sincerely,

Wendy Brough

Human Resources Administrator

*Town of Oak Bluffs
Conservation Commission
PO Box 1327
Oak Bluffs, MA 02557
508-693-3554 x118
edurkee@oakbluffsma.gov*

January 16, 2015

The Town of Oak Bluffs does not have a formal Grievance Policy. Any complaints are encouraged in writing to the Town Administrator and they are investigated and action taken on a case by case basis.

**TOWN OF OAK BLUFFS
MASSACHUSETTS**

**PERSONNEL POLICIES AND
PROCEDURES**



*Approved and Adopted by the Oak Bluffs Board of Selectmen,
July 23rd 2013*

Employees shall not engage in business other than his/her regular duties during working hours; this regulation specifically excludes such activities as solicitation of fellow employees, lending of money for profit, distribution of non-work related literature or any other similar activity.

Failure to behave in a manner consistent with the outlined standards of conduct may result in disciplinary action being initiated against the offending employee. The Town shall utilize a fair and equitable process in reviewing an employee's alleged violation and shall discipline the employee if necessary in a manner appropriate given the alleged violation.

B. EQUAL EMPLOYMENT OPPORTUNITY

The Town of Oak Bluffs is committed to a policy of Affirmative Action in providing equal employment opportunities to all town employees and applicants for employment. This policy has been established to ensure the Town's personnel practices against discrimination of all types and to comply with the requirements of Federal Executive Order 11246 as amended and State Executive Order No.74 as amended and all other federal/ state laws governing equal opportunity in employment. In meeting this commitment, the Board of Selectmen, on behalf of the Town, will see that all town offices and departments under its direction conform to the following procedures:

Recruit, hire, train, and promote for all positions without regard to the legally defined factors of race, color, sex, age, religion, national origin, sexual orientation or handicap and base these actions on ability to perform duties and responsibilities of the position(s); and administer all other personnel practices such as compensation, benefits, transfers, layoffs, rehiring, and discipline without regard to the legally defined factors of race, color, sex, age, religion, national origin, sexual orientation or handicap, and see that all promotions are made in agreement with the objective of equal employment.

C. AMERICANS WITH DISABILITY ACT

Pursuant to the requirements of the US Americans with Disabilities Act of 1990 and 28 CFR Part 35, the Town of Oak Bluffs advises applicants, participants, and the public that it does not discriminate on the basis of disability in access to, or employment in, its programs, services and/ or activities.

Accordingly, the Town of Oak Bluffs will provide reasonable accommodation:

1. To ensure equal employment opportunity in the application process;
2. To enable a qualified individual with a disability to perform the essential functions of the job;
3. To enable an employee with a disability to enjoy equal benefits and privileges of employment;
4. The Town need not provide reasonable accommodation for an individual who is otherwise not qualified for the position;
5. Make reasonable accommodations in policies, practices, or procedures when necessary to avoid discrimination based on disability; unless a fundamental alteration in a local government program would result;
6. Operate its programs so that when viewed in their entirety, they are readily accessible to and usable by individuals with disabilities.

The Town of Oak Bluffs has appointed an ADA coordinator to coordinate efforts to comply with these requirements. Inquiries, request, or complaints should be directed to the:

Town Administrator's Office, 56 School St, Oak Bluffs MA 02557

If a person brings a complaint to the ADA coordinator and the situation has not been resolved, he/ she may then bring the matter to:

Chairman, Board of Selectmen, 56 School St, Oak Bluffs, Ma 02557
Additional Information may be obtained from:

U.S. Department of Justice
950 Pennsylvania Avenue, NW
Civil Rights Division
Disability Rights Section - NYA
Washington, D.C. 20530
(202) 514 0301

D. HARASSMENT AND NON-DISCRIMINATION POLICY

Harassment encompasses all forms, whether sexual, religious or otherwise motivated. The Town of Oak Bluffs will not condone any behavior that promotes an intimidating or hostile working atmosphere for any of its employees. The inappropriate conduct of one employee should never have the purpose or effect of interfering with another employee's work performance or of creating an intimidating, hostile, or offensive work environment.

No employee shall be discriminated against in training, job assignment, promotions, transfers, layoffs or discharge because of race, religion, creed, color, national origin, sex, sexual orientation, age or handicap, that does not affect the employee's ability to perform the essential functions of the job.

The employees of the Town of Oak Bluffs should accept individuals and promote teamwork and cooperation rather than polarization and exclusion. Consequently, the Town upholds a strict code of conduct regarding harassment and discrimination and will take appropriate action against offenders.

Any behavior considered harassment or discrimination is a serious offense and will result in severe disciplinary action against both the offender and any Department Head that fails to take appropriate action to stop such activity when it is or should be known to him/ her. The Department Head is responsible for all offensive conduct of which he/ she has knowledge; furthermore the Town of Oak Bluffs may be liable if immediate corrective action is not taken once the transgression is known. This includes the conducts of employees, vendors and the public.

DISCRIMINATION / HARASSMENT COMPLAINT PROCEDURES

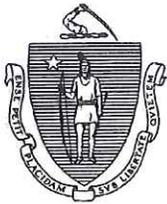
The complaint procedure set forth in this manual is available for employees who wish to report harassment or discrimination, and as such, an employee may skip any step of the procedure and bring such a report/ complaint to the Town Administrator or other designated EEO officer of the Town. Employees covered by Union collective bargaining agreements, may refer to contract agreements for complaint procedures.

ADA Facilities Inventory

Parks – Town of Oak Bluffs

<u>Park Name</u>	<u>Map/Lot</u>
Lighthouse Park	2/3
Connecticut Park	4/144
Linton Park	7/210
Leslie Park	8/88
Washington Park	8/123 & 134
Sunset/Lakeside Park	8/140 & 141.1
Ocean Park	10/1
Soldier Memorial Park	9/37
Town Beach: North Bluff	9/58
Hartford Park	10/102
Waban Park	10/135
Pennacook Park	11/57 & 58
Niantic Park	11/91
Nashawena Park	11/98, 109, 125 134
Naushon Park	11/100 & 101
Hiawatha Park	11/144
Wesleyan Park	11/226 & 229
Sailing Camp Park	15/1 & 22/3,4,5
Saratoga Park	15/87
Oriental Park	16/49 & 58
Viera Park	17/33
Forest Park	21/20
Harbor Bulkhead	8/139, 285, 293 296
Fitchburg Ave.	13/19 & 23
Skateboard Park	50/29 (portion of lot)
Beaches: Pay/Inkwell	9/1
East Chop Bluff	2/82
Oak Bluffs School	17/110.1
Prospect Park	1/24 & 25
80 Monahegan	4/15
Webster Park	4/17
Penn Field	21/82 & 29/158 & 159
Jetty Beach	8/294

**The ADA Facilities Inventory is
available for review in the
Conservation Office at Town Hall.**



The Commonwealth of Massachusetts
Executive Office of Energy and Environmental Affairs
100 Cambridge Street, Suite 900
Boston, MA 02114

Charles D. Baker
GOVERNOR

Karyn E. Polito
LIEUTENANT GOVERNOR

Matthew A. Beaton
SECRETARY

Tel: (617) 626-1000
Fax: (617) 626-1181

October 20, 2015

Elizabeth Durkee
Conservation Commission
P.O. Box 1327
Oak Bluffs, MA 02557

Re: Open Space and Recreation Plan

Dear Ms. Durkee:

Thank you for submitting Oak Bluffs' Open Space and Recreation Plan to this office for review for compliance with the current Open Space and Recreation Plan Requirements. I am pleased to write that the plan is approved. This final approval will allow Oak Bluffs to participate in DCS grant rounds through March 2022.

Congratulations on a great job. Please call me at (617) 626-1171 if you have any questions or concerns about the plan.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Cryan".

Melissa Cryan
Grants Manager