

The Edgartown Master Plan

April, 1990



Prepared by the Edgartown Planning Board

THE EDGARTOWN MASTER PLAN - APRIL 1990

PREPARED BY

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INTRODUCTION

The Master Plan expresses the desires of Town residents concerning the future of Edgartown.

As a statement of resources and potentials its functions are to:

- Publicly discuss and respond to the range of planning issues arising from Edgartown's recent growth and development.
- Develop policies and programs that will satisfy the plan's goals and objectives
- Provide a framework for the coordination of public and private development projects

The master plan follows the steps of the *Edgartown Planning Studies*. Completed in 1975, those studies foretold the consequences of uncontrolled growth. The continuing theme of managing growth serves as the basis of the Master Plan's principal goal, which is:

To keep Edgartown a community of self-support, livable by people of all walks of life, in balance with the natural environment.

Population growth and development activity (that is, the subdivision of vacant land and the construction of dwellings) have set the conditions for this planning project. The fundamental assumption of the master plan is that growth and development require additional municipal services and jeopardize Edgartown's wealth of natural resources.

During 1985, the Planning Board initiated a series of public discussions and planning studies that formed the Master Plan. The results of workshops, committee meetings, and a questionnaire yielded information and insights from which the goals and objectives of the Master Plan were crafted. Throughout the study period, the contributions of Town residents – their vision of Edgartown – sustained the momentum of the project.

Understanding the meaning of growth management was the task at hand for the Ad Hoc Growth management Study Committee. Its format produced a set of topics for the Master Plan to explore:

- transportation and municipal services;
- Edgartown's natural resources, townscape and scenic backcloth;
- the economic base;
- housing; and
- the need to manage growth.

From this array of planning issues, policy statements supported by demographic, economic and environmental data emerged and programs are recommended.

The Planning Board's approach has been comprehensive. Though growth and development related issues have been examined in land use terms, the recommended programs span town boards, committees and commissions.



Harbor Front, Edgartown, Mass.

GOALS AND OBJECTIVES

Taken together, the broadly stated goals and the specific objectives that follow are interrelated aims from which policies and programs were derived.

TRANSPORTATION

To provide an efficient circulation system to serve Edgartown's economy, public safety, convenience and regional linkage, consistent with the preservation of neighborhoods and historic integrity and minimizing environmental impacts.

Rationale

The continued vitality of Edgartown depends on the efficient movement of people, goods and services.

Objectives

- To maintain an efficient circulation system throughout Edgartown.
- To maximize the capacity of the existing drivable vehicular street and highway system.
- To minimize the amount of private vehicular traffic entering Edgartown.
- To maximize the usage of public transportation in Edgartown.
- To encourage an up-to-date public transportation system Island-wide.
- To maintain a ferry system servicing the needs of Chappaquiddick residents.
- To maintain a safe circulation system throughout Edgartown.



MUNICIPAL SERVICES

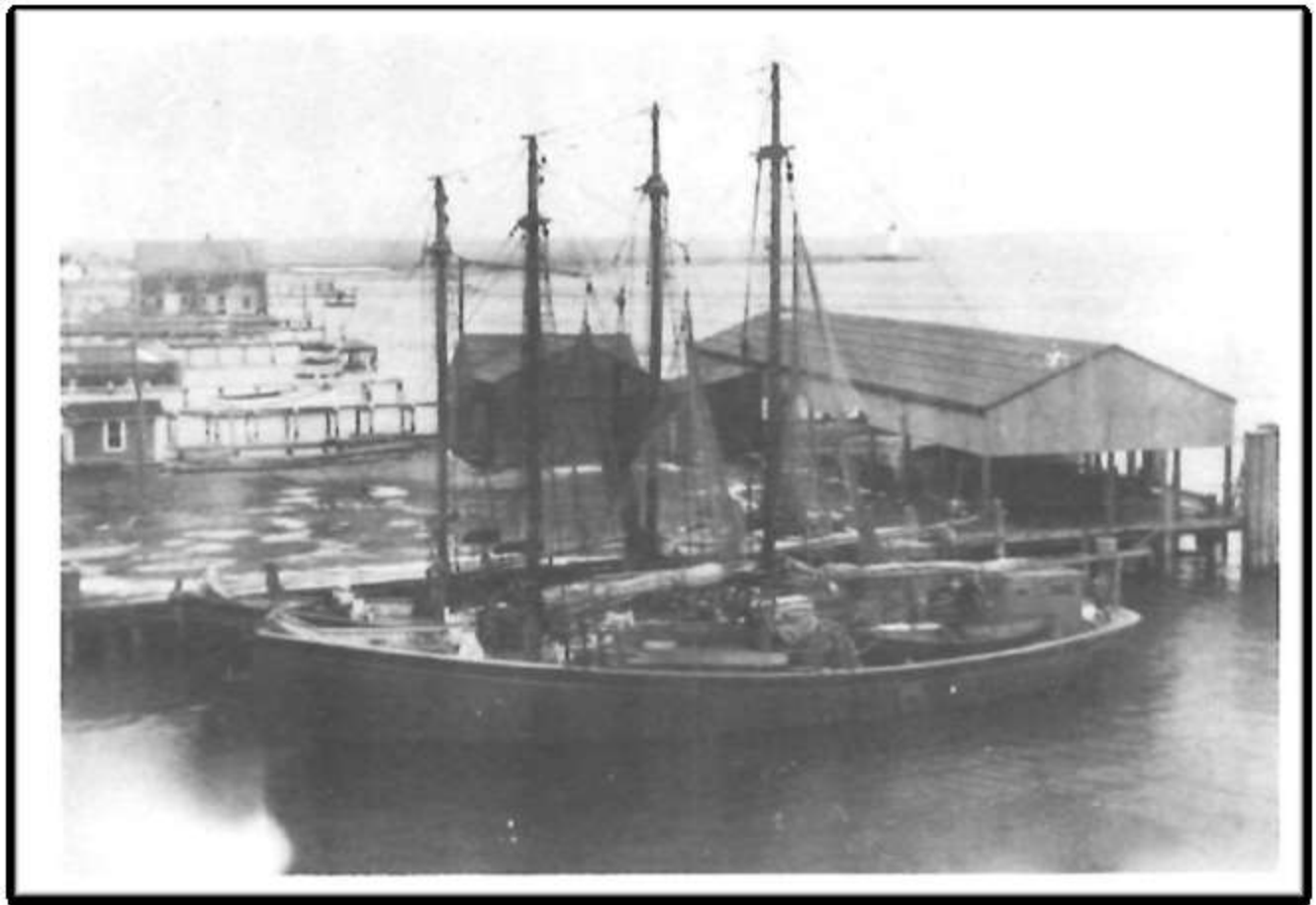
To continue to provide a full complement of municipal services to those areas of Edgartown in need and desirous of receiving them at an economical cost.

Rationale

Edgartown does and will continue to provide smoothly functioning public works and municipal services systems.

Objectives

- To formally adopt and maintain a long-range capital budget.
- To implement an environmentally benign and cost-effective regional program of solid waste disposal.
- To adequately house and staff public safety and health facilities.
- To provide quality public education opportunities for all residents of Edgartown.
- To maintain efficient and easily accessible public service to serve Edgartown.
- To supply the residents of Edgartown with adequate and easily accessible postal service.
- To enable all residents of Edgartown to drink potable water.



GROUNDWATER

To conserve the quantity and protect the quality of the underground water resource.

Rationale

The aquifer underlying Edgartown is the sole source of drinking water. If the aquifer becomes polluted, alternative sources would be excessively expensive.

Objectives

- To preserve groundwater quality and insure safe water standards south of the groundwater divide and on Chappaquiddick.
- To secure for future needs new wellfield sites located away from existing and potential sources of pollution.
- To reach acceptable solutions with regard to the regional disposal of solid waste and to the management of hazardous wastes.
- To eliminate organics, metals, hydrocarbons, chemical treatment of septic systems, and household chemicals that threaten Edgartown's groundwater.
- To gain municipal control over the distribution of groundwater for public use.

NATURAL RESOURCES

To identify, preserve and protect in perpetuity those natural resources which identify Edgartown.

Rationale

Edgartown's natural resources are fragile and require stewardship to maintain their character.

Objectives

- To establish a management policy for town-owned lands and coordinate this policy with other organizations that own or control other natural resources in Edgartown.
- To minimize adverse environmental impacts of development on publicly and privately owned natural features and resources.
- To protect surface waters, salt marshes, and other coastal zone wetlands which sustain shellfish and provide the base for the shellfishing industry and recreational tourist industry of Edgartown.
- To cooperate with and encourage regional and intergovernmental authorities to develop a comprehensive groundwater management system.
- To protect the quality and quantity of the groundwater aquifer.
- To encourage agricultural use of suitable land and minimize development.
- To enhance the productivity, health and natural beauty of Edgartown's woodland resources as a source of fuel and as a recreational and aesthetic amenity.
- To sustain the rich wildlife resources of Edgartown and provide protection for the rare, threatened and endangered plant and animal species.
- To minimize adverse effects on marine flora and fauna and wildlife habitat while promoting safe navigation on town waters.

OPEN CHARACTER

To preserve open space while allowing for public access to the coastline, salt ponds and scenic vistas.

Rationale

Edgartown's unique character is enhanced by the closely knit historic village surrounded by a sense of rural and coastal open land.

Objectives

- To adopt and implement the Edgartown Open Space Plan of 1979.
- To provide adequate acreage permanently dedicated for conservation, agricultural, recreation, and educational uses for present and future residents of and visitors to Edgartown.
- To develop and implement a comprehensive plan of open space protection.
- To develop appropriate public access to open and scenic areas.
- To establish a management policy for town-owned lands and coordinate this policy with other organizations and individuals that own open space land in Edgartown.
- To identify and preserve scenic vistas.
- To protect surface waters, salt marshes and other wetlands within the Town which sustain the shellfish industry and provide the base for the recreational tourist industry of Edgartown.

HISTORICAL AND CULTURAL RESOURCES

To identify and work toward the protection of the significant historic and cultural resources of Edgartown.

Rationale

The well-maintained character of the built environment is another major element of Edgartown's livability.

Objectives

- To maintain buildings and places in a manner consistent with their architectural and functional setting.
- To establish a method to review designs for new and reconstructed dwellings and buildings to ensure compatibility with existing neighborhoods and the Town's character.
- To encourage non-vehicular access in downtown Edgartown to reduce traffic impacts and increase the livability and enjoyment of the residents and shoppers in downtown.
- To maintain the scenic quality of Edgartown harbor by managing its restricted area to provide space for all legitimate water-dependent uses.
- To identify and preserve the historic and archeological resources of Edgartown.
- To encourage historic programs and teaching in local schools.



BALANCED ECONOMY

To develop and maintain a balanced and diversified economy offering opportunities for self-support.

Rationale

Residents of Edgartown deserve the ability to enjoy a comfortable life through local employment.

Objectives

- To maintain a quality tourist industry.
- To stabilize tourist/recreational growth during the peak season and extend it into off-peak periods.
- To develop small entrepreneurship.
- To facilitate the second-home support and service sector.
- To implement a sensitive and diversified commercial/industrial plan for the Martha's Vineyard Airport.
- To encourage the growth of existing agricultural and aquacultural pursuits in Edgartown.
- To enable residents to participate in broader economic pursuits while remaining in Edgartown.
- To encourage and maintain a viable shellfish industry.
- To establish planning and development guidelines for business and commercial land uses.

AFFORDABLE HOUSING

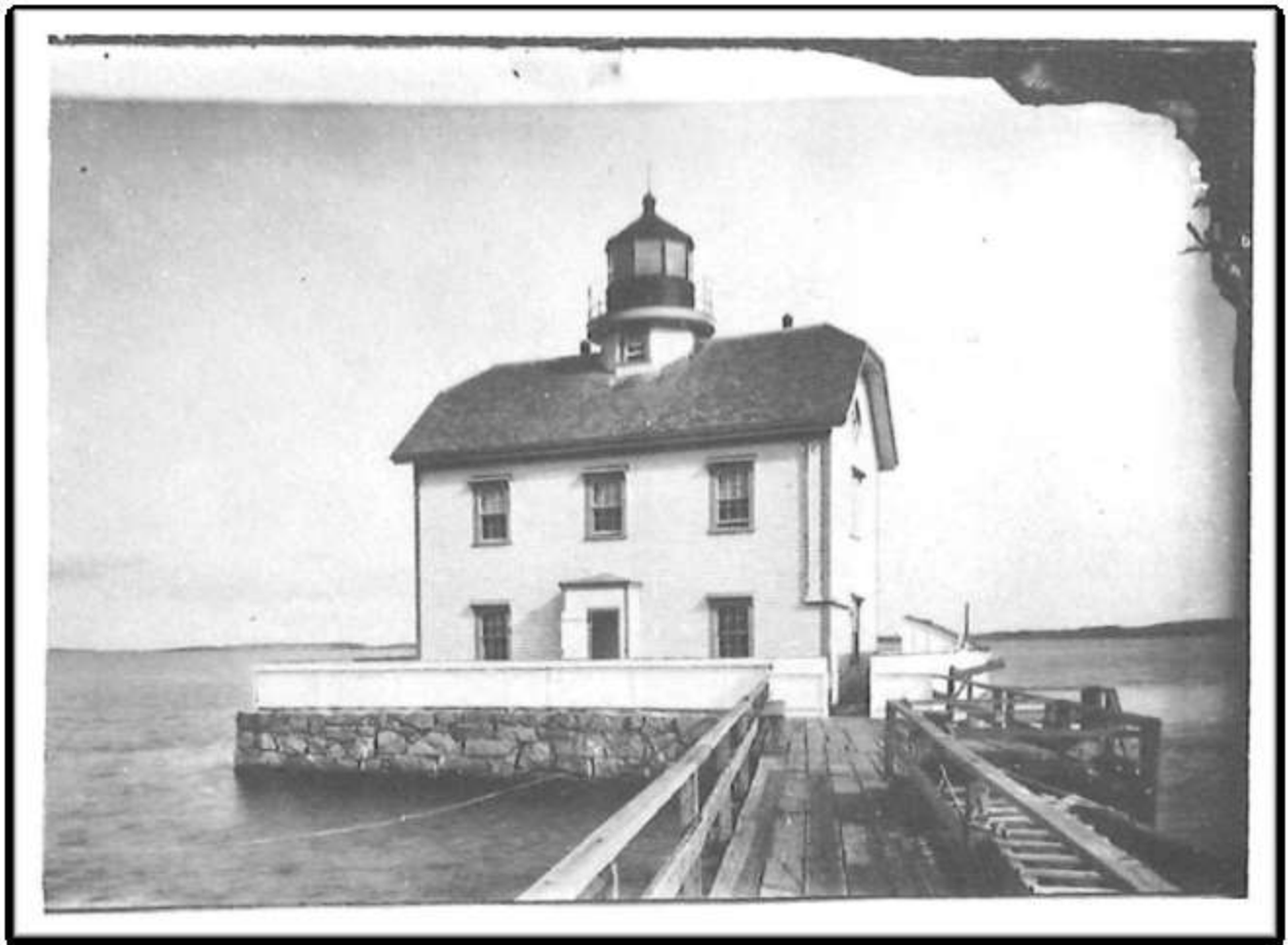
To create opportunities for affordable housing for all residents of Edgartown.

Rationale

The laissez-faire housing market no longer enables many residents to afford year-round housing.

Objectives

- To encourage the development of affordable year-round, owner-occupied housing.
- To encourage the development of rental facilities in new and rehabilitated structures.
- To produce affordable housing with intelligent use of State and Federal subsidies.
- To monitor the preservation of affordable housing to ensure that the net number of dwelling units is maintained.
- To utilize the subdivision process if necessary to produce a continuing supply of new affordable housing opportunities.
- To spread and preserve the mixture of affordable housing in order to integrate and make new neighborhoods indistinguishable from existing neighborhoods.



GROWTH

To adopt and maintain suitable growth management techniques available to Edgartown in order to implement the Master Plan.

Rationale

Part of Edgartown's problems have been generated by rapid population growth; the force responsible for its problems needs to be harnessed to provide the means for solutions.

Objectives

- To manage the growth of Edgartown.
- To minimize the adverse effects of uncontrolled growth and prevent them from reducing the desirability of Edgartown as a place to live and relax.
- To minimize the need to expand public water service and wastewater collection beyond reasonable limits.
- To avoid or minimize the public cost of controlling erosion, flooding, and pollution resulting from development in coastal and wetland areas.

ISSUES

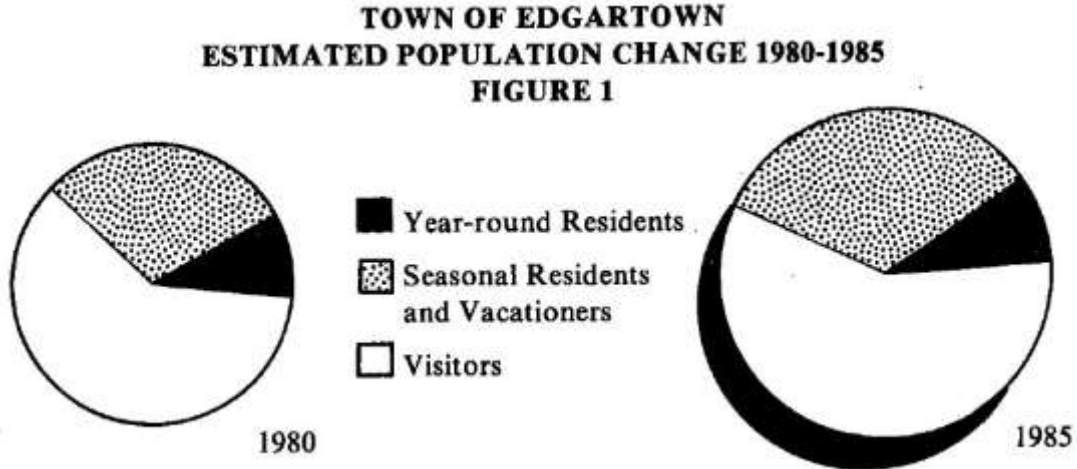
In the past twenty years, the year-round and summer populations of Edgartown have more than doubled. This has meant increases in traffic, water consumption, sewage treatment and demands on municipal services. Growth pressure has pushed commercial development out of the historic Town center and endangers the dwindling supply of open space.

Edgartown is not alone. The other Island towns of Martha's Vineyard, the neighboring island of Nantucket, mainland Cape Cod and even coastal Rhode Island and eastern Long Island share many of the same growth pressures and community concerns. Like these other communities, Edgartown must summon its own resources to sustain itself as a unique community. It must strive to maintain the special character that makes Edgartown so desirable to live in year-round yet still be attractive for seasonal residents and visitors. The sections that follow are an expression of the growing concern of the residents for the future character of Edgartown.

POPULATION GROWTH

Edgartown's year-round population increased dramatically between 1980 and 1988. By one estimate, of the 351 cities and towns in the Commonwealth, only four (Berkley, Brewster, Carver and Mashpee) had a percentage increase in population which exceeded Edgartown's 47% population gain.¹

Figure 1 and Table A indicate estimated overall population changes between 1980 and 1985.



**TOWN OF EDGARTOWN
ESTIMATED POPULATION CHANGE 1980-1985
TABLE A**

	1980	1985	POPULATION INCREASE 1980-1985
Year-round residents	2460 (10.0%)	3200 (10.4%)	740 (30.1%)
Seasonal Residents and Vacationers	14630 (59.5%)	18114 (58.8%)	3484 (23.8%)
Visitors	7500 (30.5%)	9500 (30.8%)	2000 (26.7%)
Total	24590	30814	6224 (25.3%)

Of the components of population change - births, deaths and migration accounts for the major proportion of Edgartown's population increase. Generally, new year-round residents who tend to be retirement age are replacing younger residents (18-34 years old) who are leaving the Island for future education or employment.

Edgartown's other population consists of seasonal residents, vacationers and day visitors. The ebb and flow of these groups limit the certainty of the respective population estimates. Yet statistics compiled by the

¹ 1988 Population Estimates for Massachusetts Cities and Towns, Massachusetts Institute for Social and Economic Research, 1989

Martha's Vineyard Commission confirm Edgartown's importance as a prime destination for the summertime population.

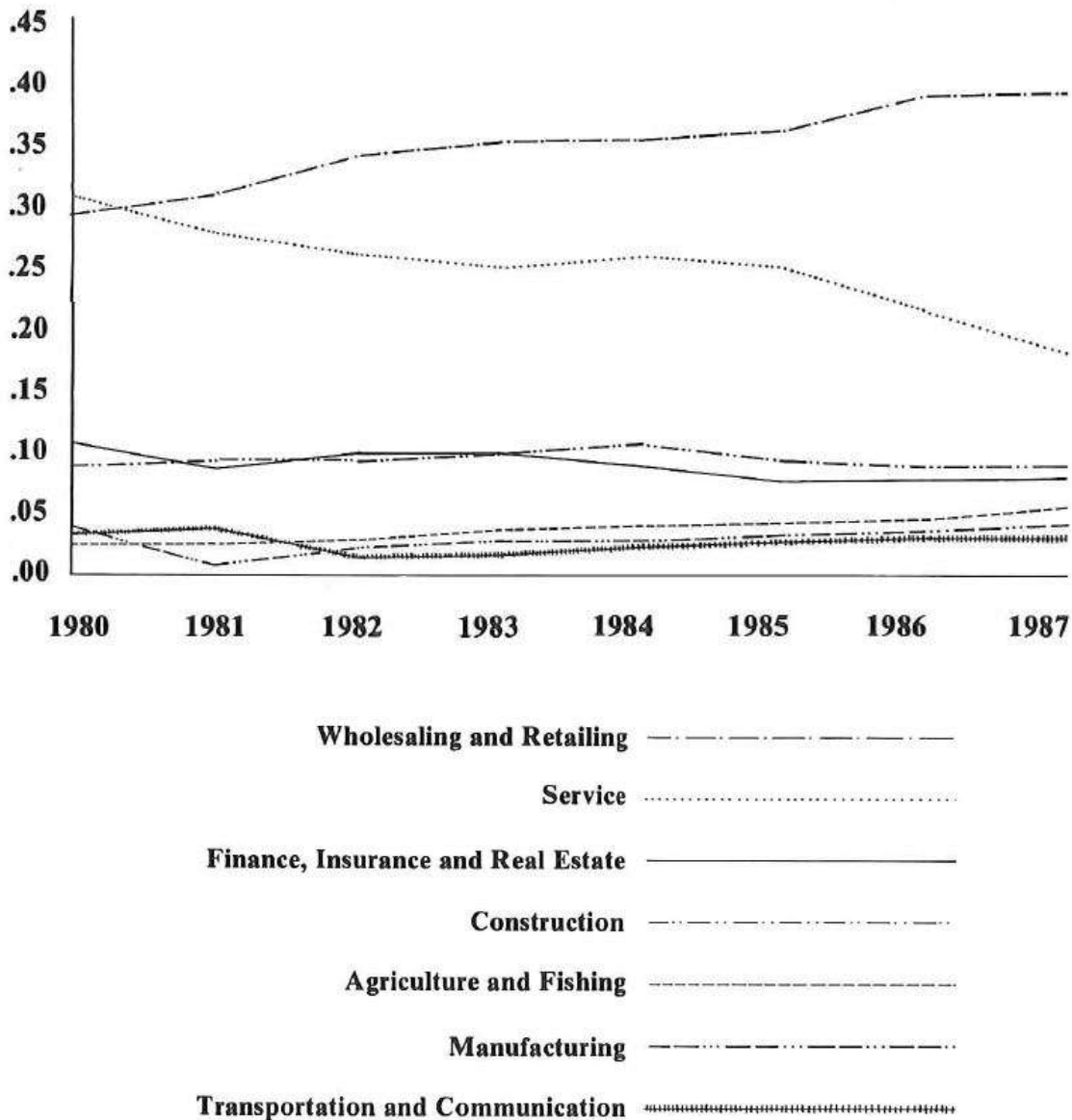
Survey responses, town-wide and Island-wide, of year-round and seasonal residents echo the implications of the data tabulated in Appendix A. Most residents agree that the pace of development (which mirrors population growth) has been too rapid. Inasmuch as the Master Plan carries within it a vision of Edgartown's future, development trends need to be counterbalanced by suitable growth management techniques.



EMPLOYMENT

During the 1980s total employment in Edgartown trended upwards. There were 1427 jobs in 1987, 293 more than in 1980. Overall, total employment grew at a 25% rate. Figure 2 summarizes employment patterns.

**TOWN OF EDGARTOWN
SECTOR EMPLOYMENT AS A PROPORTION OF
TOTAL EMPLOYMENT
1980-1987
FIGURE 2**



Edgartown's employment structure is service-based. Almost four of every five jobs are related to retailing, finance and real estate, hotels and inns, restaurants and public administration. Employment growth in the service sectors as a general response to population growth underscores Edgartown's reliance on a resort / tourism economy.

Within the service sectors wholesaling and retailing are the dominant activities. A third of the total work force (or 559 workers) were employed by wholesalers and retailers in 1987. Committed and planned shopping places which are to become future workplaces should enhance Edgartown's evolving role as a major commercial center.

Detailed employment data are presented in Appendix B. The employment data describe a prospering town. Although it is beyond the scope of the Master Plan to trace the flow of benefits, the advantages of economic well-being are not absolute. Despite greater employment opportunities, higher total payrolls and increasing incomes, Edgartown's economy depends on regional economic growth. Eighty percent of year-round and seasonal residents who replied to the Planning Board's

1985 questionnaire were concerned with this aspect of economic growth. Many of the respondents called for broadening Edgartown's economy. Agriculture and fisheries were cited as industries to be expanded. Encouraging small home-based businesses and developing a business park adjacent to the Martha's Vineyard Airport were also favored by the respondents as ways to arrive at a balanced economy.

The distribution of economic activity has been a continuing concern. Development of the commercial land at the junction of the Edgartown-Vineyard Haven Road and Upper Main Street, the "Triangle," "threatens to damage the qualities which distinguish Edgartown's central area."² Residents are disturbed by the displacement of "valued assets" (neighborhood markets, shops and the post office) by seasonal businesses. This imbalance was noted in the Edgartown Planning Studies. The dilemma to be confronted then remains current, namely: how to permit commercial growth while avoiding destruction of the intimate scale and diversity of downtown."

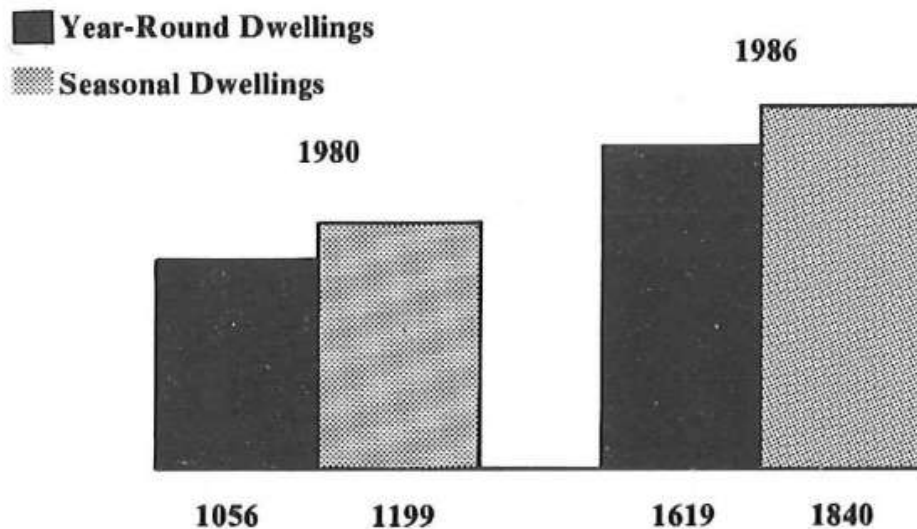
² *Refining B-I Control*, Philip B. Herr & Associates, 1986

DEVELOPMENT ACTIVITY

Throughout the last decade, the Island's and the Town's growth have been synonymous with development activity. Development activity consists primarily of the transformation of vacant land to residential lots. Statistics describing subdivision and construction activity are summarized in Appendix C. The development statistics reveal that:

- The number of issued building permits has lagged behind the number of endorsed or approved subdivision lots for reasons attributed to changes affecting population levels, land use regulations and economic factors - interest rates, tax policies, and personal incomes.
- Development activity has been cyclical, peaking in 1981-82 and 1985-86. The general events noted above also affected development cycles.
- The number of subdivided lots fronting on existing roads (Form A Subdivisions) has been nearly equal to the number of lots requiring new roads.
- Nearly half of all construction permits have been for new dwellings.
- The estimated value of construction peaked in 1987 coinciding with a surging demand for seasonal dwellings.

**TOWN OF EDGARTOWN
DWELLING STOCK 1980-1986
FIGURE 3**



From 1980 to 1986 the number of dwellings increased 53% in Edgartown as shown in Figure 3 and Table B. Three other municipalities in Massachusetts had a greater rate of development³ between 1981 and 1986 that was greater than Edgartown's.

³ An Analysis of the Effects of Residential Housing Growth in Edgartown, Massachusetts, prepared for the Martha's Vineyard Commission by Jon Harris, 1988

**TOWN OF EDGARTOWN
DWELLING STOCK CHARACTERISTICS
TABLE B**

	1980	1986	DWELLING STOCK INCREASE 1981-1986
Year-Round Dwellings	1056 (46.8%)	1619 (46.8%)	563 (53.3%)
Seasonal Dwellings	1199 (53.2%)	1840 (53.2%)	641 (53.5%)
Total	2255	3459	1204 (53.3%)

Since land used for dwellings occupies the greatest amount of developed land in Edgartown, many who responded to the 1985 Planning Board questionnaire expectedly preferred the status quo; that is, maintaining the Town's residential character. In fact, it was their overwhelming choice. Yet 70 percent of the respondents were concerned with the rate of residential development. Similarly, in 1987 a large majority of Island residents stated that residential subdivisions ought to be strictly regulated. And more so than any other land use category.

The pace of development took place despite rising land and construction costs. A related factor contributing to the development rate pertains to the demand for seasonal dwellings. Seasonal dwellings accounted for more than half of the Town's dwelling stock and grew at a constant rate between 1980 and 1986.

The combined effects of rising housing costs and the demand for seasonal dwellings constrain housing choices for many Town residents. By one estimate⁴, the price of the least expensive dwellings ranges between \$100,000 and \$125,000. At such prices only one of every four year-round households can afford to buy a home relying on household income and conventional financing.

Recent attempts to provide affordable dwellings in Edgartown have been confined to negotiating "resident homesite" lots or in-lieu-of-lot payments. To date, nineteen lots have been designated and \$135,000 has been pledged. However, unless a greater effort is made, the state seen by the Martha's Vineyard Commission⁵ is apt to continue during the 1990s:

"Increasing land and housing costs [juxtaposed] against the Island's low median income . . . draws a bleak outlook for year-round residents who are without a stable housing situation."

⁴ *Gauging Magnitude and Type of Need [for affordable housing]*, Atlantic Appraisal & Investment Specialists, Inc., 1988

⁵ *Martha's Vineyard Housing Report*, The Martha's Vineyard Commission, 1986

ENVIRONMENTAL FEATURES

Land use planning considers interacting environmental features. The combination of geology, soils, water and vegetation influences patterns of development.

Geology

Edgartown's landforms - its rolling hills, outwash plain, great ponds and beaches - have been shaped by complex geologic processes. Historically, glacial ice sheets as they advanced pushed rocks and soil southward. Accumulated materials known as moraine were later modified by weathering, erosion and other climatic effects. Today, the resulting hills stretch from the Town's northern border southeastward to Katama Bay and Chappaquiddick. Later, the retreating glaciers released large quantities of water laden debris. Streams carried the debris and deposited the materials over a wide flat area: much of the land south of the Edgartown-West Tisbury Road, for example. The "bottoms," or small valleys, are the visible remains of the ancient stream channels. Following the withdrawal of the glacier, the rising sea level and the ocean currents "smoothed" the deposited debris that now form the barrier beaches enclosing the great ponds.

Knowledge of geologic conditions provides essential information concerning the nature and location of soil characteristics, groundwater supplies and vegetation.

Soils

Edgartown's landforms are associated with clusters of soil types. (See figures 4 and 5.) These soil groups possess common characteristics such as drainage, topography, engineering properties and the potential to support various species of vegetation and wildlife. The dominant soil groups as classified and described by the Soil Conservation Service along with general land-use recommendations are as follows:

Udipsamments - Beaches - Pawcatuck

Undulating or rolling, very deep, excessively drained, sandy soils composed of windblown deposits, nearly level beaches; and nearly level, very deep, very poorly drained mucky peat formed in organic deposits; along coastal shorelines.

The use of these soils should be for limited recreation or wildlife habitats. This soil group supports vegetation that is subject to severe wind erosion when disturbed. Tidal inundation and a high organic matter further limit developmental potential.

Katama-Carver

Nearly level or gently sloping, very deep, well drained and excessively drained, loamy and sandy soils formed in glacial outwash; on outwash plains.

Most areas of this group are used as pasture or cropland although some areas are suitable for dwellings. The soils have few limitations for building sites. There is a hazard of pollution to groundwater.

Carver

Nearly level to moderately steep, very deep, excessively drained, sandy soils, formed in glacial outwash; on outwash plains and moraines.

Most areas of this group are wooded although some areas are used as sites for buildings. This soil group is poorly suited to cultivated crops and pasture because of a very low available water capacity. Development limitations and hazards are similar to those of the Katama-Carver soil group.

Riverhead-Carver-Haven

Nearly level to moderately steep, very deep, well drained and excessively drained, loamy and sandy soils formed in glacial outwash or wind blown material; on outwash plains.

These soils are well suited to crops and pasture and there are no major limitations for use as a building site. As with the other soil groups there is a hazard of pollution to the groundwater.

The general soil groups are shown on Map 1 and Map 2 depicts the town's topography.

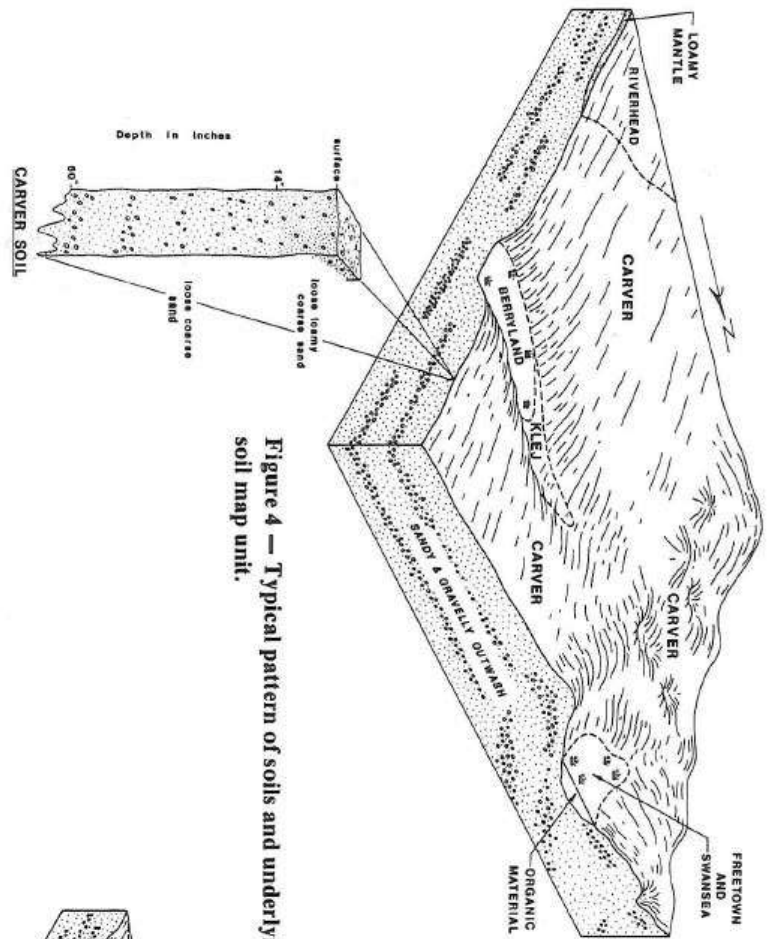


Figure 4 — Typical pattern of soils and underlying material in the Carver general soil map unit.

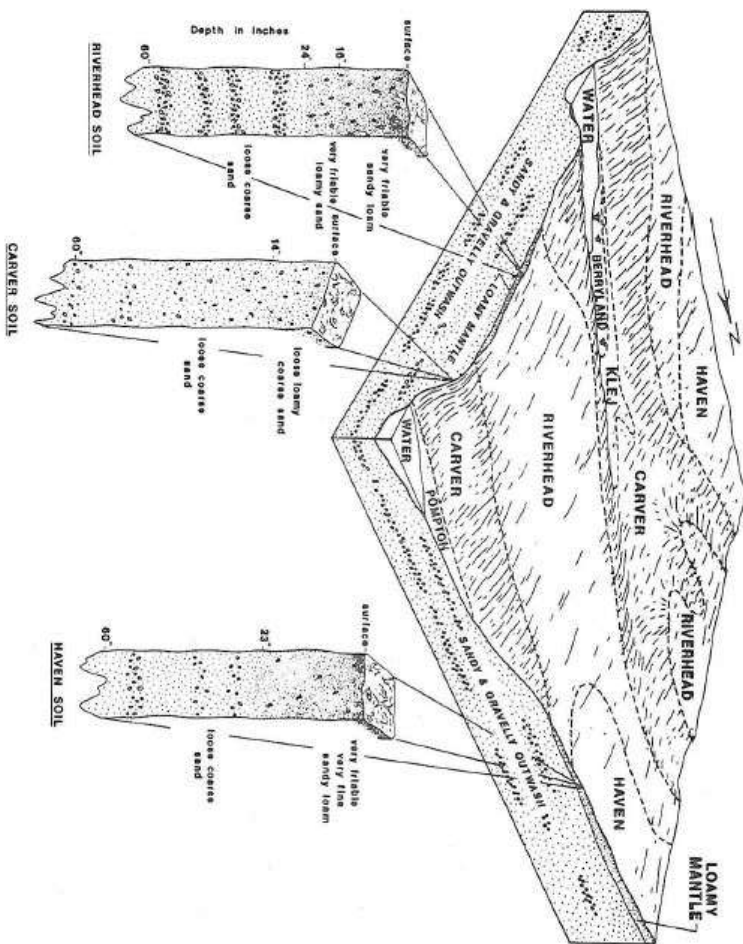


Figure 5 — Typical pattern of soils and underlying material in the Riverhead-Carver-Haven general soil map unit.

Water

Edgartown's varied terrain supports tourism-related activities. These activities, as the Massachusetts Coastal Zone Management Plan stressed, "seem to have a common denominator - water." Water sources, whether at the surface or in the ground; or whether salt, brackish or fresh are, more importantly, fragile resources requiring preservation.

Surface Waters

Map 3 and Appendix D indicate significant water bodies and Map 4 outlines flood plains in Edgartown. Awareness of their sensitivity to development is reflected in the responses to the Planning Board's questionnaire. Most of the respondents favored stronger land-use controls in order to preserve ponds, marshes, tidal flats, the coastal shoreline and flood prone areas. These sentiments are consistent with Island-wide attitudes concerning growth and development.

In addition to the value of the water bodies as places for tourism and recreation the waters are productive shellfisheries. Figure 6 highlights the economic value of Edgartown's commercial shellfish harvests. The complete data are contained in Appendix E. Map 5 illustrates shellfisheries and potential wetlands wildlife habitats.

**TOWN OF EDGARTOWN
VALUE OF COMMERCIAL SHELLFISH HARVEST
FIGURE 6**



Note: Value of harvest not adjusted to account for inflation.

Many of the lands abutting the inland and marine waters are significant wetlands. Whether salt marshes, swamps or wet meadows (for example), the wetlands are diverse natural resources that contribute to Edgartown's open character. Wetlands, as well, constrain the development potential of land in that they are useful buffers that:

- control damage due to floods, storms and erosion;
- maintain water quality by filtering pollutants, removing sediments, producing oxygen and recycling nutrients;
- recharge aquifers;
- support shellfish and finfish propagation; and
- feed and shelter wildlife and waterfowl.

The principal shellfisheries and potential wetland wildlife habitats are shown on Map 5.

Groundwater

The continuous exchange of surface water between the atmosphere, the land and surface water bodies supplies Edgartown with its drinking water. Precipitation that is not evaporated or absorbed by vegetation drains into a watershed by either filtering through the soil or moving overland as surface runoff.

In Edgartown nearly 22 inches or half the average amount of rain and snow percolates through a deposit of sand and gravel that is 100 feet thick. The aquifer that lies beneath the outwash plain and the moraine stores 53 million gallons of the recharged precipitation. Relatively large spaces between the coarse aquifer materials capture water which is easily pumped. The captured water is also easily contaminated.

The upper layer of the aquifer, the water table, (see Map 6) fluctuates in response to changes in recharge and discharge conditions (that is, heavy rains, drought, seasonal water consumption). In many areas of Edgartown the groundwater level is visible. Runoff and groundwater south and west of the groundwater divide flow towards the Edgartown Great Pond. Elsewhere the flow is towards Nantucket Sound, Katama Bay or the ocean. Maps 3 and 7 illustrate the groundwater divide, major watersheds, groundwater contours and the public well sites with their zones of contribution.

As with wetlands, the majority of Edgartown residents favor stronger regulations in order to preserve and safeguard groundwater recharge areas.

Vegetation

One of the characteristics that contribute to Edgartown's charm is the quality of its landscape. The beauty and diversity of the landscape make Edgartown a special place to live and work.

*Looking at the Vineyard*⁶ analyzed the Island's landscapes and presented recommendations for their development. Written in 1973, it is worthwhile to borrow its viewpoint when describing Edgartown's landscape.

Edgartown's dominant vegetation groups which are displayed on Map 8 are the salt lands, wooded moraines, open plains, thickets and wooded plains.

Salt lands include the marshes, dunes, barrier beaches, grasslands and thickets bordering brackish ponds and tidal inlets. Areas such as the Edgartown Great Ponds, Oyster Pond, Sengekontacket Pond and the eastern portion of Chappaquiddick typify salt lands. In recent years significant portions of the salt lands have been designated by the Martha's Vineyard Commission as Districts of Critical Planning Concern.

Oaks interspersed with pines, maples, sassafras and beetlebung thrive in the wooded moraine. Typically the wooded moraine parallels the Vineyard Haven- Edgartown Road and covers most of the developable land on Chappaquiddick.

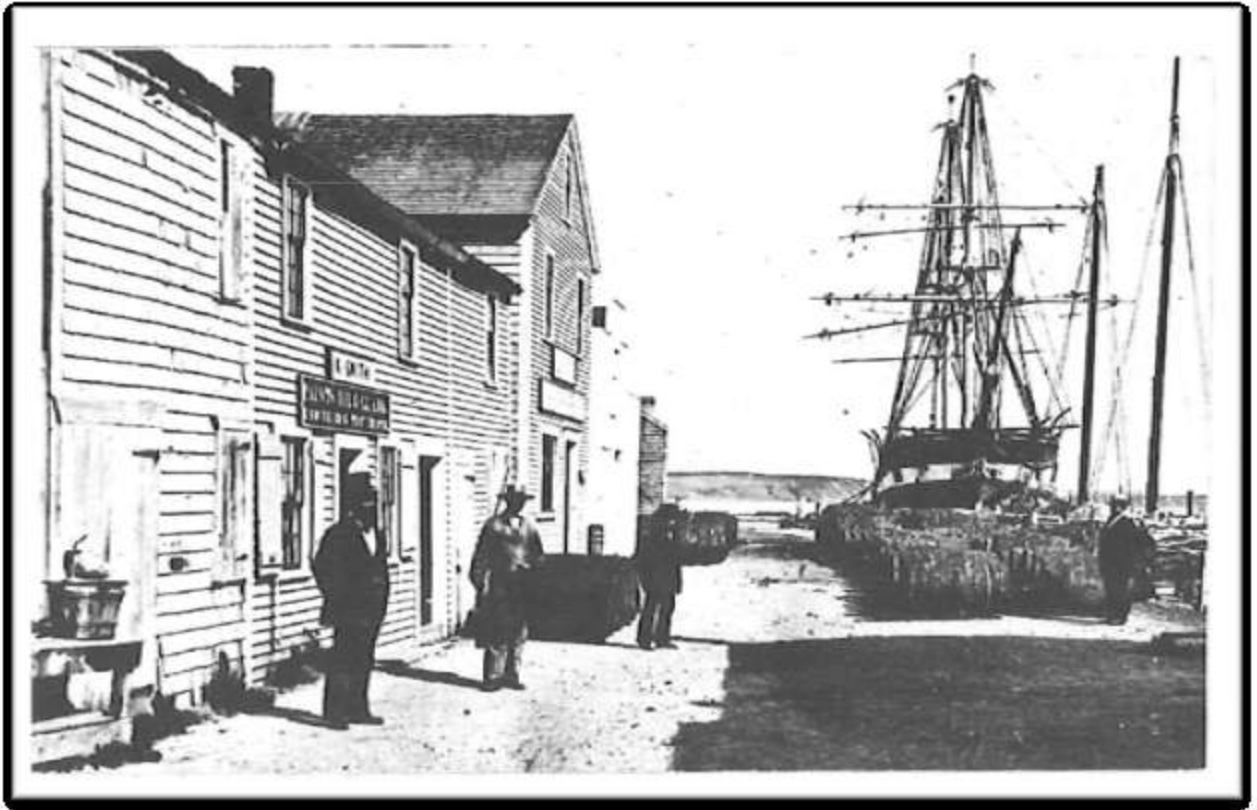
The Katama Plains Conservation Area is a sandplains grassland/heathland occupying more than 300 acres in Edgartown. It is an area of recognized ecological significance which "harbors six rare animal species, eight rare plant species and a rare plant community."⁷ The interior of the State Forest and the bottomlands contain thickets in places where the open plains are overgrown.

Much of the land developed in the 1980s north of Meetinghouse Road and south of the Edgartown-West Tisbury Road is in the wooded plains.

Prime farmlands or lands that are capable of producing a sustained yield of crops are located on Map 9 along with operating farms and areas that are potential upland wildlife habitats. These lands and the conservation and recreation lands shown on Map 10 symbolize the Town's quiet, open rural character.

⁶ Looking at the Vineyard, Vineyard Open Land Foundation, 1973

⁷ The Ecological Significance of the Katama Great Plain, Edgartown, Martha's Vineyard, Massachusetts Department of Environmental Management, 1982



INFRASTRUCTURE

The extent of Edgartown's growth and development is linked to the capacity of its municipal services. Public safety, education and social services tend to respond to the needs of year-round residents. On the other hand, roads and trails, the public water supply, and facilities for wastewater treatment and refuse disposal - the infrastructure - are affected by regional and seasonal demands. From the results of a 1988 Island-wide poll it is clear that the Island's (and Edgartown's) rich and varied character depends on a smoothly functioning infrastructure.

Roads and Trails

Edgartown's network of roads and trails (see Map 11) is extensive and yet, limited. Each summer pedestrians, bicycles and motor vehicles flood Edgartown's roads. Surveys and studies have documented the consequences of congestion during the summer. The words of the Vineyard Gazette summarize the problem, "traffic and transportation are serious concerns to seasonal and permanent residents" who share the view that roads are unable to cope with the seasonal traffic.



Public Water Supply
The Edgartown Water Company, a privately owned corporation, supplies water to nearly 2100 residential and commercial customers. The area served by the existing water supply system and its proposed expansion is shown on Map 12.

Water pumped from the company's wells is stored in a 200,000 gallon capacity standpipe at Mill Hill and is distributed through 41.95 miles of mains.

Expansion of the network is necessary to accommodate the projected population, growing year-round service demands and less reliance on private wells, as well as to improve the Town's fire-fighting efficiency.

Wastewater Treatment Facilities

Edgartown's wastewater treatment facilities consist of approximately 13,800 feet of gravity sewers, 8800 feet of force mains, three pumping stations and a secondary treatment plant. The service area covers portions of the densely populated section of Edgartown. (See Map 12, which also outlines the phased expansion of the sewer service area.) Expanding the treatment capacity from 250,000 gallons per day to 690,000 gallons and upgrading the treatment process is warranted because of the population density, poorly draining soils, failing septic systems and the threat of pollution to the Lily Pond water supply and the harbor.

Refuse Disposal and Recycling

"Waste generated 20 years from now is expected to be significantly increased from the present due to an increase in the year-round population and the larger numbers of seasonal residents and day visitors." This forecast from the 1987 Solid Waste Management Analysis set into motion planning for a central refuse disposal and resource recovery facility. A site adjacent to the intersection of the Edgartown- West Tisbury and Barnes Roads was designated at the February 1990 Special Town Meeting. According to the Martha's Vineyard Refuse Disposal and Resource Recovery District, the proposed facility is an integral part of the Island's regional solid waste management plan which envisions "closure of landfills currently run by the member towns."

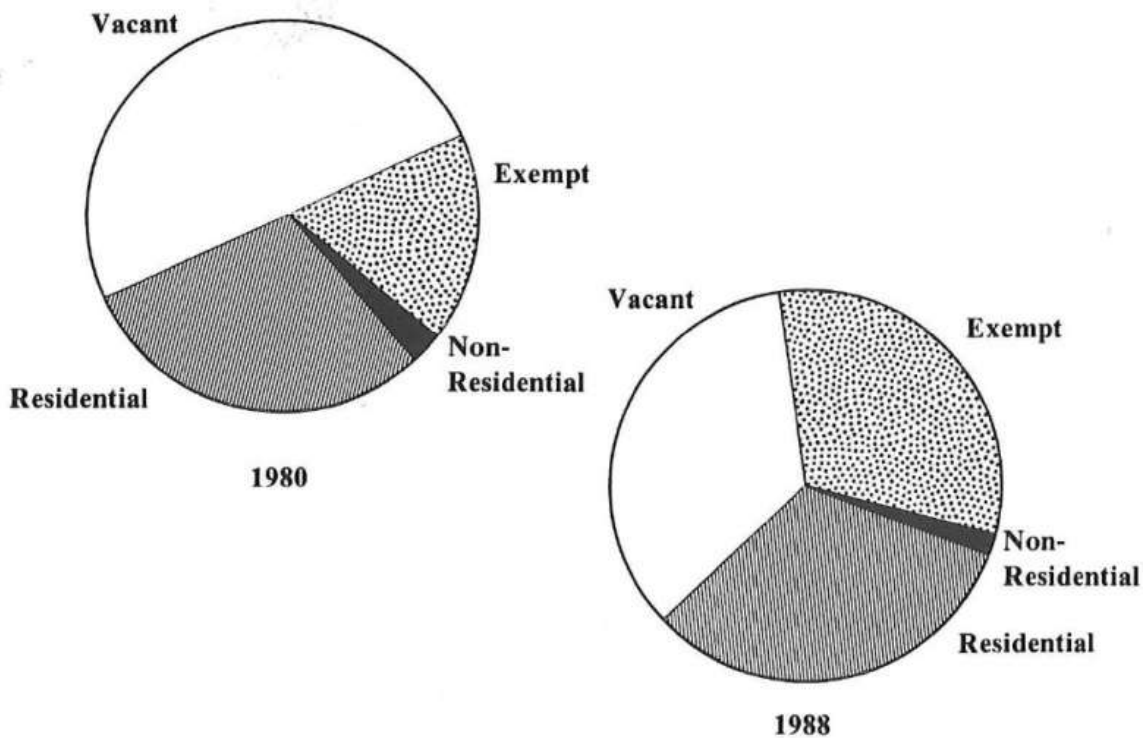
LAND USE

Edgartown's total land area amounts to nearly 29.8 square miles or 19,054 acres of which approximately 2254⁸ acres consist of barrier beaches, tidal flats and salt marshes.

Figure 7 and Table C present estimates of Edgartown's land area grouped by major land use categories. Between 1980 and 1988 the amount of developed land increased by 433 acres or eight per cent. Among the Commonwealth's cities and towns, Edgartown's rate of land development between 1981 and 1986 ranked seventh.⁹ The comparative picture describes the conversion of vacant land to residential, recreation and conservation uses as the development trend of the 1980.

The information also validates the efforts of Edgartown's residents to promote the conservation and preservation of open spaces. Almost 2400 acres were added to Edgartown's store of public and private open space.

**TOWN OF EDGARTOWN
LAND-USE STATISTICS 1980-1988
FIGURE 7**



⁸ Barrier Beaches, Salt Marshes & Tidal Flats, A.L. Hankin, L. Constantine, S. Bliven, Executive Office of Environmental Affairs, 1985.

⁹ *Martha's Vineyard Housing Report*, The Martha's Vineyard Commission, 1986

**TOWN OF EDGARTOWN
ESTIMATED LAND-USE STATISTICS 1980-1988
TABLE C**

	1980	1988
Residential	5300 (31.5%)	5965 (35.1%)
Non-Residential	274 ¹ (1.5%)	42 (0.3%)
Vacant	8385 (49.5%)	5639 (33.2%)
Exempt²	2969 (17.5%)	5347 (31.4%)
Total³	16928 Acres	16993 Acres

NOTES:

¹ Includes Edgartown Airport, Katama.

² Exempt land includes property owned by governments, charitable organizations, churches and public authorities.

³ Excludes open water and wetlands.

Table D summarizes the distribution of various land use categories by zoning district. Based on current Board of Assessor's data, the table depicts Edgartown's mix of land uses. Developed land, vacant land and open space (farms, forests, recreation and conservation areas) in the residential districts are the Town's dominant land use types. Zoning districts are shown on Map 13.

Edgartown's major open spaces which amount to more than 10,600 acres are listed in Appendix D and are displayed on Maps 3, 9 and 10.

**TOWN OF EDGARTOWN
1988 ESTIMATED DISTRIBUTION OF LAND USES (ACRES)
TABLE D**

Zoning District	Developed Land	Vacant¹ Land	Undevelopable Land	Open Space² or Exempt Land	Total Area
R-5	221.0	19.8	.2	59.5	300.5
R-20	1094.8	810.0	64.5	746.6	2715.9
R-60	927.7	1058.5	48.4	2532.6	4567.2
R-120	1170.0	895.5	63.4	995.8	3124.7
RA-120	2552.0	2850.5	86.8	622.6	6111.9
Subtotal	5965.5	5634.3	263.3	4957.1	16820.2
B-I	14.3	.4	—	3.5	18.2
B-II	20.2	4.1	—	.3	24.6
B-III	7.7	—	—	386.1	393.8
Subtotal	42.2	4.5	—	389.9	436.6
Total	6007.7	5638.8	263.3	5347.0	17256.8

NOTES:

¹Vacant land includes all developable land.

²Open space includes forest, agricultural/horticultural and recreational land, underwater land and marshes. Exempt land includes property owned by governments, charitable organizations, churches and public authorities.

POLICIES

Policy represent statements of actions rationale for coordinated decisions; reference Town boards, and commissions; underpin recommended



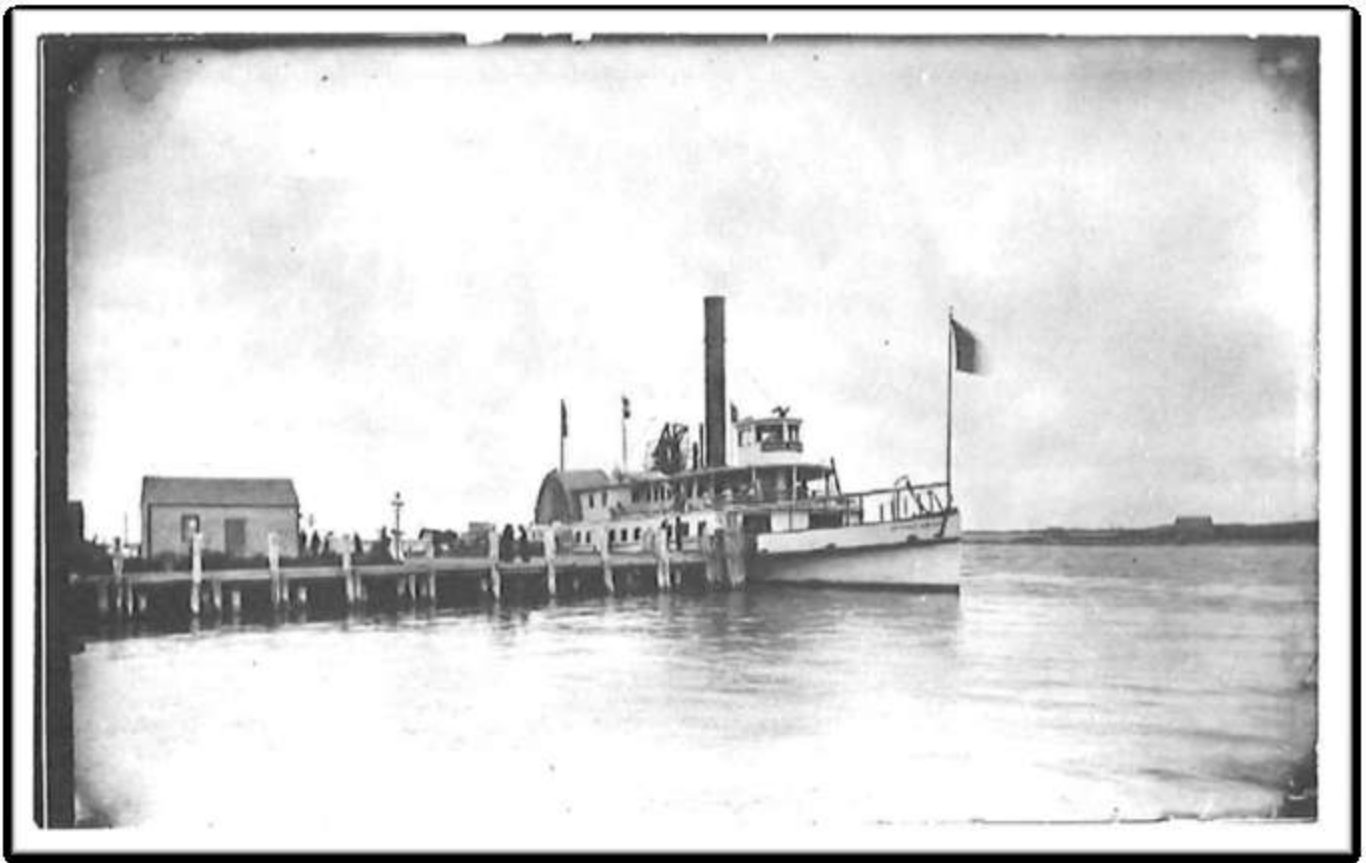
statements solutions. as intended establish a land use serve as points for committees and programs.

TRANSPORATION

Maximizing the capacity of the existing right-of-ways, while maintaining the safety of bicycle and pedestrian traffic and preserving the existing character of the neighborhoods, will demand thoughtful and sensitive design.

Policies

- Make all right-of-way improvements in a sensitive manner, respecting existing neighborhoods and minimizing environmental impacts.
- Encourage adequate parking as a necessary element to avoid congestion and traffic problems.
- Maintain public transportation to frequently visited areas of town where congestion problems impede ease of access by private vehicles.
- Continue to separate vehicular and bicycle right-of-ways and provide continuous transit between existing bicycle paths.
- Encourage innovative means of public transportation.
- Encourage non-vehicular transportation during peak season.
- Coordinate private parking plans with a public transportation system.



MUNICIPAL SERVICES

Sharing facilities and services with other Island towns is being discussed and, for some services, regional solutions may be more economical and environmentally rational. In the course of development of this Master Plan and beyond, solutions to these municipal services will be sought.

In the wake of recent rapid growth, many municipal services and facilities have been found to be inadequate and/ or overworked.

Policies

- Expand funds for capital programs and projects only in conformance with the adopted capital budget, except in bona fide emergency situations as determined by the Town.
- Continually improve the cost-effectiveness of regional solid waste management while maintaining environmental safeguards.
- Insure adequate protection of persons and property through expanded public health and safety facilities in correlation with the expanding population.
- Encourage the full utilization of public education facilities by Town residents and assist in updating these facilities when feasible.
- Maintain the facilities of and access to the Edgartown library and other public services essential to Town residents.
- Coordinate municipal services to the residents of Edgartown in order to avoid duplication of efforts by separate departments.
- Provide water and sewer services to areas of Edgartown needing such services.

GROUNDWATER

The residents of Edgartown realize that extreme care must be taken not to damage the quality of groundwater reserves or all other planning efforts will become meaningless, reduced to remedial patchwork and high cost technical fixes.

Paying for potable water alternatives for Edgartown, should the aquifer become polluted, would add yet another expensive burden to the already struggling middle and low-income individual or family.

Policies

- Maintain a conservative policy with respect to the possible groundwater impacts of proposed land use developments.
- Maintain strict enforcement of regulations safeguarding quality throughout Edgartown.
- Establish and maintain cooperation and coordination between Edgartown municipal agencies concerned with groundwater and the Edgartown Water Company until such time as the Town might acquire the public water system.
- Positively assure the highest quality recharge within the zones of contribution for existing public supply wells.
- Control the location and density of on-site sewage disposal systems in non-public water supply areas in Edgartown and on Chappaquiddick, in order to preserve groundwater quality and drinking water standards and to minimize the need to provide water and sewer extensions to these areas.
- Control the location and density of individual well sites to protect against saltwater intrusion and contamination. This will minimize the need to provide for water extensions.



NATURAL RESOURCES AND OPEN CHARACTER

A major element of Edgartown's livability, its character and resources must continue to be preserved. Fields, farms, parks and oak/pine forests must not be supplanted by incongruous development, but should be intelligently used and conserved.

Edgartown's waterfront combines a number of coastal features in close proximity: a seasonally active boating community, salt ponds, ready access to open ocean, dynamic coastal barriers, a remarkably productive shellfish habitat, and excellent swimming beaches. Edgartown has recognized the fragility and value of these resources, and resistance to their overdevelopment should continue.

Policies

- Provide vigorous enforcement of the Wetlands Protection Act (MGL Chapter 131z40) and the Coastal Wetlands Act (MGL Chapter 1301105).
- Coordinate and cooperate with other Town boards and encourage them to do likewise in carrying out the objectives of the Town's current Open Space Plan.
- Provide continued public access to certain recreation areas currently in private ownership and where acquisition may not occur in the immediate future.
- Promote permanent conservation easements and gifts of land.
- Preserve farmland via governmental and local programs.
- Purchase important recreational, conservation and agricultural lands.
- Provide for appropriate water-dependent uses of the Town's harbors, bays, and ponds to protect and enhance the environmental quality of those waters.

HISTORICAL AND CULTURAL RESOURCES

Much of what makes Edgartown livable is its man-made community. The historic charm of old downtown Edgartown and the surrounding residential area, with its narrow streets and concentration of 18th and 19th century architecture, is a valued example of early New England town organization.

Policies

- Promote the educational, cultural, economic and general welfare of the inhabitants and property owners of Edgartown through the preservation, improvement and maintenance of buildings and places of distinctive architectural and historical significance to the Town.
- Promote the acquisition of historic easements.
- Preserve and protect artifacts and archeological sites related to Edgartown's history.



BALANCED ECONOMY

Relying heavily on the tourist/ resort industry, Edgartown is subject to seasonal employment swings. With the tourist seasons now extending into the late fall and beginning earlier in the spring, the seasonal swings are lessened.

Whether to encourage more tourism and recreation or to recognize Edgartown as a maturing residential and second home community that can accommodate visitors and tourists is a question coming into sharper focus. For many residents a more balanced economy is needed. This means an intelligent allocation of space for business needs, a sensitive farmland and open space preservation program, restraint in peak season development concurrent more with “shoulder season” activities, the fuller use of a relatively well-educated labor force and the encouragement of “location-free” enterprises (meaning a business which needs no specific location, i.e., telecommunications, electronics).

Policies

- Provide incentives for facilitating the development of small entrepreneurship suitable to the economy and way of life of Edgartown.
- Develop the Martha’s Vineyard Airport Park through implementation of a Town-approved plan.
- Encourage the use of Island-based (specifically Edgartown) contractors and businesses whenever possible.
- Further develop the Town’s shellfishing pursuits through maintaining adequate stocks and expanding aquacultural facilities at appropriate locations.
- Expand the home service sector of Edgartown’s economy through trade training opportunities.
- Further the development of an indigenous fishing fleet.
- Improve public services to the tourist industry.
- Encourage extended vacationers as the mainstay of the tourist economy.
- Encourage location-free enterprise.

AFFORDABLE HOUSING

The enhancement of the economy depends on the ability to house the work force. The problems of seasonality are accepted by many residents. However, it is beyond the free market's ability to provide for permanent year-round affordable housing for sale and rent for elders as well as young singles, couples and families.

Some form of government involvement in the housing market is necessary. A major effort will be required. This effort will be a continuing one, and will require constant monitoring.

Policies

- Develop housing opportunities for both rental and purchase for moderate and low-income residents of Edgartown.
- Cooperate with the Regional Housing Authority.

GROWTH

The rapid growth of year-round and seasonal population is, and is likely to be, a continuing concern. Traditional zoning and subdivision regulations have not met the needs of Edgartown nor will they in the future. Most of Edgartown has been platted into a pattern of single-family dwellings consuming a large amount of land in small private holdings. An overwhelming proportion of the land is now owned by off-Islanders.

Policies

- To maintain the overall residential density in Edgartown as low as feasible.
- To maintain existing residential densities except where increases include affordable housing opportunities.

PROGRAMS

The broad scope of the Master Plan and the general nature of its policies necessarily imply further studies and specific programs. Such studies and programs, some of which are in progress, will depend on the resources and cooperation of Town residents and the Town boards, committees and commissions. The following programs are recommendations for actions that should be commenced or completed in the next five years.



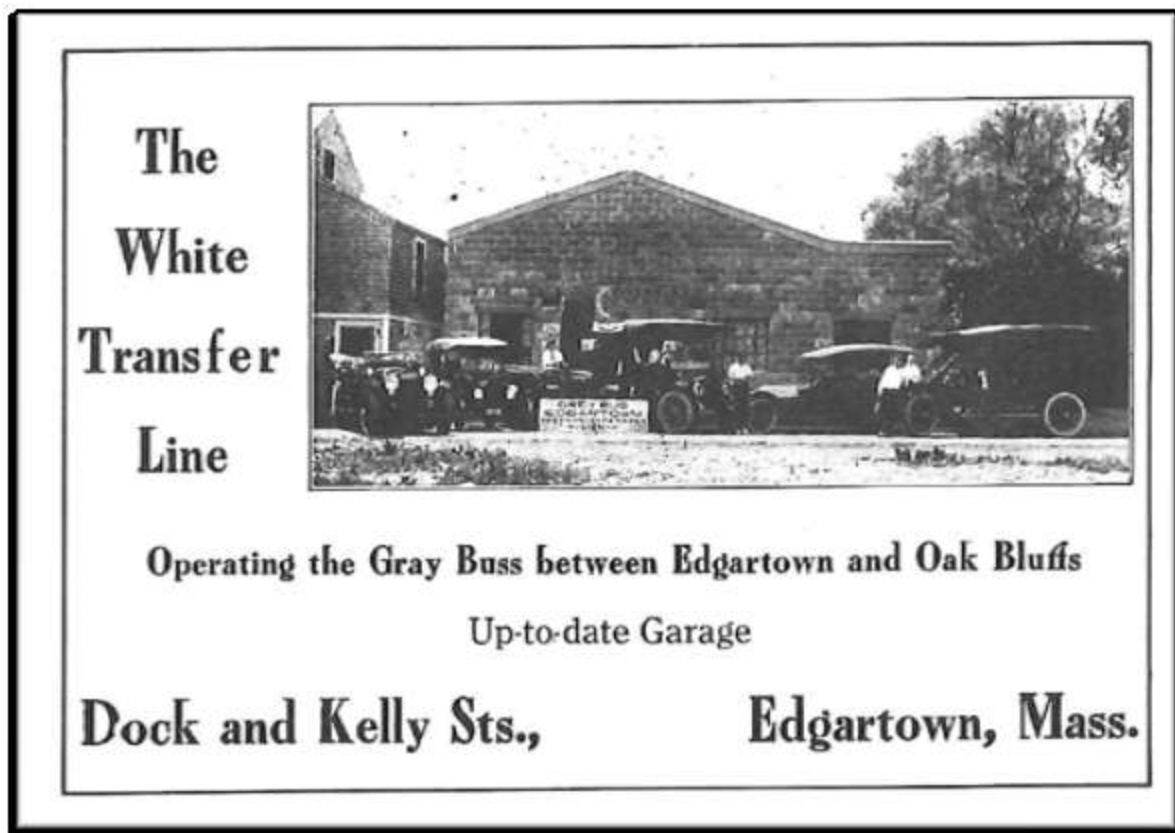
TRANSPORTATION

Completed in 1985, the Downtown Edgartown Transit/ Traffic/ Parking Study offered a set of well-received recommendations. Its recommendations to the Town and to the Martha's Vineyard Transit Authority which could be met by 1995 are:

- Consider the Island-wide coordination of transit services in order to facilitate the transfer of passengers and baggage between different forms of transportation.
- Examine the potential for a permanent site to replace the current lease site and to serve as a fringe parking lot outside of town.
- Continue to promote the use of transit services.

In addition the Planning Board urges relevant Town boards, committees and commissions to:

- Continue to find alternative routes in order to improve the flow of Upper Main Street traffic.
- Work to improve accessibility of public recreation areas and shopping areas via transit services as an alternative to private motor vehicles.
- Secure a bicycle path along Chappaquiddick Road to Dike Bridge.



MUNICIPAL SERVICES

Associated with the development of land are measurable development costs that are borne by the developer and the Town. During the 1990s as government at all levels struggles with balancing revenues and costs, developers will be expected to bear a greater proportionate share of impact costs (cost related to roads, sewers, public safety, schools and recreation for example).

The Town will be able, if a pending bill is approved, to collect impact fees. Impact fees will be determined, in part, according to a capital facilities growth plan. Its contents are to include:

- an analysis of the existing capacity of public facilities,
- an analysis of the Town's financial ability to accommodate anticipated new development,
- a methodology to determine the amount of impact fees,
- a description of the administrative mechanisms, and
- a growth and development policy statement concerning public service standards.

The outcome of the proposed legislation is not known. Whether it is approved or not, the legislation is provocative and leads to this recommendation:

That public meetings be organized and a coordinating committee be appointed in order to prepare for the task of determining and collecting impact fees.

NATURAL RESOURCES

In the Edgartown Planning Studies and in subsequent reports, the Town's unique and varied natural environment was cited as a resource to be protected. Town boards, committees and commissions during the 1980s carried forward many of the reports' recommendations. But their tasks are not complete. Management of natural resources is becoming an important strategy. Management is an essential element in plans for three resources - shellfisheries, Edgartown Harbor and the Town's groundwater reserves.

The Shellfish Committee's Management Plan sets policies applicable to the Edgartown Great Pond, Oyster Pond, Katama Bay, Cape Poge and Poucha Pond, Eel Pond and Sengekontacket Pond. One of the purposes of the Cape Poge and the Edgartown Ponds Area District of Critical Planning Concern also takes into account the value of the shellfisheries. Updating the management plan and forming an advisory committee for the Edgartown Great Ponds are topics of current consideration.

The Marine Advisory Committee is preparing a Harbor Management Plan. Goals and objectives that have been drafted and studies that are in progress will be the basis of promoting the harbor's "quiet" character.

Several groundwater planning studies were completed during the 1980s. A consistent finding is the need to monitor the quality of the groundwater. Monitoring the groundwater reserves will further define the aquifer's characteristics and identify sources of contamination.

In the interest of protecting and managing Edgartown's natural resources, Town boards, committees and commissions should actively and cooperatively pursue their missions.



OPEN CHARACTER

The Open Space Plan for the Town of Edgartown prepared in 1979 by the Edgartown Conservation Commission has been a key planning document. Its five-year action plan guided many important land use decisions. The Open Space Plan described its purpose as “. . . a process . . . to identify open space concerns and priorities.”

In the last ten years changes have occurred which out-date some of the Open Space Plan’s concerns and priorities. The Commonwealth acquired South Beach, valuable farmland has been shielded from development, conservation easements have been obtained, a committee has been formed to preserve ancient ways and trails, land and water development controls have been strengthened, the Martha’s Vineyard Land Bank Commission was created and the Martha’s Vineyard Commission designated three Districts of Critical Planning Concern in Edgartown-Cape Poge, the Katama Conservation Area, and the Edgartown Ponds Area.

As the Town strives to maintain the quality of its rich and varied open character it should:

Update the 1979 Open Space Plan so that it continues to be a working guide for Town boards, committees and commissions; catalogues the Town’s natural resources; and proposes strategies to meet open space needs;

Support the activities of the By- Way Committee;

Endorse the proposed Edgartown Ponds Area Advisory Committee and encourage it to seek management and regulatory solutions in order to protect the quality of water, wildlife habitats and scenic vistas in the Ponds area.



HISTORICAL AND CULTURAL RESOURCES

Prior to creating the Edgartown Historic District in 1987 an extensive inventory of historic and cultural resources was completed. The study was necessary to support the related bylaw now in force. That bylaw promotes the preservation and protection of the distinctive characteristics of buildings and places to the Town.

As in the other Island towns, Edgartown's pre-Colonial archeological sites have yet to be systematically investigated. Identifying and protecting these sites can enhance the Town's sense of place.



BALANCED ECONOMY

Edgartown's economic viability depends on economic diversity. The Town's three business areas - downtown, Upper Main Street and the Airport - each with its own character should be ready to meet new opportunities.

The DJ Zoning District, Downtown Edgartown

The 8-1 District and its surrounding residential area with their narrow streets, architectural heritage, and harbor views invite tourists. The B-I District with its government buildings, banks, offices and shops is also a village center. However, the relocation of essential services in recent years has altered the traditional role of the downtown. The downtown is changing. Today, many year-round residents and business owners are asking: What can be done to revitalize downtown Edgartown?

The B-II Zoning District, Upper Main Street

The Upper Main Street Plan was prepared so that the B-II District could become "a vibrant, more pedestrian-oriented new town center. . ." Its recommendations called for improvements concerning traffic, parking, landscaping and the siting and design of buildings. Three assumptions steered the plan:

- "that growth along Upper Main Street cannot and should not be stopped,"
- that development "should be carefully planned and designed to fit with the character of Edgartown," and
- that its goals and recommendations should be adapted to future circumstances.

The B-III Zoning District, Airport Industrial Park

Development of the Airport lands can broaden the Island's and the Town's economies. The common themes of several planning studies focus on the need to:

- create stable year-round employment,
- increase the incomes of year-round residents and the revenues of government agencies, and
- develop the Airport land for its optimum use.

Further progress awaits the completion of a feasibility study and infrastructure improvements (an approved water supply and a wastewater treatment plant).

The following recommendations are offered as paths towards a balanced economy:

The Planning Board in association with the Board of Trade and the Board of Selectmen should establish a partnership of interests in order to revitalize the B-I Zoning District.

The Planning Board should ensure that the development of Edgartown 's commercial districts are coordinated.

The Planning Board should continue to support the Martha's Vineyard Airport Commission and the Martha's Vineyard Commission in their efforts to create a planned economic district at the Airport.

The Planning Board should continue to examine the service business storage district by: confirming the need for such district, establishing locational and site design criteria, conducting public meetings and proposing appropriate land use controls.

The Planning Board should be an equal partner in the necessary land use, transportation and economic studies which will achieve the goal of a balanced economy.

Town boards, committees and commissions should support the Shellfish Committee's Management Plan as a means to enhancing the productivity of Edgartown is shellfisheries.

Town boards, committees and commissions should determine the feasibility of establishing an agricultural incentive area in accordance with Chapter 40L, MGL.

AFFORDABLE HOUSING

In *Island Towns' Zoning Practices Which Affect the Provision of Affordable Housing*¹⁰, the report concluded that Island towns should create incentives in order to encourage the production of needed housing. The Town in conjunction with the Dukes County Regional Housing Authority could show interested groups the way to affordable housing by:

Producing a planning document that will identify types of households in need of affordable housing, determine the mix of housing types that are needed, determine locational criteria, and specify alternative sites that are suitable and available for affordable housing.

Continuing to review Town bylaws, rules and regulations in order to encourage the production of affordable housing that will be responsive to the needs of Edgartown's residents.



¹⁰ Prepared by Island Planning and Management, 1987

GROWTH

The Master Plan's statements of intended actions rely on assumptions and attitudes. As the circumstances on which Edgartown's growth and development depend change so may the assumptions and attitudes. Since the direction, scope and pace of change are all but impossible to accurately forecast, continuous monitoring of the Master Plan will be required.

The Planning Board should be prepared to adjust the Master Plan. In the years ahead several events are likely to affect the Master Plan: The results of the 1990 census will be available; the region's economy should be more stable; and new legislation should encourage opportunities and initiatives. These events and the Master Plan's awareness that its course of action should be reevaluated suggest that the Planning Board should:

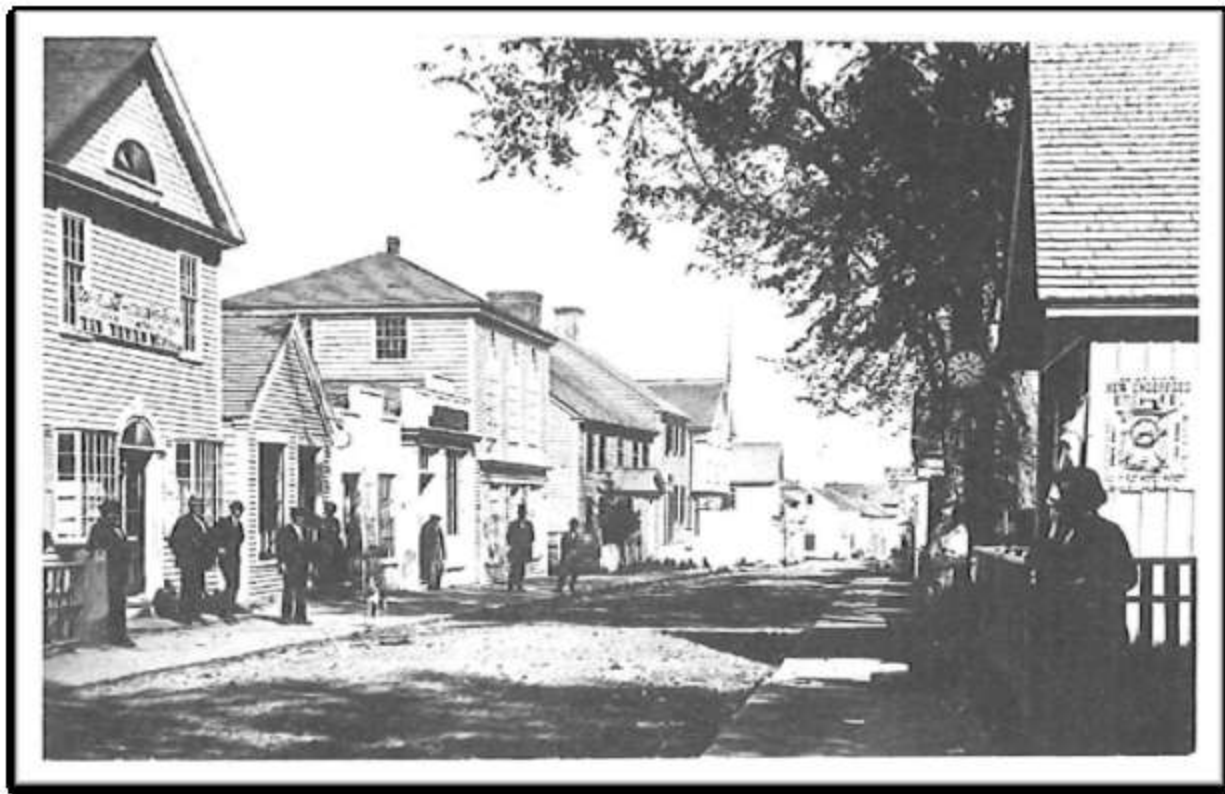
Monitor the achievement of the Master Plan's goals and objectives.

Centralize the collection of information necessary for the evaluation of the Master Plan's policies and programs.

Seek solutions to growth and development issues that Edgartown will be facing by continuing the work of the AdHoc Growth Management Study Committee.

CONCLUSION

The concerns of a community seeking to protect those qualities of life that contribute to the rich and varied character of Edgartown have been converted to attainable goals and objectives. But the Master Plan's recommendations are only part of an evolving process. As Edgartown reevaluates its course of action, it is essential that Town residents continue to contribute their valuable talents and that their voices be heard.



APPENDICIES

APPENDIX A: POPULATION STATISTICS

Data contained in the tables that follow track Edgartown's growing population. Edgartown's growth is also compared with county population trends.

Table A-1 presents various population counts and estimates. Despite their differing results the data indicate that:

- Edgartown's population has increased dramatically.
- Edgartown's population has outpaced the county's population growth.
- Edgartown's population increase surged in the middle of the decade.

The implication of the data is summed up by the words of the *Vineyard Gazette*:

"Island towns both big and small put themselves to the task of coping with change... 75 percent of the permanent residents and 82 percent of the seasonal residents of the island said they viewed the fast pace of growth and development on the Vineyard as a serious and dangerous problem."

Tables A-2 and A-3 suggest the changing composition of Edgartown's year-round population. Its residents are, relative to the county population, older. The population segment of residents older than 65 is growing more rapidly than the others. The population group aged 45-64 has the potential to further the trend of an "aging Edgartown."

Table A-4 shows the relative and comparative sizes of the seasonal population.

**POPULATION COUNTS AND ESTIMATES
YEAR-ROUND RESIDENTS
TABLE A-1**

	TOWN			COUNTY		
	TOWN	CACI	MISER	MVC	MISER	MVC
1970	1481		1481			6117
1980	2204	2250	2204	2460	8942	9190
1984	2637					
1985	2695			3200		12100
1986	2808	2617	2990	3465	10900	12690
1987	2604					
1988	2758	3054	3240	(3680) ¹	11700	(13200) ¹
% CHANGE (1980-1988)	25.1	35.7	44.0	49.6	30.8	43.6
Avg. Annual % Change (1980-1988)	2.85	3.91	4.94	5.19	3.42	4.64

**ACTUAL AND ESTIMATED MEDIAN AGES
OF YEAR-ROUND RESIDENTS
TABLE A-2**

	TOWN		COUNTY	
1980		1988	1980	1988
35.3		38.6	34.6	38.9

NOTE:

¹ Estimate extrapolated from data source.

SOURCES:

An Economic Base Study of Dukes County, The Martha's Vineyard Commission, 1973.

Town Clerk records, 1980-1988.

Dukes County Data Reports, The Martha's Vineyard Commission, 1985 and 1987

Sourcebook of Demographics and Buying Power, CACI, 1988

1988 Population Estimates for Massachusetts Cities and Towns, Massachusetts Institute for Social and Economic Research, 1989

SOURCES:

General Population Characteristics, U.S. Census, 1980

Sourcebook of Demographics and Buying Power, CACI, 1988

**ACTUAL AND ESTIMATED AGE DISTRIBUTION (%)
OF YEAR-ROUND RESIDENTS**

TABLE A-3

	TOWN		COUNTY	
	1980	1988	1980	1988
Younger than 5 Years } 5-17 } 21.4		5.0 } 15.3 } 20.3	5.8 } 15.0 } 20.8	5.9 } 16.1 } 22.0
18-24		7.8		8.8
25-34		15.2		15.1
35-44		17.8		16.7
45-54		10.3 } 10.4 } 20.7	} 20.2	9.3 } 9.3 } 18.6
55-64				

**POPULATION ESTIMATES
SEASONAL RESIDENTS, VACATIONERS AND VISITORS**

TABLE A-4

	TOWN		COUNTY	
	1980	1985	1980	1985
Seasonal Residents and Vacationers¹	14630	18114	55313	62268
Visitors²	7500	9500	22650	25870
Total	22130	27614	77963	88138

SOURCES:

General Population Characteristics, U.S. Census, 1980

Dukes County Data Reports, The Martha's Vineyard Commission, 1987

Sourcebook of Demographics and Buying Power, CACI, 1988

NOTE:

¹ Vacationers are individuals staying on the Island for more than four days but less than one month.

² Visitors are individuals staying on the Island for less than four days.

SOURCES:

An Economic Base Study of Dukes County, The Martha's Vineyard Commission, 1973.

Dukes County Data Reports, The Martha's Vineyard Commission, 1987

APPENDIX B: EMPLOYMENT STATISTICS

Tables B-1 and B-2 record employment trends in Edgartown between 1980 and 1987. Several Patterns are evident:

- Total employment increased annually except in 1986.
- The wholesaling and retailing sector dominated all other sectors.
- Employment changes were cyclical despite the steady increase in employment. Expressed as a percentage of total work force, the infrastructure and service sectors peaked early in the decade; the land development sectors peaked in the middle of the decade; and the natural resources and commerce sectors are reaching their peaks.
- The sectors with significant employment gains between 1980 and 1987 were commerce, government, natural resources and construction.
- Low unemployment and high labor participation coincided with peak employment in the construction and service sectors.
- The number of workers per establishment, nearly seven, has been fairly stable except during 1985, when the average was 8.55 workers per establishment.
- Table B-3 documents related economic statistics.

TOWN OF EDGARTOWN¹
AVERAGE ANNUAL EMPLOYMENT BY SECTOR
TABLE B-1

SECTOR	1980	1981	1982	1983	1984	1985	1986	1987	1988	NET GAIN OR (LOSS)
Agriculture, Forestry, Fisheries	28	26	31	30	37	49	62	74		46
Construction	96	103	110	118	134	138	127	128		32
Manufacturing	38	16	25	25	26	32	38	45		7
Transportation, Communications, Utilities	40	40	18	22	26	30	36	35		(5)
Wholesaling and Retailing	334	348	401	437	458	514	539	559		225
Finance, Insurance, Real Estate	121	100	116	123	109	94	97	110		(11)
Services	348	318	313	317	338	362	296	258		(90)
Government	129	169	177	179	172	197	199	218		89
Total	1134	1120	1191	1252	1300	1416	1394	1427		293
Total Labor Force			1359	1482	1448	1607	1711	1935	2144	
Average Annual Unemployment (%)	5.4		5.7	4.9	3.9	3.2	3.2	3.5	3.7	
Labor Participation Rate (%)			87.6	84.5	89.8	88.1	81.5	73.8		
Workers Per Establishment (%)	7.32	6.96	7.01	7.11	7.22	8.55	6.94	6.98		

NOTE:

¹ Statistics exclude individuals employed by religious organizations, certain domestic services, and the self-employed.

SOURCES:

Employment and Wages in Massachusetts Cities and Towns 1980-1988, Massachusetts Department of Employment and Training, 1988
Municipal Demographic Profile, Massachusetts Department of Revenue, 1988
Sourcebook of Demographics and Buying Power, CACI, 1988

TOWN OF EDGARTOWN¹
AVERAGE ANNUAL EMPLOYMENT BY SECTOR
PERCENTAGE OF TOTAL
TABLE B-2

SECTOR	1980	1981	1982	1983	1984	1985	1986	1987	PERCENTAGE CHANGE
Agriculture, Forestry, Fisheries	2.5	2.3	2.6	2.4	2.8	3.5	4.4	5.2	164.3
Construction	8.5	9.2	9.2	9.4	10.3	9.8	9.1	9.0	33.3
Manufacturing	3.4	1.4	2.1	2.0	2.0	2.3	2.7	3.2	18.4
Transportation, Communications, Utilities	3.5	3.6	1.5	1.8	2.0	2.1	2.6	2.4	-12.5
Wholesaling and Retailing	29.5	31.1	33.7	34.9	35.2	36.3	38.7	39.2	64.7
Finance, Insurance, Real Estate	10.7	8.9	9.7	9.8	8.4	6.6	7.1	7.7	-9.1
Services	30.7	28.4	26.2	25.3	26.0	25.6	21.2	18.1	-25.9
Government	11.4	15.1	14.9	14.3	13.2	13.9	14.4	15.3	70.0
Total	100.2	100.0	99.9	99.9	99.9	100.1	100.2	100.1	25.8

NOTE:

¹ Statistics exclude individuals employed by religious organizations, certain domestic services, and the self-employed.

SOURCES:

Employment and Wages in Massachusetts Cities and Towns 1980-1988, Massachusetts Department of Employment and Training, 1988
 Dukes County Data Report, The Martha's Vineyard Commission, 1987

TOWN OF EDGARTOWN¹
EMPLOYERS, PAYROLLS, WAGES AND INCOMES
TABLE B-3

	Number of Establishments	Total Payroll (000's)	Average Wage	Per Capita ² Income
1980	155	\$10,015	\$ 8,831	
1981	161	10,891	9,655	\$ 9,448
1982	170	11,962	10,044	
1983	176	13,936	11,131	10,798
1984	180	15,434	11,872	
1985	188	17,964	12,686	11,961
1986¹	201	19,967	14,323	
1987	207	20,931	14,667	

NOTE:

¹ 1986 change in definition prevents comparisons with previous years' data.

² Per capita income equals total personal income divided by the estimated population.

SOURCES:

An Economic Base Study of Dukes County, Massachusetts, The Martha's Vineyard Commission, 1985

Employment and Wages in Massachusetts Cities and Towns 1980-1988, Massachusetts Department of Employment and Training, 1988

Municipal Demographic Profile, Massachusetts Department of Revenue, 1988

APPENDIX C: DEVELOPMENT ACTIVITY

This appendix's tabulated data are intended as bases of information regarding Edgartown's residents. Tables C-1 and C-2 describe the dwelling stock and its characteristics. Tables C-3 and C-4 describe subdivision and construction activity during the 1980s. The final table relates household incomes to indicators of housing costs.

ESTIMATED DWELLING STOCK 1980-1988

TABLE C-1

	TOWN ¹	COUNTY
Beginning of 1980	2255	8613
Year ending 1980	2377	
1981	2488	
1982	2571	
1983	2727	
1984	2934	
1985	3211	
1986	3482	11,468
1987	3727	
1988	3870	

NOTE:

¹ Assumes that all dwellings were constructed during the calendar year in which the building permits were issued.

SOURCES:

Annual Town Reports

General Housing Statistics, U.S. Census, 1980

Martha's Vineyard Housing Report, Massachusetts, The Martha's Vineyard Commission, 1986

Dukes County Data Report, The Martha's Vineyard Commission, 1987

DWELLING STOCK CHARACTERISTICS

TABLE C-2

	1980		1986	
	TOWN	COUNTY	TOWN	COUNTY
Year-Round Owner-Occupied	714	2729		
Renter-Occupied	262	1143		
Vacant	80	777		
	1056 (46.8%)	4649 (54.0%)	1619 (46.8%)	6012 (52.4)
Seasonal	1199 (53.2%)	3964 (46.0%)	1840 (53.2%)	5456 (47.6%)
Total	2255	86.13	34.59	11.468

SOURCES:

Annual Town Reports

General Housing Statistics, U.S. Census, 1980

Martha's Vineyard Housing Report, Massachusetts, The Martha's Vineyard Commission, 1986

Dukes County Data Report, The Martha's Vineyard Commission, 1987

**TOWN OF EDGARTOWN
CONSTRUCTION ACTIVITY 1980-1988**

TABLE C-3

	Number of Dwellings Built	Number of Building Permits Issued	Estimated Value of Construction
1980	122	238	\$ 7,972,000
1981	111	228	7,210,000
1982	83	229	7,920,000
1983	156	318	11,118,000
1984	207	382	17,550,000
1985	277	450	25,602,000
1986	271	460	26,466,000
1987	245	415	38,051,000
1988	143	342	23,723,000
Total	1615	3062	

NOTE:

Value of construction not adjusted to account for inflation.

SOURCE:

Annual Town Report

**TOWN OF EDGARTOWN
SUBDIVISION ACTIVITY 1980-1988
TABLE C-4**

	FORM A ¹			FORM C			TOTAL		
	Plans	Lots Endorsed	Area (Acres)	Plans	Lots Approved	Area (Acres)	Plans	Lots	Area (Acres)
1980	25	64							
1981	38	77		8	86		46	163	
1982	33	88	200	156	258		189	346	
1983	36	65	149	5			41		
1984	37	60	331	4	39	480	41	99	811
1985	58	66	238	4	14	27	62	80	265
1986	62	111	240	4	82	146	66	193	386
1987	34	39	107	7	35	46	41	74	153
1988	42	26	103	5	13	17	47	39	120
Total	365	596							

¹Form A lots are lots for which approval of a subdivision plan is not required.

SOURCES:

Annual Town Reports
Planning Board Records

**TOWN OF EDGARTOWN
INCOME DISTRIBUTION OF
YEAR-ROUND HOUSEHOLDS AND INDICATORS
OF HOUSING COSTS
TABLE C-5**

	1980	1988
0-\$9,999	19.2%	11.7%
\$10,000-14,999	25.3	9.8
15,000-24,999	29.5	27.6
25,000-34,999	15.5	22.9
35,000-49,999	8.0	17.7
50,000-74,999	1.5	7.4
75,000+	1.3	3.0
	100.0%	100.1%
Median Monthly Rent	\$ 214	\$ 625¹
Median Value of a Dwelling	\$68,000	\$297,700²

¹ Rent equals 28% of household income.

² Based on sales prices.

SOURCES

General Housing Statistics, U.S. Census, 1980
Dukes County Data Report, The Martha's Vineyard Commission, 1987
Sourcebook of Demographics and Buying Power, CACI, 1988

APPENDIX D: OPEN SPACE

This appendix lists lands and waters along with their areas which are important open spaces within Edgartown. Please note that distinction between recreation, conservation and agriculture is illustrative.

PUBLIC RECREATION LAND AREA

South Beach and Norton Point	314.00
Joseph A. Sylvia State Beach	49.40
Edgartown Beach, Bend of the Road	1.60
Collins Beach	.13
Lighthouse Beach	5.10
Chappaquiddick Point	7.90
Cape Pogue	2.00
Memorial Park	.92
Edgartown School Area	34.10
Accesses to recreation land	4.40
Total Acres	419.55

PRIVATE RECREATION LAND

Chappaquiddick Beach Club	2.60
Edgartown Yacht Club	3.90
Edgartown Golf Club	96.30
Katama Tennis Courts	2.90
Martha's Vineyard Rod and Gun Club	16.00
Total Acres	121.70

CONSERVATION LAND

Felix Neck Wildlife Sanctuary	350.00
Sweetened Water Pond / Beetle Pond	9.20
Brine's Pond	41.00
Five Corners	27.20
Katama Point	2.10
Sheriff's Meadow Foundation Properties	814.76
Caleb's Common	9.36
Ed Case Memorial Park	.53
Meshacket Neck	78.40
North Neck	5.10
Wilkinson Property	19.60
Tower Hill Cemetery	.87
Old Indian Burial Ground	.90
Edgartown Conservation Commission	94.42
The Trustees of Reservations	723.00
Vineyard Conservation Society	3.10
Dark Woods Park	28.00
Sweetened Water Farm	32.00
Katama Plains Airpark and Conservation Area	188.00
Total Acres	2427.54

FARMS AND FOREST LAND

Waller Farm	28.00
Norton Farm	12.00
Katama Farm	188.00
Wasque Farm	99.30
Pimpneymouse Farm	108.00
Morning Glory Farm	17.50
Mindoro Farm	32.70
Great Pond Farm	27.36
Herring Creek Farm	196.51
Total Acres	709.37
Martha's Vineyard State Forest	1850.60
Managed Forests	78.30
Total Acres	1928.90

WATER BODIES

Caleb Pond	34
Cape Poge Pond	1455
Crackatuxet Pond	44
Dodger Hole	1
Edgartown Great Pond	911
Eel Pond	115
Jacobs Pond	8
Jernegan Pond	3
Jobs Neck East	68
Jobs Neck West	17
Jobs Neck Pond	6
Katama Bay/ Edgartown Harbor (ferry landing south)	1450
Lily Pond	1
Little Pond	1
Oyster Pond	207
Paqua Pond	14
Pease Pond	6
Poucha Pond	199
Sengekontacket Pond	381
Shear Pen Pond	40
Trapps Pond	45
Total Acres	5066

SOURCES:

Board of Assessors
Vineyard Conservation Society
The Trustees of Reservations
Sheriff's Meadow Foundation
The Martha's Vineyard Land Bank Commission
Open Space Plan for the Town of Edgartown, Edgartown Conservation Commission, 1979

APPENDIX E
EDGARTOWN COMMERCIAL SHELLFISH HARVEST
1980-1988

	Scallops	Clams	Quahaugs	Oysters	Total
1980 Value	\$ 473,470	9,800	199,500	3,000	\$ 685,770
Bushels	17,536	490	4,047	300	
1981 Value	\$ 436,400	20,250	224,650	3,000	\$ 684,300
Bushels	13,950	675	3,197	150	
1982 Value	\$ 634,370	17,700	161,710	6,600	\$ 829,380
Bushels	14,192	590	2,610	330	
1983 Value	\$1,264,270	35,530	153,760	43,960	\$1,497,520
Bushels	36,622	987	1,922	2,442	
1984 Value	\$1,248,480	53,320	151,760	140,740	\$1,594,300
Bushels	35,671	872	1,897	4,021	
1985 Value	\$ 974,780	55,620	160,480	24,870	\$1,215,750
Bushels	27,851	927	2,006	921	
1986 Value	\$1,114,100	44,700	193,680	36,960	\$1,389,440
Bushels	21,425	745	2,421	1,320	
1987 Value	\$1,615,260	8,380	250,300	1,300	\$1,649,420
Bushels	26,921	125	2,503	260	
1988 Value	\$1,754,220	13,410	252,700	15,410	\$2,035,740
Bushels	29,237	142	2,527	960	

NOTE:

Value of harvest not adjusted to account for inflation

SOURCE:

Annual Town Reports

APPENDIX F: REFERENCE DOCUMENTS

In addition to the documents cited in the text, the following sources describe the wildlife and natural resources of Edgartown:

- These Fragile Outposts*, Barbara Blau Chamberlain, 1964
- The Fishes of Martha's Vineyard*, Joseph B. Elvin, 1966
- Wildflowers of Martha's Vineyard*, Nelson Coon, 1969
- The Mammals of Martha's Vineyard*, Allen R. Keith, 1969
- Vineyard Birds*, Susan B. Whiting and Barbara B. Pesch, 1983
- Edgartown Water Resource Protection Program*, Anderson-Nichols & Co., Inc., 1983
- Eel Pond Coastal Processes and Wetlands Survey*, Vineyard Environmental Protection, Inc., 1984
- Martha's Vineyard Nature Guide*, Sylvia S. Mader, 1985
- Public Drinking Water Resource Protection on Martha's Vineyard*, The Martha's Vineyard Commission, 1985
- Walking Tour of Historic Edgartown*, Dukes County Historical Society, 1986
- Staff Report*, Edgartown Growth Management Study Committee, 1986
- Martha's Vineyard Airport Master Plan Update, 1984-2004*, Dufresne-Henry, Inc., 1987
- Solid Waste Management Analysis*, CH2M Hill, 1987
- Moraine to Marsh*, Anne Hale, 1988
- An Engineering Investigation of the Water Supply System of the Edgartown Water Company*, Coffin & Richardson, 1989 (draft)
- Town of Edgartown, Massachusetts Wastewater Facilities Planning Study*, Charles T. Main, Inc., 1989
- The Dukes County Intelligencer*, Dukes County Historical Society

APPENDIX G: RESOURCE MAPS

Map 1 - General Soil Groups

Map 2 - Topography

Map 3 - Drainage Areas

Map 4 - Floodplains

Map 5 - Shellfisheries and Wildlife Habitats

Map 6 - Seasonal High Water Table

Map 7 - Groundwater Configuration and the Water Supply

Map 8 - Vegetation

Map 9 - Agriculture and Wildlife Habitats

Map 10 - Conservation and Recreation Lands

Map 11 - Roads and Trails

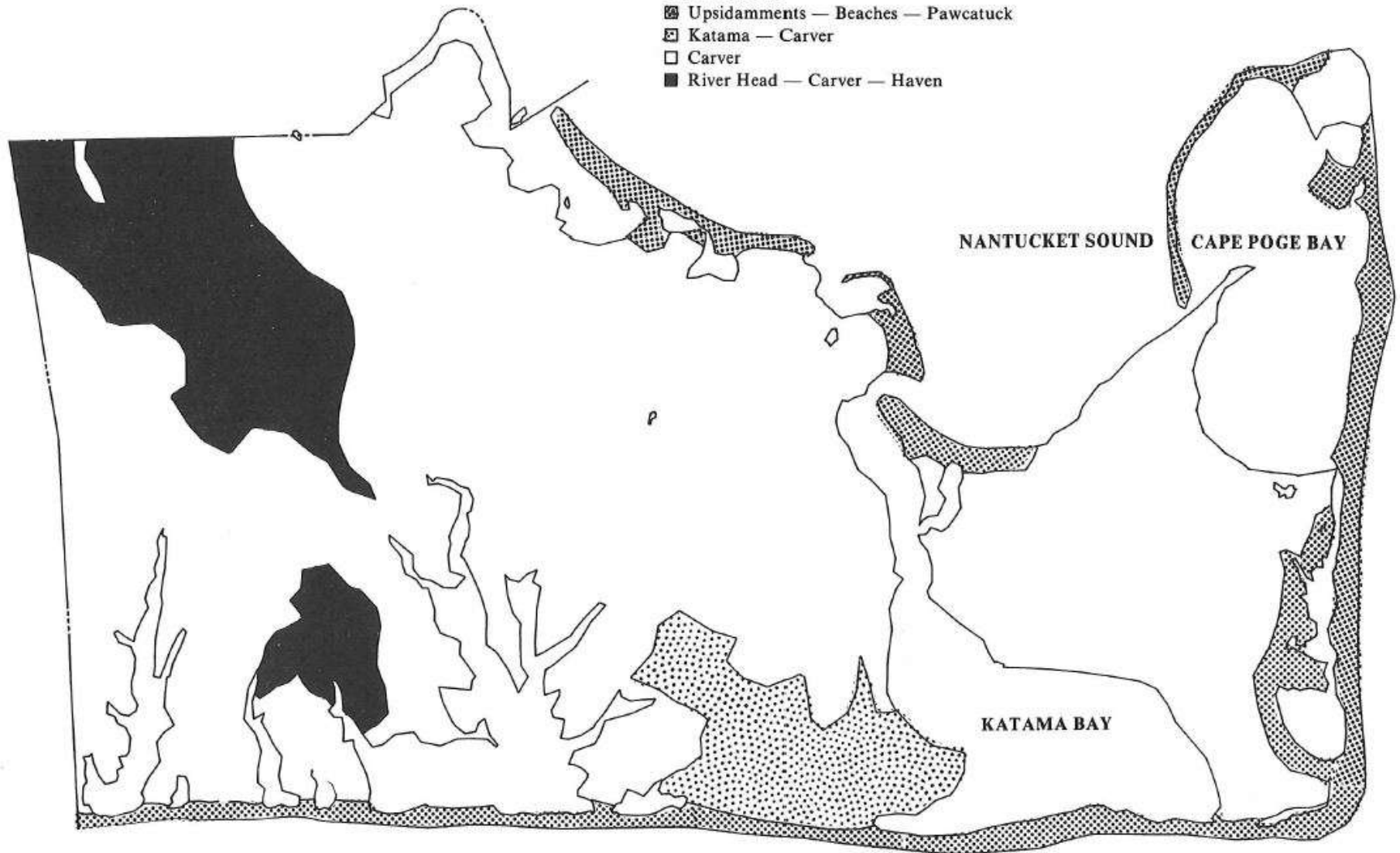
Map 12 - Infrastructure

Map 13 - Zoning Districts

GENERAL SOIL GROUPS

SOIL GROUP

- ☒ Upsidamments — Beaches — Pawcatuck
- ☒ Katama — Carver
- ☐ Carver
- River Head — Carver — Haven



SOURCE:

Preliminary Surficial Geologic Map of Martha's Vineyard, U.S. Geologic Survey

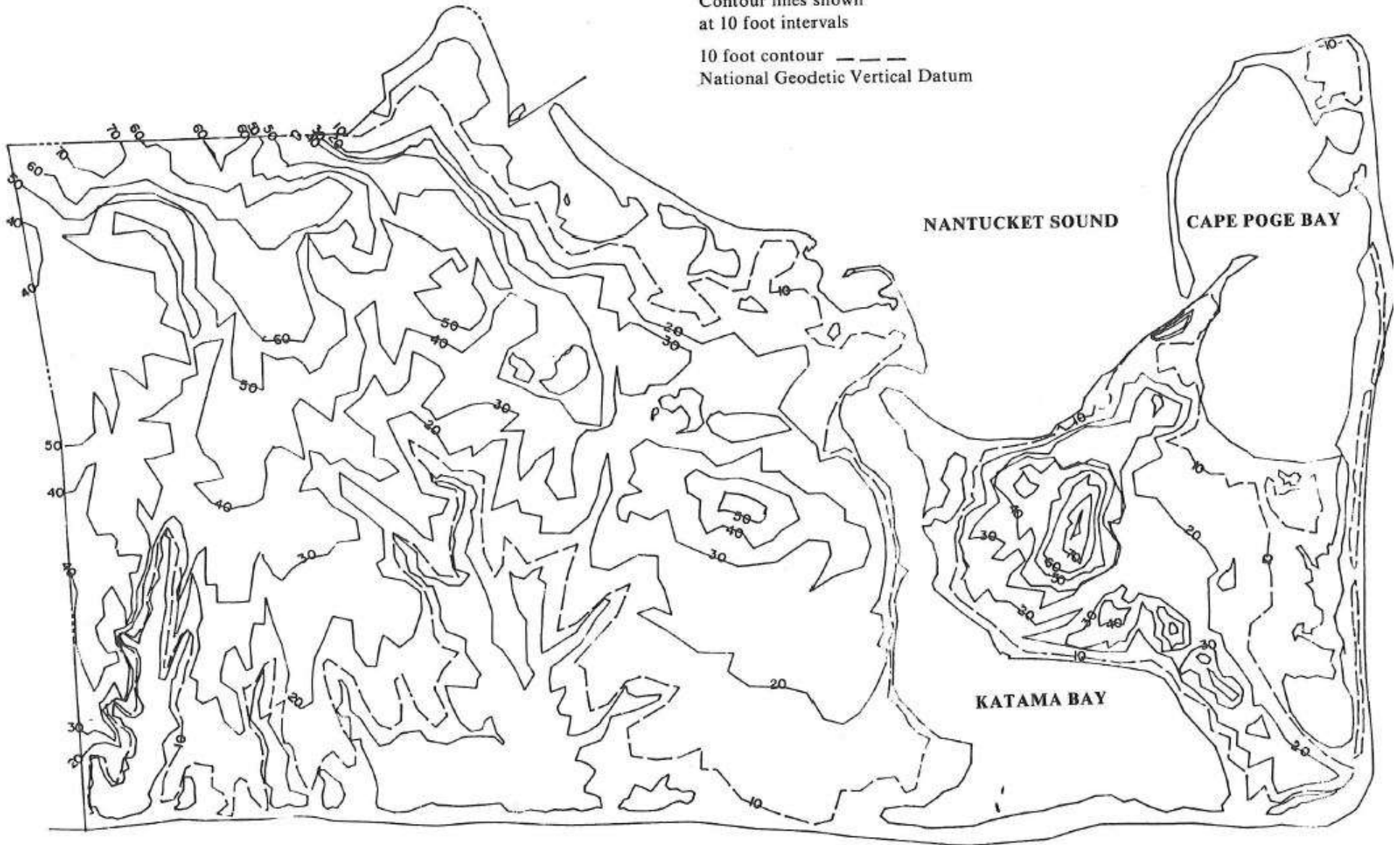
Soil Survey of Dukes County, Massachusetts, U.S. Department of Agriculture, 1986

MAP 1

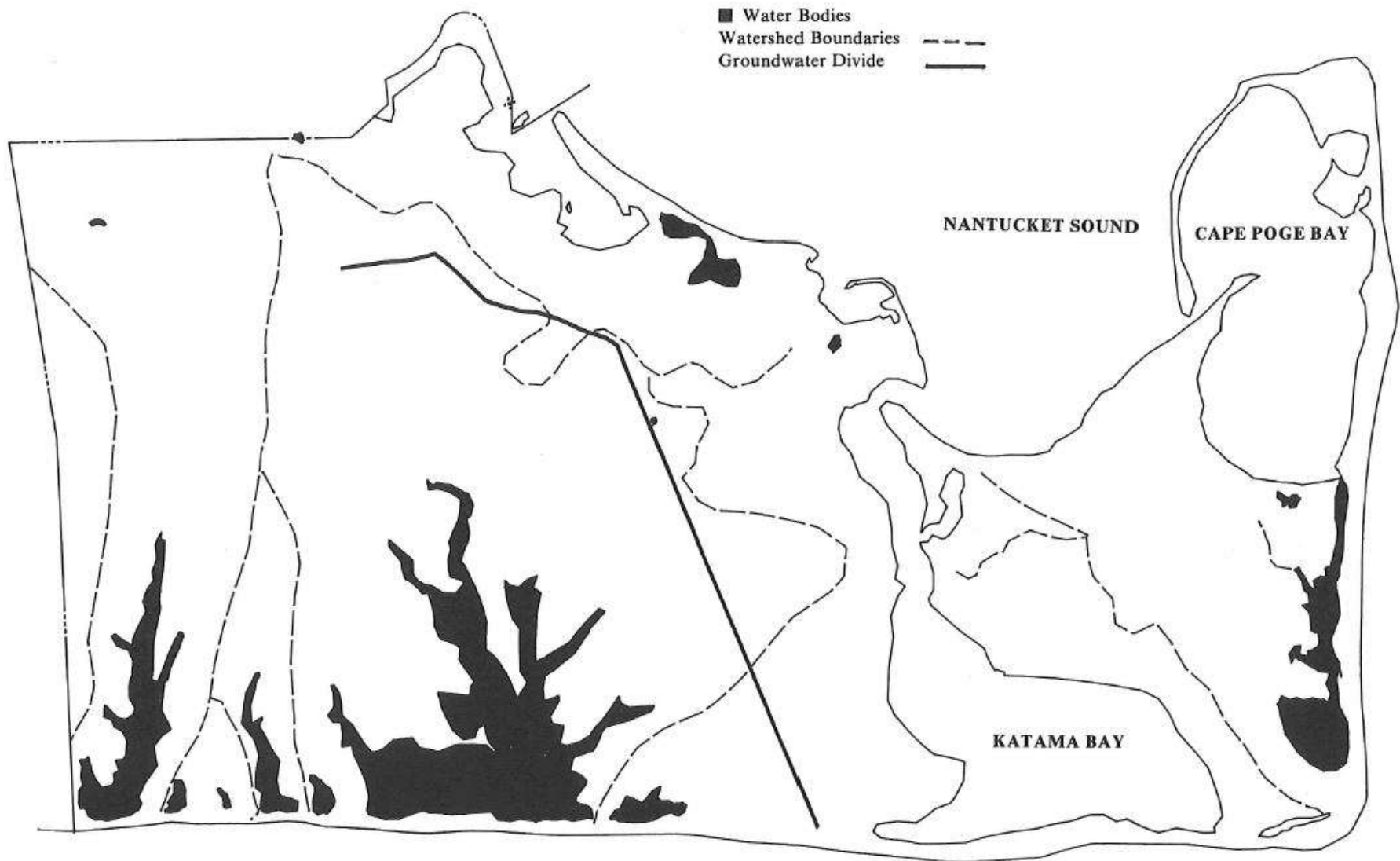
TOPOGRAPHY

Contour lines shown
at 10 foot intervals

10 foot contour - - - -
National Geodetic Vertical Datum



DRAINAGE AREAS



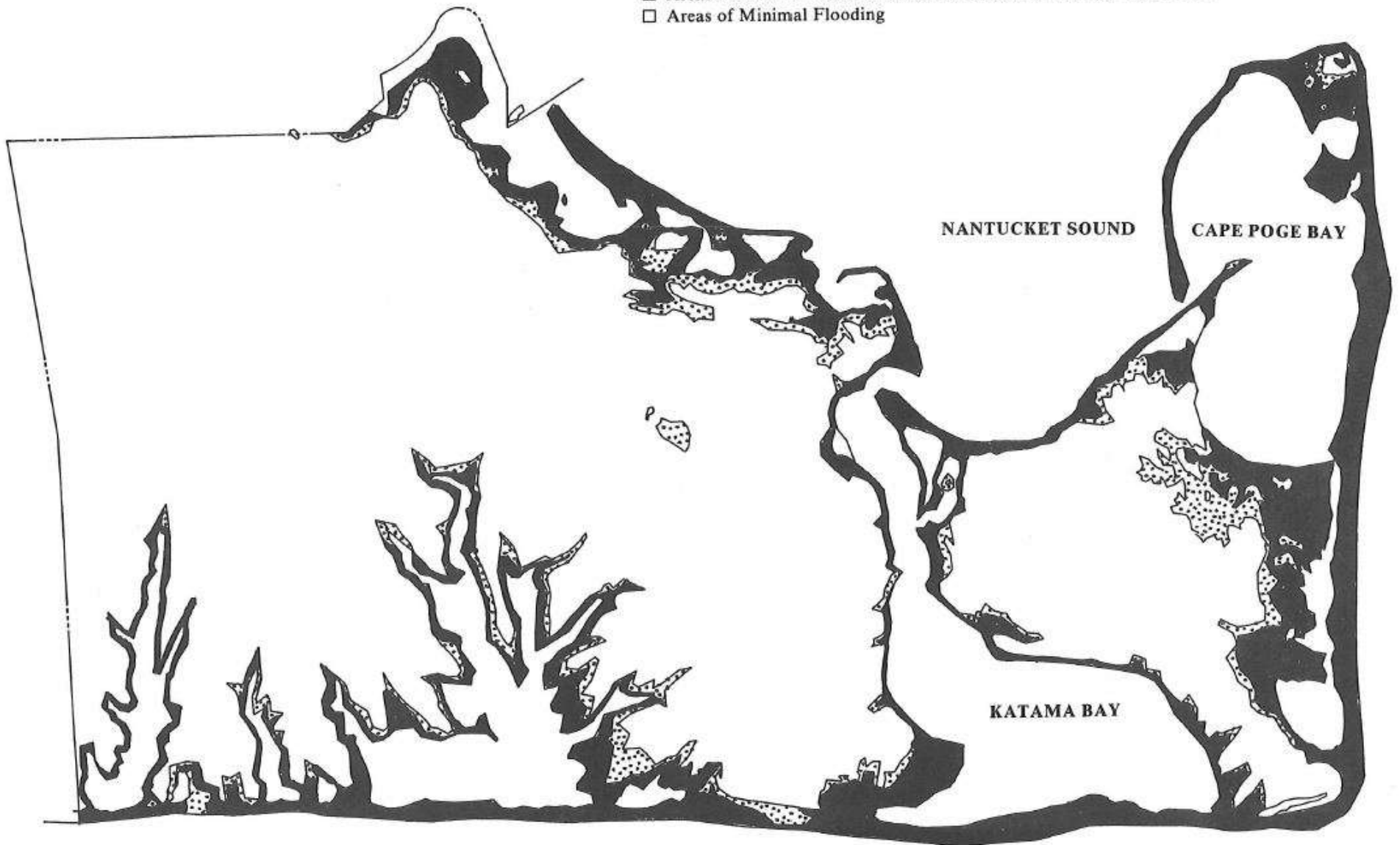
SOURCES:

Water Quality Program Interim Report, The Martha's Vineyard Commission, 1976

Edgartown Board of Health

FLOODPLAINS

- 100-Year Flood Areas
- ▣ Areas Between Limits of the 100-Year Flood and the 500-Year Flood
- Areas of Minimal Flooding



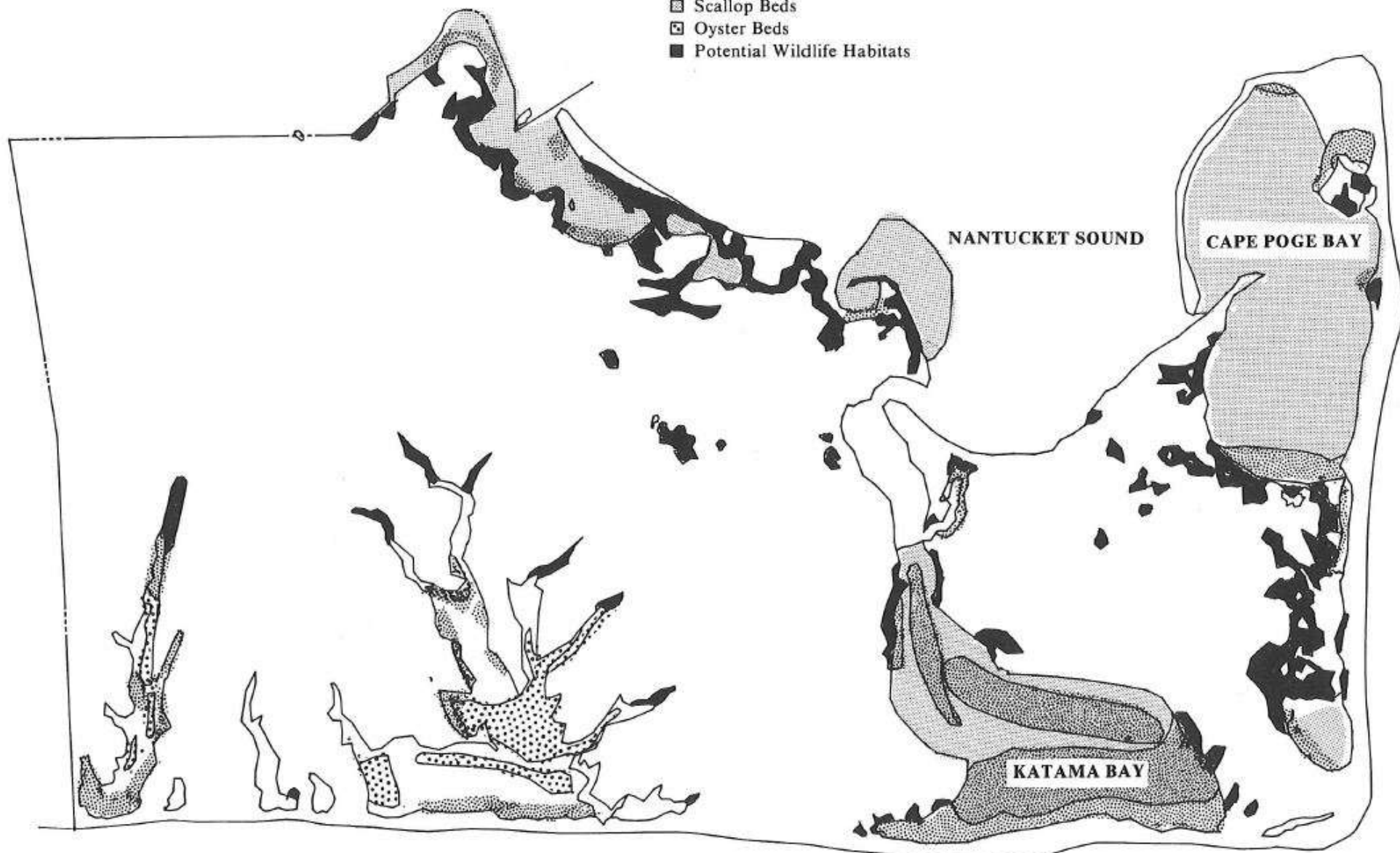
SOURCE:

Flood Insurance Rate Map, Federal Emergency Management Agency, 1985

MAP 4

SHELLFISHERIES AND WILDLIFE HABITATS

- Quahaug Beds and Clam Beds
- ▨ Scallop Beds
- ▩ Oyster Beds
- Potential Wildlife Habitats

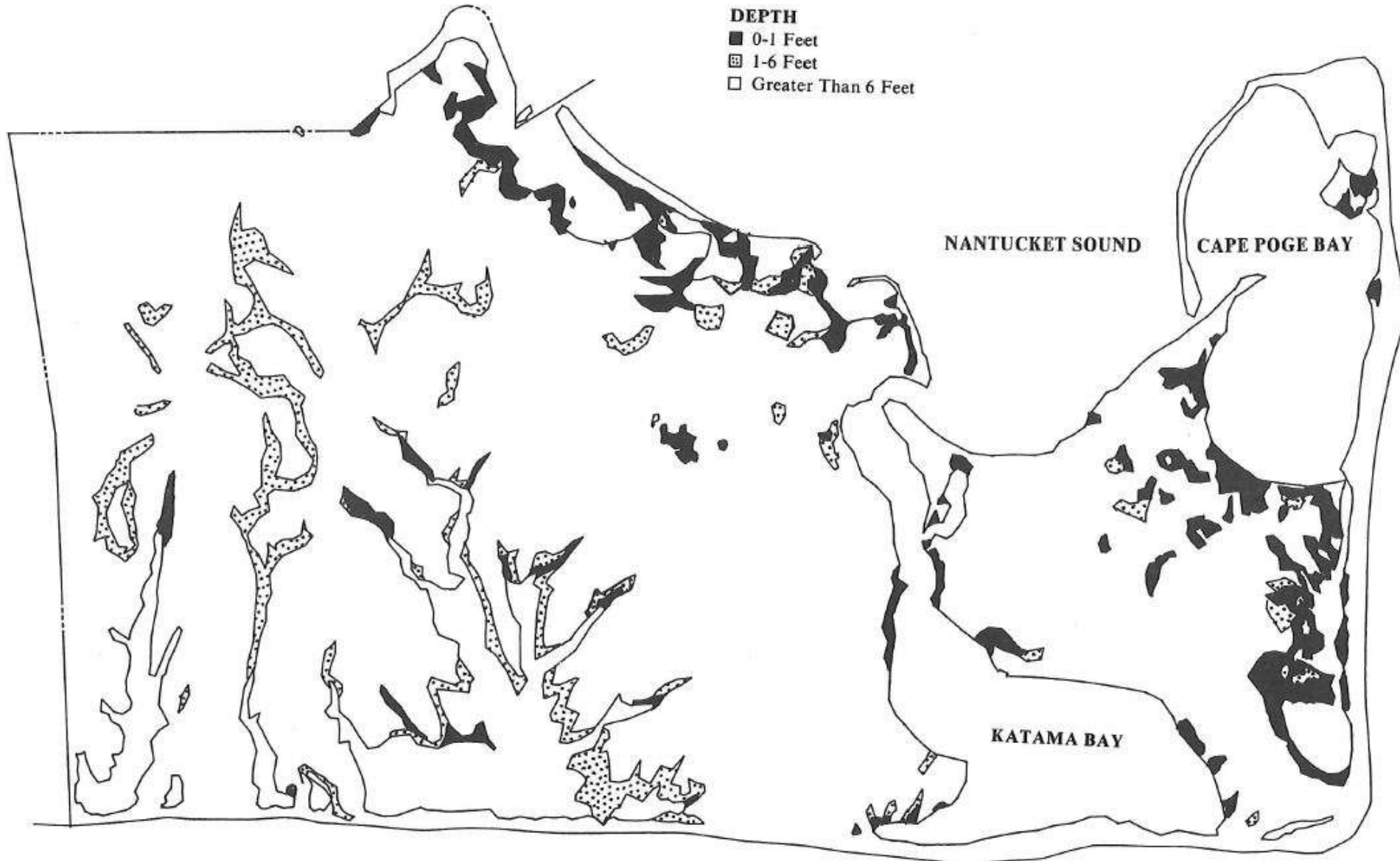


SOURCES:

The Martha's Vineyard Commission

Soil Survey of Dukes County, Massachusetts, U.S. Department of Agriculture, 1986

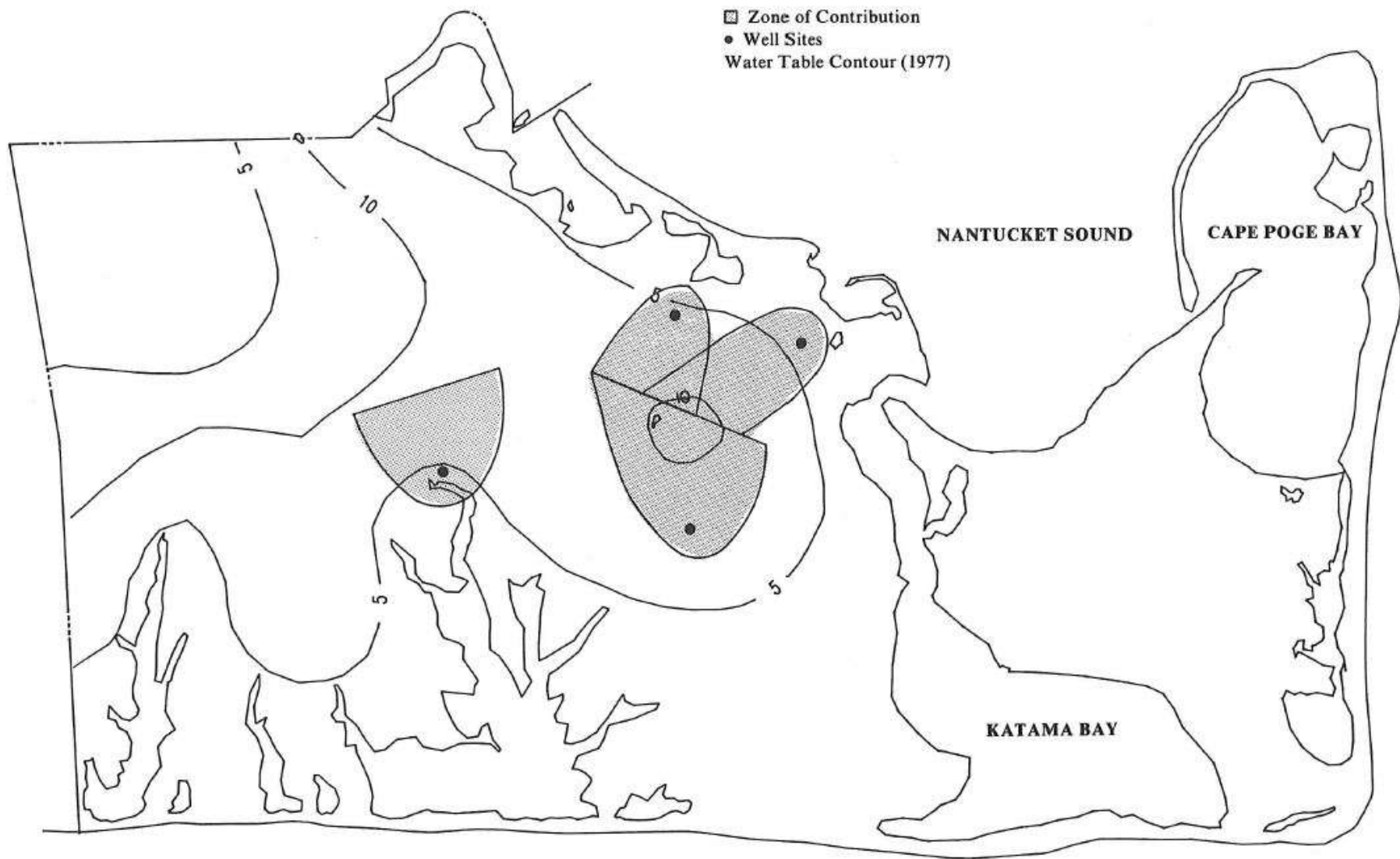
SEASONAL HIGH WATER TABLE



SOURCE:

Soil Survey of Dukes County, Massachusetts, U.S. Department of Agriculture, 1986

GROUNDWATER CONFIGURATION AND THE WATER SUPPLY



SOURCES:

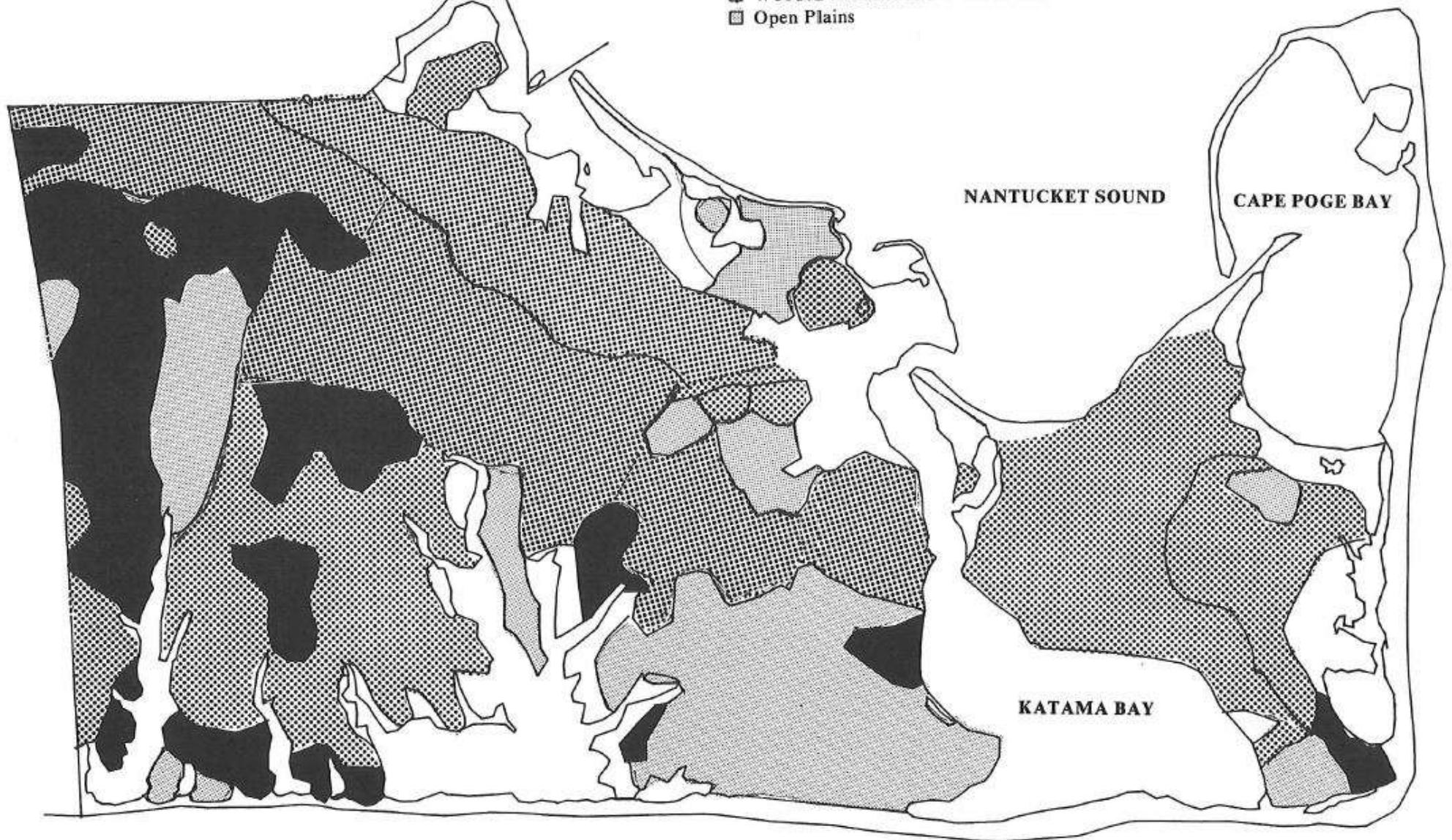
Groundwater Hydrology of Martha's Vineyard, U.S. Geological Survey, 1980

The Martha's Vineyard Commission

Charles T. Main, Inc.

VEGETATION

- Salt Lands
- Thickets
- ▣ Wooded Moraine and Wooded Plains
- ▤ Open Plains



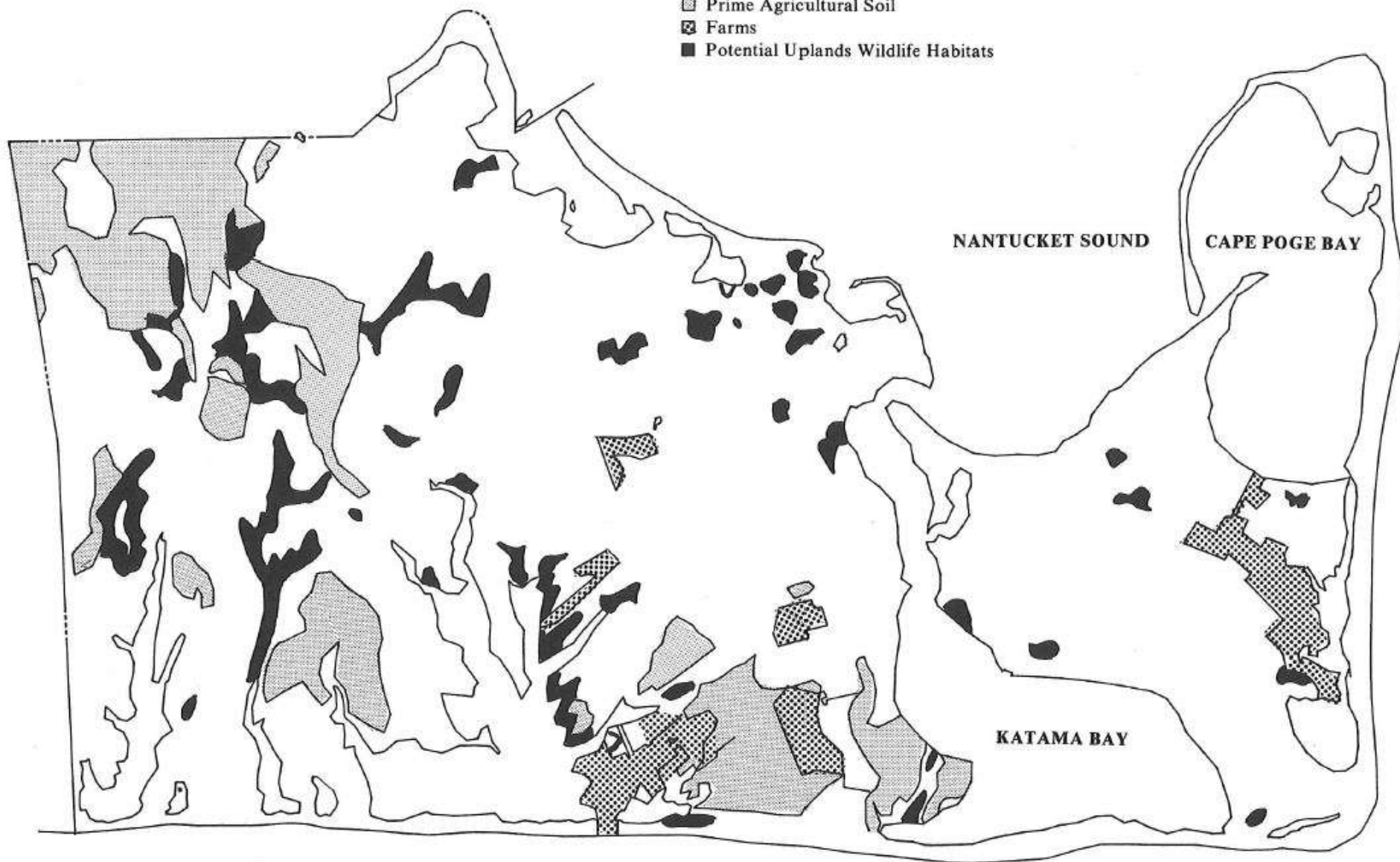
SOURCES:

Looking at the Vineyard, Vineyard Open Land Foundation, 1973

MAP 8

AGRICULTURE AND WILDLIFE HABITATS

- ▣ Prime Agricultural Soil
- ▣ Farms
- Potential Uplands Wildlife Habitats



SOURCES:

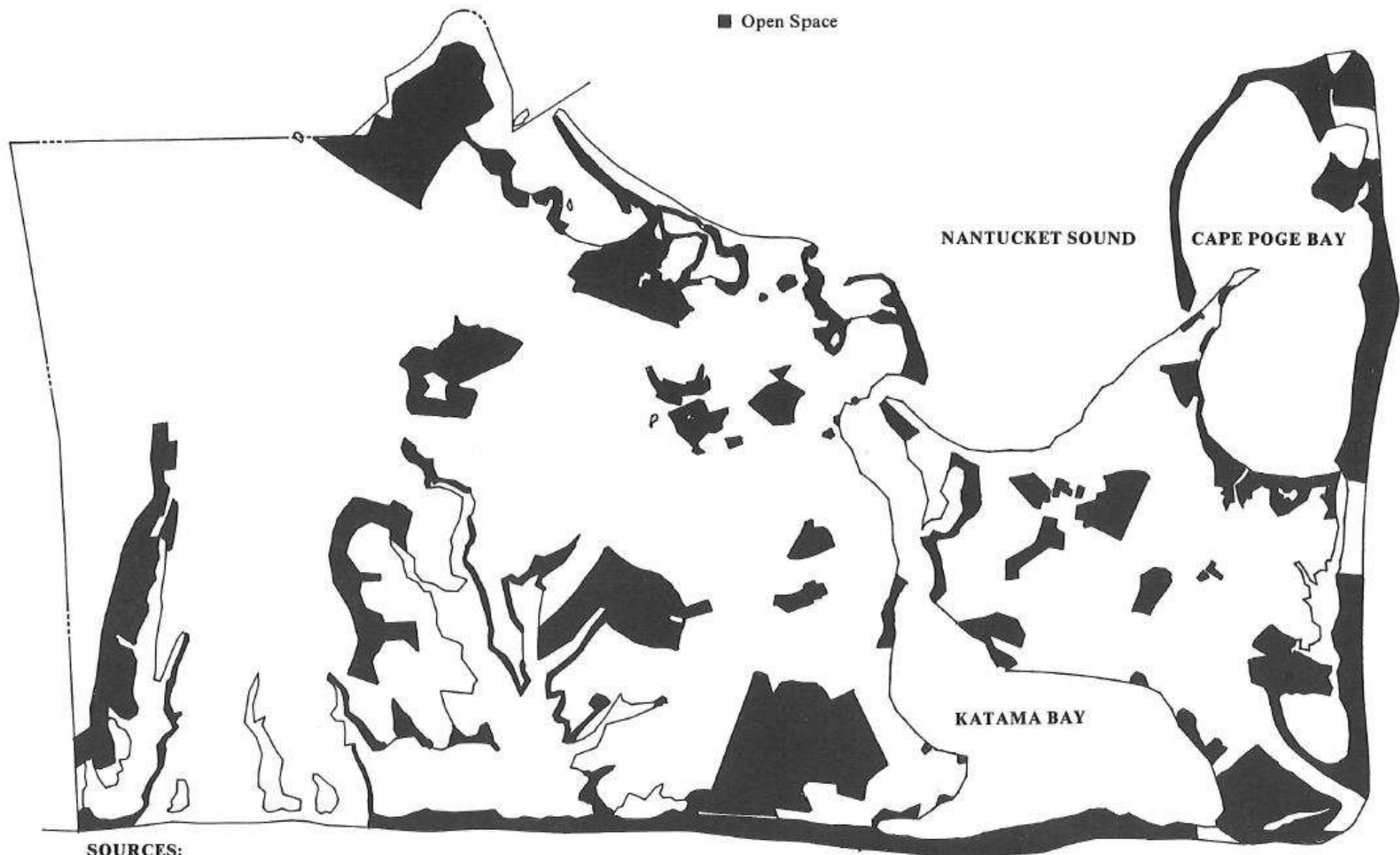
Soil Survey of Dukes County, Massachusetts, U.S. Department of Agriculture, 1986

Edgartown Board of Assessors

NOTE:

Prime soils are also potential wildlife habitats.

CONSERVATION AND RECREATION LANDS



SOURCES:




Edgartown Conservation Commission

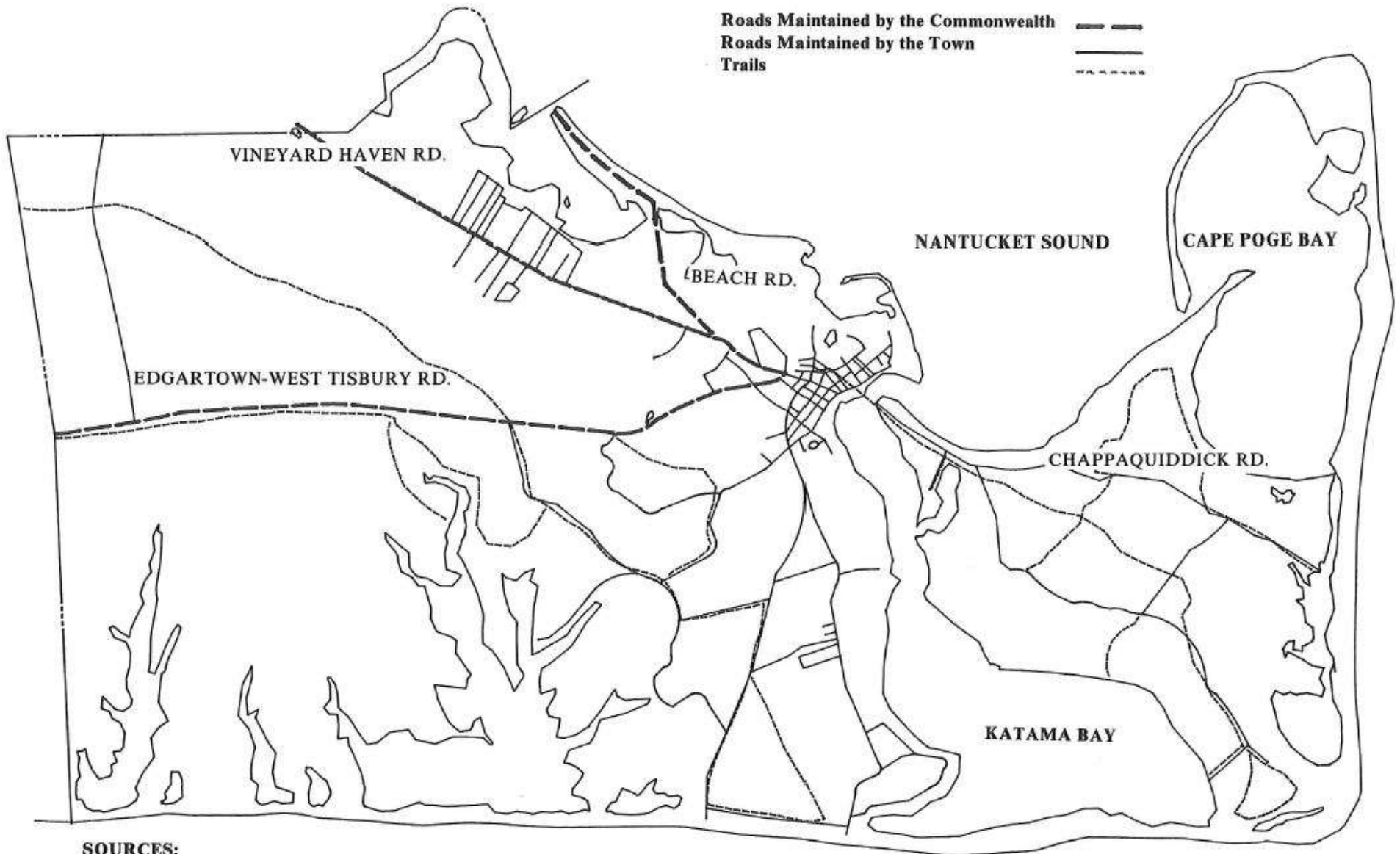
Edgartown Board of Assessors

The Martha's Vineyard Commission

Commonwealth of Massachusetts

ROADS AND TRAILS

Roads Maintained by the Commonwealth 
Roads Maintained by the Town 
Trails 



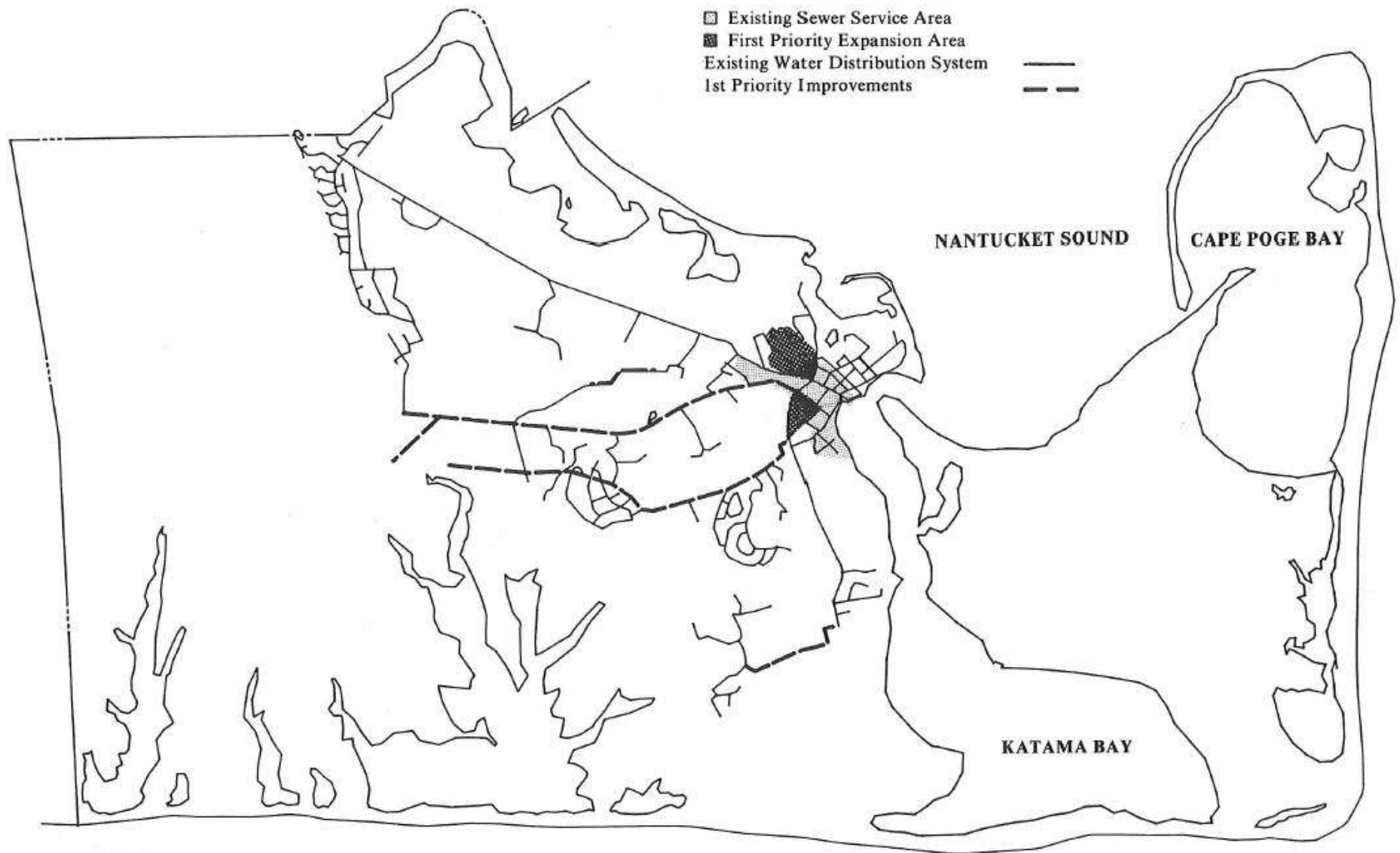
SOURCES:

Edgartown Board of Assessors

Edgartown Highway Superintendent

Open Space Plan for the Town of Edgartown, Edgartown Conservation Commission, 1979

INFRASTRUCTURE

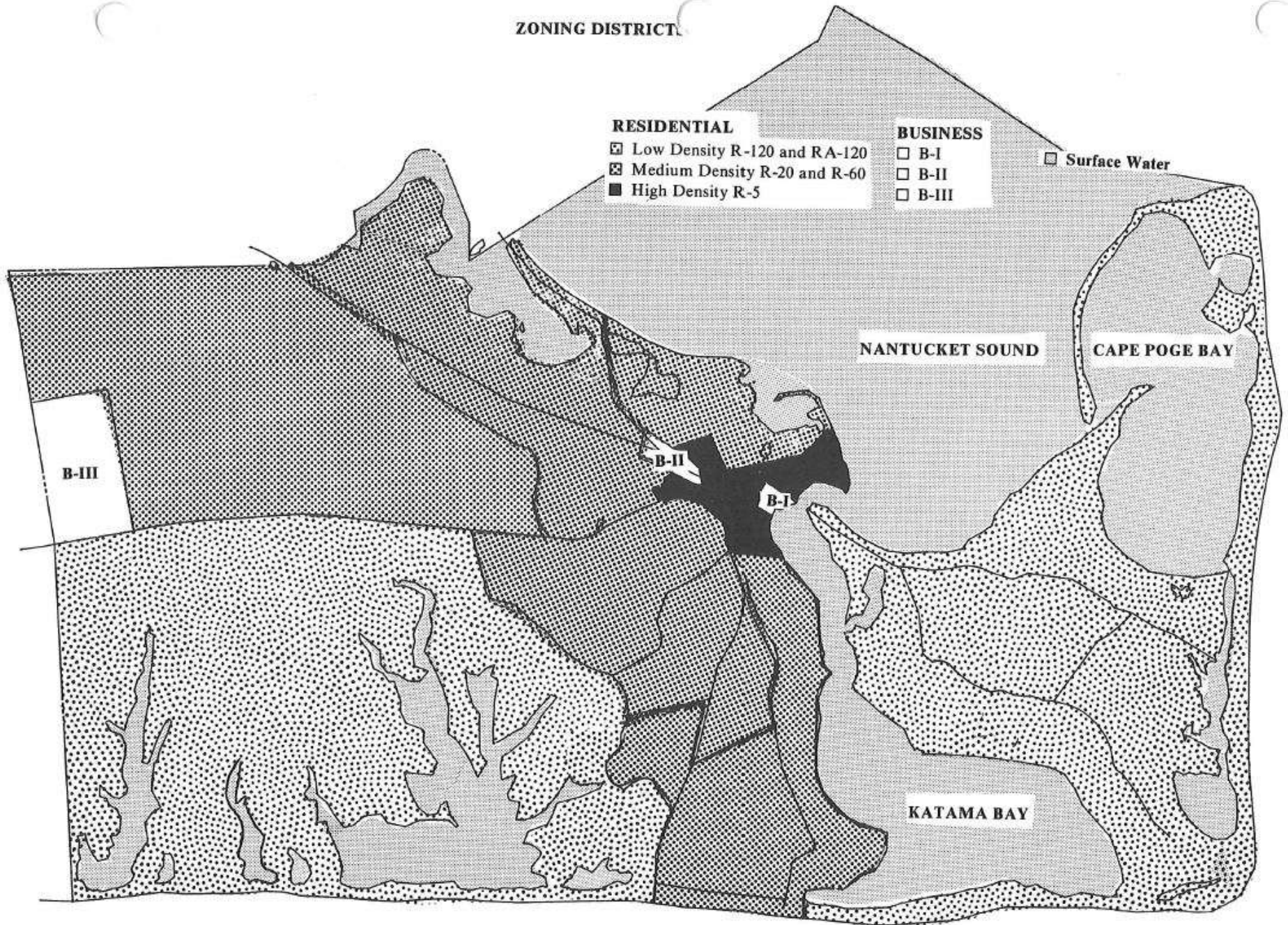


SOURCES:

Town of Edgartown, Massachusetts Facilities Planning Study, Charles T. Main, Inc., 1989

An Engineering Investigation of the Water Supply System of the Edgartown Water Company (draft), Coffin & Richardson, 1989

ZONING DISTRICT



SOURCES:

Edgartown Planning Board

NOTE: Overlay Districts not shown.