

5.3. Special Places District.**5.3.A.****Area**

Sampson's Hill, Chappaquiddick
The land lying more than 90 feet above mean sea level.

5.3.B.**Regulations and Restrictions**

1. The erection of structures within the District shall not result in breaking the skyline as observed from a public road or waterbody.
2. Departure from the terms of the district may be allowed by a Special permit from the Planning Board, provided that in the opinion of the Planning Board there is no other way or place on a lot (existing in separate ownership from adjoining lots before December 22, 1976) to build a structure without breaking the skyline, and such structure complies with the intent and purposes of this by-law and the zoning rules and regulations of the Town.

5.4. Cape Pogue District.**5.4.A.****Goals**

To prevent damage to structures, land and water as a result of erosion, preserve and enhance the character of views, to maintain the quality of well water, to prevent pollution, to enhance and protect recreation uses, to minimize adverse impacts of recreational use, to protect the quality of adjacent fin and shell fisher industries, to maintain and enhance the fishing economy and promote and protect wildlife habitats.

5.4.B.**Area of the District**

All of the land and waters, bordered by mead high water line, beginning at Wasque Point (Southernmost point of Edgartown Assessors' map 48 Lot 45); thence northerly along said land bordered by the Atlantic Ocean to and including Cape Pogue Point, continuing southwesterly around said point to the tip of land known as Cape Pogue Gut, bordered by the Atlantic Ocean; thence easterly across the waters of Cape Pogue Gut to mean high water line at the southernmost corner of Map 18 Lot 1 on Cape Pogue Gut; thence continuing along the mead high water line northerly to the point of land known as John Oliver Point; thence continuing along the mean high water line in a southern and eastern direction along the western and southern shores of Cape Pogue Bay to the Point of land forming the northern entrance to the water known as the Lagoon; thence continuing along the mean high water line in a southerly direction along the western shore of the channel (a/k/a the Lagoon), connecting Cape Pogue Bay and Poucha Pond; thence running along the mean high water line on the westernmost shore of Poucha Pond and continuing along said high water line including Mumcheag' Creek and Daggetts Pond, to the most northern bound of Map 48 Lot 1 (Edgartown Tax Assessors' Ma); thence in a southwesterly direction along the eastern bounds of Washque Avenue (as shown on Edgartown Tax Assessors' Map 47, 48, and 50) to the mean high water line of Katama Bay, then is a southerly and easterly direction along said mean high water line of Map 51 Lot 49 (Edgartown Tax Assessors' Map); thence in a westerly direction along said high water line to South Beach Road (a/k/a Katama Road), at this point running easterly along said high water line to the point of origin.

5.4.C.**Permitted Uses**

Use regulations elsewhere in this By-law notwithstanding, only the following uses are permitted. Any structures associated with these uses and any other development or uses would require a Special Permit under Section 14.4.4.

1. Fishing and shellfishing, including aquaculture
2. Forestry, grazing, and farming including but not limited to such crops a cranberries, marsh hay, seaweed, and beach grass.

3. Conservation of soil, water, plants, and wildlife
4. Outdoor recreation activities including swimming, boating, nature study
5. Hunting, trapping, and duckblinds
6. Drainage works which are part of local flood and mosquito control conducted by an authorized public agency.
7. Public or publicly-authorized beach stabilization projects.
8. Repair and alterations to an existing structure, which work does not expand the existing footprint of the structure.

5.4.D.**Uses Requiring a Special Permit**

1. Except as permitted under Section 5.4.C, a Special Permit shall be required for any "development" as that word is defined in Chapter 831, Section 6 of the Acts and Resolves of 1977, for example any construction, alteration, addition and removal of structures, including but not limited to: dwellings, septic systems, stairwells, decks, boardwalks, impervious surface, trails and roads, out-buildings, boathouses, piers, recreational amenities, fences and walls. The Planning Board shall be the Special Permit Granting Authority.
2. An applicant seeking a Special Permit shall submit an application to the Planning Board accompanied by a proposed schedule for all phases of development activities and a site plan or plans showing pre and post construction conditions, including topography, vegetation, location of wildlife breeding habitat, wetland areas and floodplains, plans and elevations of all structures, location of utilities, access roads and paths, septic systems and water supply facilities and any other information which will allow the Planning Board to determine the effects of the proposed development on:
 - a. coastal dunes, barrier beaches, coastal banks, rocky intertidal shores, salt marshes, land under salt ponds, land containing shellfish; wetlands and floodplains;
 - b. wildlife breeding habitat or seasons;
 - c. rare or endangered plants or animals and their habitats;
 - d. vegetative cover serving to stabilize land forms;
 - e. views within and looking at the site
 - f. surface and groundwater resources, in particular any adverse effects, e.g. contamination, siltation, eutrophication, and salt water intrusion. Plans shall be on a 1"=40' Scale unless the Planning Board authorizes a different scale, and shall be prepared by a registered land surveyor or registered professional engineer.
3. Upon receipt of the Special Permit application, the Planning Board shall forward a copy of the application to the Martha's Vineyard Commission staff, Harbor Master, Conservation Commission, Marine Advisory Committee, Shellfish Committee, Board of Health, Selectmen and the Cape Pogue DCPC Advisory Committee for written comments. Failure of the above named entity to submit written recommendations to the Planning Board within 21 days of the initial filing of the Special Permit Application shall be deemed a favorable recommendation by the entity.
4. The Planning Board shall review the written recommendations of the above named entities as it considers the proposed development. The Planning Board shall grant a Special Permit only after public notice and hearing in accordance with Section 11 of the Zoning Act, M.G.L. Chapter 40A, and only if it finds that the proposed development:
 - a. will not materially impair the physical integrity of coastal dunes, barrier beaches, coastal banks, rocky intertidal shores, salt marshes, land under salt ponds, land containing shellfish, wetlands and floodplains;

- b. will not have a significant adverse effect on wildlife breeding habitat and construction can be timed so as to minimize disturbance during the wildlife breeding season;
 - c. will not have a significant adverse effect on rare or endangered species of plants or animals on or their habitat, including the associated vegetation, topography, moisture, soils, and geology of those natural habitats.
 - d. will minimize the disturbance to existing vegetation except as to the footprint of the proposed structure;
 - e. has been designed to minimize obstruction of views or public waters, scenic and historic structures and natural and open landscapes from within and without the site;
 - f. will not unreasonably contribute to surface and groundwater pollution, in particular, contamination, siltation, eutrophication, and salt water intrusion.
5. If the Planning Board determines that the proposed development does not satisfy the above criteria, and that the goals of these guidelines will be undermined, it may, in furtherance of the goals of these guidelines, require modifications to the plans and attach conditions to the Special Permit relating to size, height, appearance, location of structures and/or the type, location, number and size of vegetation to be altered or replaced. Except where the context otherwise requires terms that are defined in the Department of Environmental Quality Engineering's Wetland Protection Regulations 310 CMR 10.00 will be so defined here.

5.4.E.**Prohibited Uses**

1. The use of herbicides, pesticides, fungicides, and chemical fertilizers outside of dwellings if prohibited. No further division or subdivision of property which would result in a building lot or buildable lot is permitted. However, division of properties for the purpose of realignment of boundaries between abutting properties may be permitted if such division creates no buildable lots.
2. More than one dwelling per lot is prohibited.
3. Non-municipal piers.

5.4.F.**Cape Pogue DCPC Advisory Committee**

A Cape Pogue DCPC Advisory Committee shall be established to foster cooperation in management of public and private lands in the District, to advise the Planning Board on applications for Special Permits, and to propose wildlife management and recreations guidelines.

1. Membership shall include one representative from each of the following organizations, appointed by that organization:
 - a. Edgartown Conservation Commission
 - b. Edgartown Board of Health
 - c. Mass. Department of Environmental Management
 - d. Mass. Department of Fisheries, Wildlife, and Environmental Law Enforcement
 - e. The Trustees of Reservations Membership
 - f. The Trustees of Reservations Staff
 - g. County of Dukes County
 - h. Martha's Vineyard Commission

- i. Cape Pogue Property Owner (appointed by the Edgartown Selectboard ⁷⁷)
 - j. Conservation/Wildlife Specialist (appointed jointly by Sheriffs' Meadow Foundation, Vineyard Conservation Society, and Vineyard Open Land Foundation)
 - k. Edgartown Police Department ⁷⁸
 - l. Edgartown Planning Board
 - m. Edgartown Marine Advisory Committee
 - n. Edgartown Harbormaster
 - o. Edgartown Shellfish Constable
2. Responsibility of the committee shall be to:
 - a. maintain records of property management plans
 - b. encourage implementation of management recommendations in the District Guidelines
 - c. develop and propose amended District Guidelines
 - d. review each application for a Special Permit for consistency with management plans and the District Guidelines and advise the Planning Board.

5.4.G**Enforcement** ⁷⁹

The Marine Advisory Committee, Shellfish Constable, Conservation Agent, Zoning Enforcement Officer, Chief of Police, and Harbormaster shall jointly establish, review, and promulgate rules with respect to wildlife and recreation management to carry out the Goals and provisions of this section, the intent of this Zoning Bylaw, and the Guidelines delineated in the MV Commission Decision Designating the Cape Pogue District as a District of Critical Planning Concern, as adopted in 1988 and as amended.

For purposes of this section, the office of the Edgartown Harbormaster, the office of the Edgartown Building Inspector, and the Edgartown Police Department, shall jointly and severally be authorized to administer and enforce special permits issued under this section, and all rules and regulations applicable to the Cape Pogue DCPC.

5.5. Katama Airfield and Conservation Area District.**5.5A.****Purpose**

To protect and maintain the remaining Katama Great Plains including the rare wildlife and natural community, the Katama Airfield, and the open vistas which together sustain this unique natural area. To prevent the creation and maintenance of airfield hazards, thereby protecting the safety and welfare of users of Katama Airfield and the occupants of land in its vicinity and protecting the public resources of the Katama Airfield. To preserve and promote the wildlife habitat by maintaining and encouraging open sandplains grasslands and natural vegetation and uses on land adjoining the grasslands, thereby protecting the existing natural community including the rare and endangered species of plants and animals, the character of the landscape, and the public resources of the conservation lands.

⁷⁷ Amended 2021, ATM, Article #76; Appointment Authority changed from Chappaquiddick Island Association.

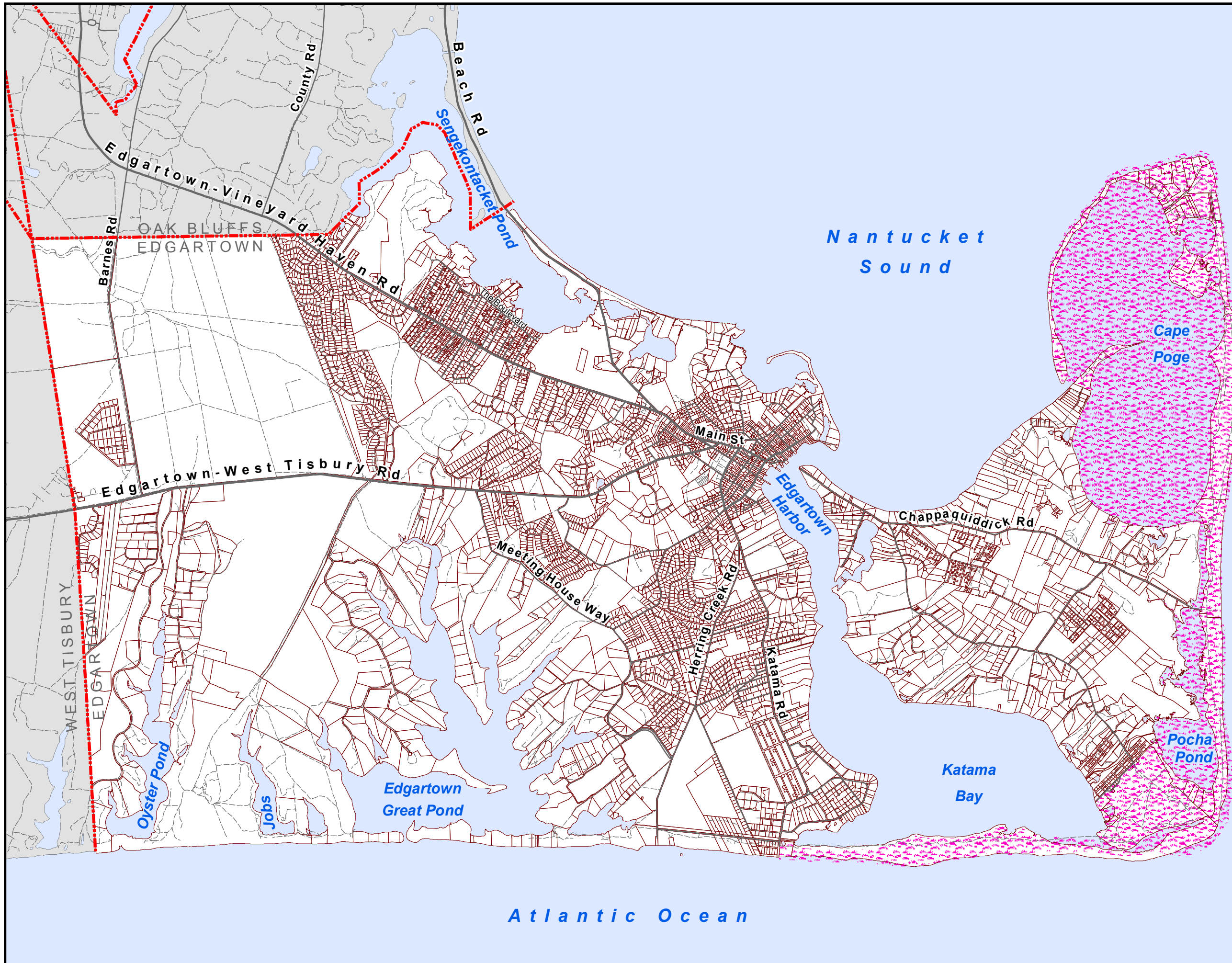
⁷⁸ Amended 2021, ATM, Article #76; adding appointees from Edgartown Police Department, Edgartown Planning Board, Edgartown Marine Advisory Committee, Edgartown Harbormaster, Edgartown Shellfish Constable.

⁷⁹ Amended 2021, ATM, Article #76; adding section 5.4.G.

Overlay Zoning of Edgartown, MA

Cape Poge District

Zoning By-law Article XIV.4



Overlay Zone

Cape Poge District

Parcel Boundary

Land

Roads

Town Boundary

- Edgartown
- Other Towns
- Primary Road
- Secondary Road
- Tertiary Road

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, 3/3/09, ph. 508-693-3453, www.mvcommission.org
Data: Town Boundary - MVC/MassGIS 2006; Roads MHD/MassGIS ye2005; Overlay Zoning - MVC 2007; Parcel Boundary - Cartographic Associates 2008; Land - MassGIS 2002
Projection: Stateplane, MA Mainland, NAD83, m
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