

Open Space and Recreation Inventory/Conditions Assessment and Needs Analysis

Oak Bluffs, MA

September 2014



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Funding for this project was provided by the Oak Bluffs Community Preservation Act/Committee.

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Section 1.0 Introduction

1.1 Overview

The HW Project Team compiled a series of inventories and analyses for open space and recreation sites in Oak Bluffs. The series includes all sites that are available for public use or held in the public interest and provides information regarding individual site characteristics. Sites available for public use include sites that are generally accessible to all users and are either free of charge or that charge a fee. These may include a park, beach or conservation area. Sites considered to be held in the public interest generally include conservation areas either publicly or privately held. They are typically inaccessible to the public but their protection is deemed to be of community benefit. All sites are classified into one of four jurisdictions including town, state, federal and private. Detailed information for the series of inventories and analyses was gathered from several sources including:

- Oak Bluffs Open Space and Recreation Plan, December 2004
- Sea View Revitalization Concept Master Plan, Oak Bluffs, MA, Thomas Wirth Associates, Inc./Oak Bluffs Boardwalk to Beach Task Force/Bill Venno/W. Chuck Sullivan, October 5, 2007
- Niantic Park Renovation – Conceptual Site Plan: Option J, Horiuchi Solien, July 14, 2014
- Oak Bluffs Tax Assessor online maps and ownership records (Computer Assisted Mass Appraisal/CAMA)
- Coordination with the Oak Bluffs Parks Commission
- Coordination with James Lengyel – Executive Director, Martha’s Vineyard Land Bank Commission
- Coordination with Elizabeth Durkee – Conservation Agent, Town of Oak Bluffs
- Coordination with David Bailey, Tax Assessor, Town of Oak Bluffs
- Coordination with Bill Venno – Senior Planner, Martha’s Vineyard Commission
- Coordination with Greg Hines – Facilities Manager, MV Regional High School
- Coordination with Carlin Hart – Assistant Principal, Oak Bluffs School

It is important to note that the level of effort for the *Resources Inventory and Conditions Assessment* is limited to the Town’s Inventory of Public Parks, (Appendix A). However, in order to develop the comprehensive space and facilities *Needs Analysis* only, HW expanded this effort to include all open space and recreation parcels, including all properties under the following jurisdictions:

- 61A Agricultural/61B Recreational
- United States of America
- Commonwealth of Massachusetts
- Dukes County
- Martha’s Vineyard Land Bank
- Homeowner Associations/Conservation Restrictions
- Town of Tisbury
- Martha’s Vineyard Camp Meeting Association
- Town of Oak Bluffs
- Oak Bluffs Water District

- East Chop Association
- Other (Martha's Vineyard Ice Arena, YMCA, and MV Regional High School)

1.2 Vegetative Inventory and Conditions Assessment

A *Vegetative Conditions Assessment Matrix* which summarizes the Project Team's findings, followed by a Common Woody Plant List of species that were observed during the site/field visit is included in the report. A primary concern noted throughout the *Vegetative Inventory and Conditions Assessment* is the decline of the Black Oaks in many of the more open, managed parks. The inventory describes Black Oaks in decline as having symptoms consistent with infestation of *cynipid gall wasp* or *crypt gall wasp*. Most trees show symptoms which can include; small- irregularly shaped galls, lack of foliage in spring, flagging of twigs in summer and swollen twigs with exit holes. The gall wasp has been a serious problem on the Cape and Islands in recent years where Black Oaks, particularly those stressed from drought, poor fertility and defoliation have been infested and severely damaged. (Source: Cape Cod Cooperative Extension)



Swollen twig and exit holes of an infested black oak.
Source: Cape Cod Times

Secondary to the infestation of the Black Oaks are concerns observed in several parks as recurring themes, including:

- Inadequate maintenance practices including, heavily pruned trees and shrubs, mower damage, trees planted too deep and lack of mulched beds within the more open, managed parks,
- Poor lawn quality,
- Inadequate diversity of species and age within many of the more open, managed parks,
- Encroachment plantings by abutters,
- Spread of invasive species including Yucca, Bittersweet, Autumn Olive, Japanese Bamboo, and Honeysuckle), and
- Spread of ornamental species such as Vinca Vine.

The majority of these secondary concerns can be remedied with simple modifications in human behavior. The spread of invasive and ornamental species, stemming mainly from the dumping of yard waste and encroachment planting by abutters requires better enforcement, while improved maintenance practices can be achieved through education.

Aerial view of Hartford Park.
Source: Bing maps.



1.3 *Constructed Features Inventory and Conditions Assessment*

The overall condition of the majority of public recreation sites and facilities (constructed features) can be characterized as ‘Good’, with several sites/facilities characterized as ‘Fair’. Most athletic fields and associated equipment/areas were observed to be in ‘Good’ condition (Table 7). Those elements characterized as ‘Fair to Poor’ include several of the path systems and picnic tables/areas, particularly at Waban, Hartford, and Pennacook Parks, respectively. Skateboard Park, a *Special Use* park, shows signs of deferred maintenance in the majority of cracked surfaces, some surfaces with rebar exposed, and several areas of stockpiled debris. Correspondence with the Facilities Manager at the Martha’s Vineyard Regional High School regarding facilities there indicated the following:

- Football Field: Good to Fair condition due to over use by multiple sports.
- Lacrosse/Field Hockey/Soccer Fields: Good to Fair condition due to over use by school and youth league use.
- Track/Field: Poor condition will need complete replacement within a few years (field re-graded and sprinklers replaced). Track was built 18 years ago, with no base materials, causing the asphalt to crumble.

1.4 *Open Space and Recreation Inventory and Needs Analysis*

Since Oak Bluffs does not have locally adopted standards for site (space) and facility requirements, HW utilized the classification system based on the National Recreation and Park Association (NRPA) to establish a baseline of where the Town currently is in meeting the site (space) and facility needs of the community (Tables 3 and 6). In doing so, HW developed a series of tables, by ownership, based on review of the Oak Bluffs Open Space and Recreation Plan, December 2004, and then confirmed this information through the Tax Assessor’s online maps and ownership records (Computer Assisted Mass Appraisal/CAMA), see Appendix B.

Next, HW categorized the open space and recreation areas by typology according to NRPA standards, developing summary tables by jurisdiction; town, state, county, federal and privately-held ownership (Tables 4 and 5). Based on NRPA’s standards, the Town is more than meeting the active recreation acreage (space) needs, and requires the addition of one (1) softball field to meet the current facility needs as well as those for the near future (2019). Separate correspondence with the Facilities Manager at the Martha’s Vineyard Regional High School indicated that there is demand for additional Soccer/Lacrosse-type fields. The school has the additional space necessary to accommodate two (2) more fields, which would also provide for more scheduling options, allowing the fields more time to recover between games.

1.5 *Open Space and Recreation Online Survey*

Eighty-four respondents completed the Park’s Commission-sponsored *Open Space and Recreation Survey* on the Town’s website during the months of May and June. Overall, respondents expressed satisfaction with the open space and recreation spaces, facilities and programming offered within the community. Several respondents offered thoughts on strategic areas for improvement, particularly focused on routine maintenance and upkeep. A full summary report of the Survey is included in Appendix C.

Section 2.0 Resources Inventory and Conditions Assessment

2.1 Vegetative Inventory and Conditions Assessment

Bradford Associates conducted an inventory and assessment of the existing vegetation within 22 public parks (Inventory of Public Parks) on April 7, 2014. Existing vegetation within each park was evaluated in terms of general ‘landscape character’ and ‘vegetative conditions and dominant species’. Aerial photographs from Google Earth and Bing Maps were also used to evaluate park sites.

Findings have been developed into a series of ‘Fact Sheets’ for each park/site. Landscape character narratives describe factors for each park including; type of park, size, context and location, shape and topography of parcels as well as landscape type and/ or vegetative characteristics such as buffer, screening, recreation or wildlife habitat. Vegetative conditions and dominant species narratives describe the composition, age and location of existing vegetation and the growing conditions within each park. Dominant tree species are identified, as well as, other observed shrub and herbaceous species and significant invasive populations. Damage to trees and shrubs by pests and diseases is noted as well as damage done during initial planting and ongoing maintenance.

Each park has been identified as having one or more of the landscape types as described below:

- Unmanaged Natural Woodland. These woodlands are predominately native vegetation, mostly mixed oak and pitch pine communities. Other trees such as red maple, spruce, red cedar and holly were also noted. Understory commonly included blueberry, huckleberry, brambles and bracken fern. Most of these woodlands are relatively free of invasives, except in disturbed edges and in areas of observed yard waste dumping. These woodland areas are visual buffers and are important to wildlife habitat and water quality management.
- Managed Woodland. These woodlands are also mixed oak and pine, but with understories that have been cleared or partially cleared for view and passive recreation. Thus have had modest management and disturbance. They contribute to wildlife habitat and water quality management but not to the same extent as unmanaged woodlands.
- Lawn with Shrubs and Trees. Parks falling under this category are generally neighborhood parks of moderate size, within centrally located residential areas. Many were included in the original plan for laying out Oak Bluffs by the Landscape Architect Robert Morris Copeland. They are primarily used for passive recreation such as small gatherings, walking, sitting or other informal outdoor enjoyment. Trees, both mature and young, dot the lawns. In some instances more ornamental shrub plantings were observed.
- Open Lawn with Isolated Shrubs and Trees. These parks are generally larger in size and appear to be more community than neighborhood oriented. Generally located near the coast, these open sites are predominately flat or gently sloping with few large trees or vegetation along the edges making them valuable viewsheds to protect and preserve. Several parks are also critical water management areas such as Viera Park and Ocean Park.
- Coastal Bluff/ Shoreline Edge. This is a category of varied landscapes along the shore edge. This includes portions of the Sailing Camp, Beaches and East Chop Lighthouse Parks. They are very vulnerable landscapes, susceptible to disturbance by coastal storms.

They are marked by informal paths and access ways to the water and adjacent development.

- Managed Sports Field or Facility. Viera Park, which is used as a Little League field, is the only managed sports field included in this landscape assessment.

It is important to note that within the *Vegetative Inventory and Conditions Assessment* sheets, parks are referred to as being used for ‘passive’ and/or ‘active’ recreation. It is assumed that passive recreation facilities provide for low impact, non-programmed activities such as walking, jogging, hiking, bird watching, limited picnicking, and swimming. Alternately, active recreation facilities provide for more structured, activities targeted at specific user groups. These facilities usually require more infrastructure such as baseball or soccer fields, tennis courts, skateboard ramps, camp sites and playgrounds.

The *Vegetative Conditions Assessment Matrix* concludes this section. It summarizes the landscape character, vegetative conditions, dominant species narratives and in a general way, the quality of each park. The approximate canopy cover for each park area as the proportion of land area covered by tree crowns (as viewed from the air) is also indicated. This can be an effective tool for recognizing the environmental impacts of the vegetative cover in relative terms of carbon sequestration, water quality protection, etc. Aerial photographs as well as on site observations were used to approximate this percentage. The ratings used are based on the following condition definitions:

- **Excellent** - Healthy vegetation with appropriate distribution of species, few or no invasive species present and little to no evidence of environmental, mechanical or pest damage. Lawns, where present, are thick and healthy.
- **Good** - Woodlands or tree, shrub and/or lawn vegetation with very little evidence of invasive and environmental, mechanical or pest damage. The vegetation is relatively healthy, but could benefit from greater management or improved growing conditions.
- **Fair** - Sparse or unhealthy vegetation with moderate signs of stress and decline from environmental, mechanical or pest damage. Moderate levels of invasive species were noted.
- **Poor** - Tree, shrub and lawn vegetation that is unhealthy, stressed and in decline or absent all-together. Moderate to extensive invasive species were noted. Physical improvements and greater management is needed to overcome deficiencies.

BEACHES

Map 9 / Lot 1

Landscape Character

Beaches Park is a long, very narrow, .5 acre coastal lot consisting of coastal bluffs, sand dunes and a beach for passive recreation. The site is fully exposed to coastal conditions including extremes in wind and salt spray.

Vegetative Conditions and Dominant Species

Woody vegetation is limited to the steep upper slope, along the roadside bluff edge. This steep vegetated bank is approximately 10-15 feet wide. Dominant species noted include beach plum, red cedar and beach rose. Several invasive and ornamental species were also noted including yucca and bittersweet. The lower slope of the coastal bluff is dominated by beach grasses.



Source: CAMA Database.



Source: Bing maps.

Informal beach access paths have caused disturbance, undermining the sidewalk and accelerating erosion of the coastal bluffs.



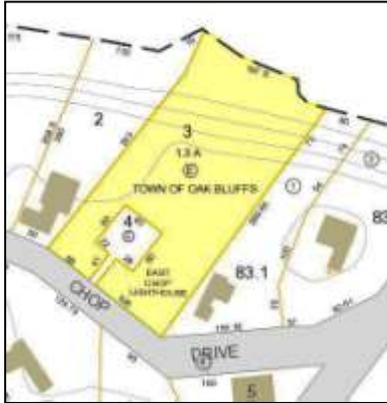
Eroded path cuts through the upper and lower slopes of the coastal bluff.



Woody vegetation grows just beyond the roadside.

EAST CHOP LIGHTHOUSE

Map 2 / Lot 3



Source: CAMA Database.

Landscape Character

This 1.38 acre historic, hilltop site is rectilinear in shape with its southwest edge bordered by East Chop Drive and its northeast edge against Nantucket Sound. East Chop lighthouse sits at the high point of the property, within a large open lawn, which gradually slopes toward a steep unmanaged, vegetated coastal bluff along the northeast edge. The soil is extremely dry and sandy.



Source: Google Earth.

Vegetative Conditions and Dominant Species

Several scattered, mature red cedars grow within the upper lawn and along East Chop Drive. No formal walkways exist. Access paths to and around the lighthouse are worn and eroded.

The coastal bluff is covered with dense coastal vegetation including red cedar, beach plum and beach rose. Several invasive species were noted along the upper edge including oriental bittersweet and japanese honeysuckle.



Scattered Red Cedar next to the lighthouse.

FOREST PARK

Map 21 / Lot 20

Landscape Character

Forest Park is a 1.6 acre conservation area within a residential neighborhood. However, the park is effectively larger due to the fact that Nunes Way and Oread Place are paper streets. Forest Park is a 100% unmanaged, mature, natural woodland which serves as a buffer between residential properties. There appears to be no public access to the site.



Source: CAMA Database.

Vegetative Conditions and Dominant Species

Forest Park is predominately deciduous woodland. White and black oak are the dominant tree species and make up approximately 95% of the existing trees. There are some evergreen species present including white and pitch pine which make up the remaining 5% of existing trees. An unmanaged understory includes huckleberry, blueberry and bracken fern. No significant invasive population was observed.



Source: Bing maps.

FITCHBURG PARK

Map 13 / Lots 19 & 23



Source: CAMA Database.



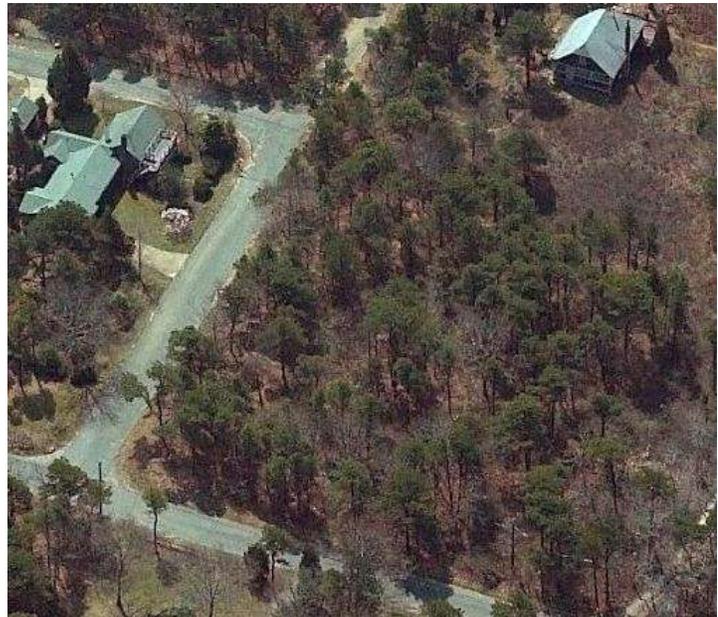
View looking west across Fitchburg Park.

Landscape Character

Fitchburg Park is a conservation area within a residential neighborhood. It is made up of two parcels separated by a paper street and is approximately one-half acre in size. The park lots are managed, natural woodland with a cleared understory of grass and pine needles.

Vegetative Conditions and Dominant Species

The dominant species within this woodland is pitch pine, which makes up approximately 80% of the existing trees. The remaining trees are predominately white oak with several cherry trees. The trees are mature and evenly aged. The understory was mostly cleared. No significant invasives were observed.



Source: Bing maps.

HARTFORD PARK

Map 10 / Lot 102

Landscape Character

This historic park was one of the neighborhood linear parks laid out as part of Copeland's original plan for Oak Bluffs. It covers two acres and is oblong and irregularly shaped, within a dense, central, yet secluded residential neighborhood. Its' nicely managed lawn, used for passive recreation, is spotted with trees, shrubs and perennial beds. Unlike many of the other smaller neighborhood parks, there are several more formal, paved walking paths.



Source: CAMA Database.



Vegetative Conditions and Dominant Species

Source: Google Earth.

Hartford Park appears very well maintained. Irrigation is evident in the healthy, green lawn. Most shrubs are planted in groups within mulched beds, as well as numerous well-tended flower beds. Remnants of the "consecrated juniper tree" are also of note. More recent tree plantings appear moderately healthy, although there is some evidence of girdling roots, mower damage and trees being planted too deep. Several trees were mulched at the base, most were not. Many, if not all, of the black oaks within the park are in decline, and have symptoms consistent with infestations of Crypt Gall Wasp.

Hartford Park has a more varied palette of vegetation than most of the other neighborhood parks. While the dominant tree species were red maple and black oak, numerous other species were noted including linden, bradford pear, red cedar and tulip poplar. Ornamental shrub species include hydrangea, rose and euonymus.



The healthy lawn in Hartford Park is evident even in early spring.

HIAWATHA PARK

Map 11 / Lot 144



Source: CAMA database.

Landscape Character

Hiawatha Park is a moderately sized (1.3 acre) linear park used for passive recreation. It was included in the original Copeland layout for Oak Bluffs. Hiawatha Park is an irregular oblong shape with undulating topography which is both an attractive and distinctive feature.

Vegetative Conditions and Dominant Species

Hiawatha Park is an open lawn with numerous mature trees both deciduous and evergreen including; red maple, black oak, pitch pine and one group of black locust at the southwest corner. More recent tree planting consisting of linden and red maple appear to have been planted too deep, with evidence of girdling roots and mower damage. Most, if not all, of the black oak are in decline, with symptoms consistent with infestation of Crypt Gall Wasp. The soil is very dry and sandy with no irrigation. The grass is thin, worn and eroded in places.



Source: Google Earth.



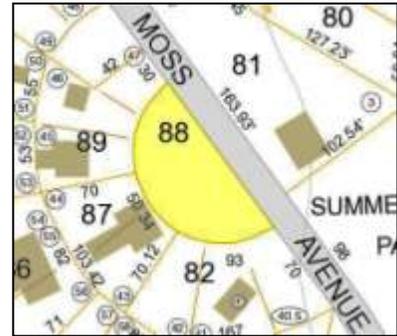
Photo looking southwest shows the interesting topography.

LESLIE PARK

Map 8 / Lot 88

Landscape Character

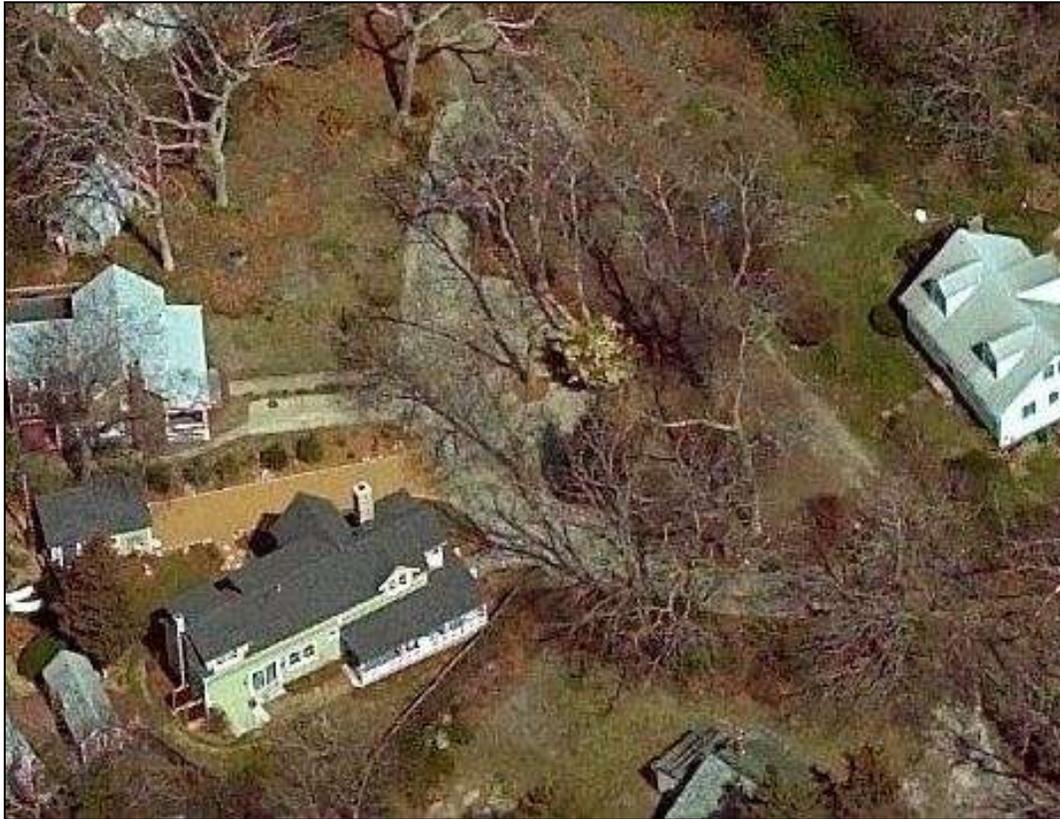
Leslie Park is a very small (.13 acre) contained area within a residential neighborhood northwest of Anthony and Sunset Lakes. It is a half-circle shape with the western portion developed as a gravel drive and residential parking area, functionally belonging to the adjacent lots. The remaining eastern portion is a managed lawn and well-tended ornamental landscape.



Source: CAMA database.

Vegetative Conditions and Dominant Species

There are several mature white and black oaks within both the gravel parking area and the landscaped area. Euonymus is growing up several of the tree trunks. Within the well-tended garden there are plants including yucca, rose and privet and perennials.



Source: Google Earth.

NASHAWENA PARK

Map 11 / Lots 98,109,125 &134

Landscape Character

Nashawena Park is a 4.67 acre linear park made up of four parcels sloping gently toward Waban Park to the east. A passive recreation site, the park is flanked by narrow roads along its north and south borders, acting as a boulevard and a narrow viewshed toward Nantucket Sound. It was laid out as part of the original Copeland plan.



Source: CAMA database.



Source: Bing maps.

Vegetative Conditions and Dominant Species

Nashawena Park is a landscape of open lawn with numerous tree and shrub plantings. The most western lot (Map 11/Lot 134) has a walkway down the center and is the most densely treed, with gradually fewer trees in each lot as one moves toward the east. Shrub plantings are usually not in mulched beds, and are scattered and appear unrelated. Bench seating is usually associated with shrub or tree plantings, yet appears randomly placed. Many of the existing shrubs have been heavily pruned and show signs of stress and decline. There are also some recent plantings of inadequately sized plant material, inappropriate species selection with little relationship to the overall park layout. Isolated red cedar and false cypress are visually distracting. The dominant tree species is black oak, which are in decline with symptoms consistent with Crypt Gall Wasp infestation. More recent tree plantings include red maple, pin oak and london planetree.



Map 11/Lot 134 looking west.



Shrub and tree plantings appear random.

NAUSHON PARK

Map 11 / Lots 100 & 101



Source: CAMA database.

Source: Bing maps.



Landscape Character

Naushon Park is a 1.54 acre linear park made up of two lots separated by Katama Avenue. The park is bordered by Naushon Avenue along the south but abuts residential properties directly along the northern edge as the street shown on the CAMA Database map is a paper street. Within the western parcel (Map 11/Lot 101) the paper street is partially used as a driveway and there is also an informal, well used, sandy drive which cuts across the park lawn. While the site is mostly flat, the eastern end of Map 11/Lot 100 slopes down to the east and Waban Park.

Vegetative Conditions and Dominant Species

The easternmost lot (Map 11/Lot 100) is predominately unmanaged natural woodland dominated by mixed oak and pitch pine. The understory vegetation includes blueberry and an extensive invasion of bull briar. The western lot (Map 11/Lot 101) is a landscape of open lawn with mature trees and shrubs. The dominant tree species is black oak presumably in decline due to Crypt Gull Wasp. There are also several mature pitch pines and more recently planted pin oaks. Some introduced ornamental plantings were noted on the north side of this lot, encroaching from abutter's properties.



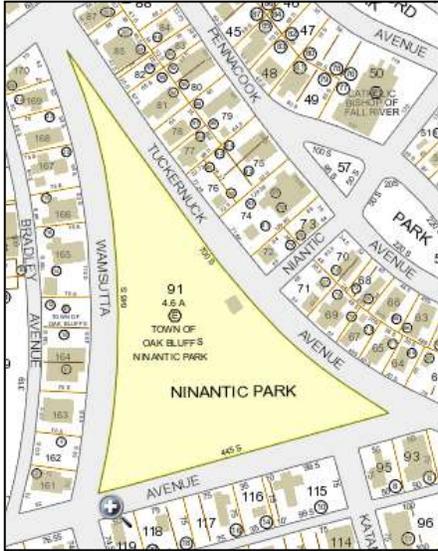
Top Photo...The eastern parcel is unmanaged woodland.

Bottom Photo...Park lawn area dissected by an informal drive.



NIANTIC PARK

Map 11 / Lot 91



Source: Google Earth.



Source: CAMA database.

Landscape Character

Niantic Park is 2.54-acre neighborhood park for both active and passive recreation. It is a triangular shaped parcel, bordered on the north by Wamsutta Avenue, the west by Pocasset Avenue, and the east by Tuckernuck Avenue. An extension of Katama Avenue separates a small portion of the southern corner of the park. In the proposed renovation plan for Niantic Park, this extension will be removed (see Appendix D). Two-thirds of the park (1.72 acres) is open lawn (non-irrigated) with trees. The remaining .8 acres of the park is used for active recreation, including 4 tennis courts, 1 basketball court, children's play equipment, an office building, sidewalks, and parking (both paved and unpaved).

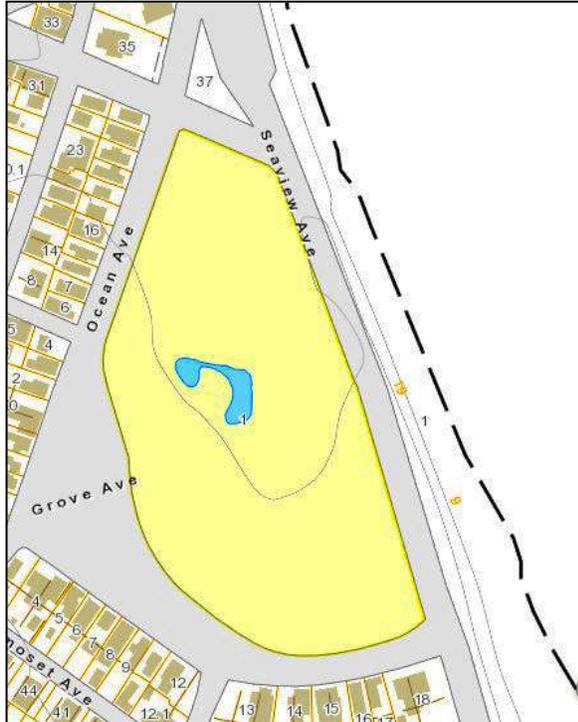
Vegetative Conditions and Dominant Species

In addition to the active recreational facilities, Niantic Park includes open lawn with numerous mature trees, both deciduous and evergreen. The dominant tree species is oak, with black oak showing symptoms of Crypt Gall Wasp. There are also white oak, Norway maple, ornamental cherry, and Colorado blue spruce. There is a border of ornamental shrubs planted along the east fence of the tennis court. The site slopes from west to east. During storm conditions, the east portion of the park is subject to flooding. Stormwater also collects in a localized depression in the southwest portion of the park.

The final Conceptual Site Plan (Option J) developed by Horiuchi Solien Landscape Architects (July 14, 2014) is provided in Appendix D.

OCEAN & SOLDIER MEMORIAL PARK

Map 10 / Lot 1 and Map 9 / Lot 37



Source: CAMA database.

Landscape Character

Ocean Park is a large seven-acre community park used for passive recreation and cultural events. It was included in Copeland's original plan for laying out Oak Bluffs. The expansive open lawn is vital to the capacity of the park as a viewshed to the water and as a central events and gathering place. While the topography is relatively flat, the gentle slope to the north makes the site an attractive broad basin. Soldier Memorial Park is a vest-pocket park adjacent to Ocean Park, honoring the Union Civil War Veterans. It was originally unveiled by Charles Strahan in 1891.



The expansive open lawn at Ocean Park, and Union Civil War soldier centered on this vest-pocket park.

Vegetative Conditions and Dominant Species

The irrigated, open lawn is relatively thick and healthy at Ocean Park. Within the park and at paved entrances, are well tended, mulched beds for ornamental shrubs and flowers. The band stand is a focal point and the small pond is a remnant of earlier, more elaborate landscaping. The parks' beachfront location exposes it to coastal conditions including high winds, salt spray and full sun exposure. There are a few scattered, carefully trimmed evergreen trees and shrubs including Red Cedar and yew.

Soldier Memorial Park includes a small, thick lawn area with several mulched beds for ornamental flowers.



Source: Bing maps.

ORIENTAL PARK

Map 16 / Lots 49 & 58



Source: CAMA database.



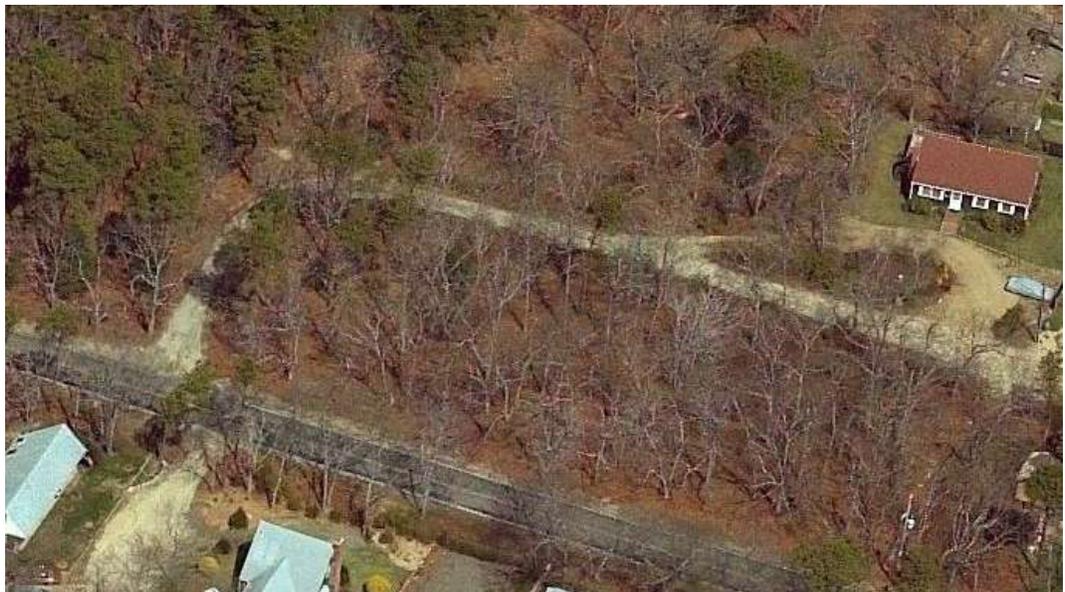
View through young pines at wooded Oriental Park.

Landscape Character

Oriental Park is a .7 acre conservation area made up of two rectilinear lots, separated by Wilburforce Way. The park is unmanaged, natural woodland and acts as a buffer for the surrounding residences. While predominately flat, the northern parcel has a low spot that collects drainage.

Vegetative Conditions and Dominant Species

Oriental Park has mixed native deciduous and evergreen vegetation with both mature and young trees and an understory of shrubs and herbaceous plants. The vegetation is relatively diverse with tree species including pitch pine, white pine, red maple, scarlet oak, black oak, white oak and scrub oak. The evergreens make up approximately 25% of the tree community while the deciduous trees are the dominant remainder. The understory vegetation includes chokeberry, fern, blueberry and huckleberry. Several invasive species were noted including autumn olive and yucca. Areas of observed dumped yard waste may be contributing to the spread of some invasives.



Source: Bing maps.

PENNACOOK PARK

Map 11 / Lots 57 & 58



Source: CAMA database.

Landscape Character

Pennacook Park is a .31 acre pocket park for both active and passive recreation. It was included in the original Copeland Plan for Oak Bluffs. It is an irregular, lanceolate shape, made up of two small lots within a central, yet isolated residential neighborhood. The site is very flat, marked at its borders with a split rail fence, and is surrounded and dissected by roads.



Source: Google Earth.

Vegetative Conditions and Dominant Species

Pennacook Park is an open lawn with numerous mature and young trees both deciduous and evergreen. The site is flat and the soil is very sandy. The dominant tree species is oak with most of the black oak in decline and showing symptoms consistent with Crypt Gall Wasp. There are also several mature red cedars within Map 11/Lot 58.



Black oak and red cedar in Map 11/Lot 57.

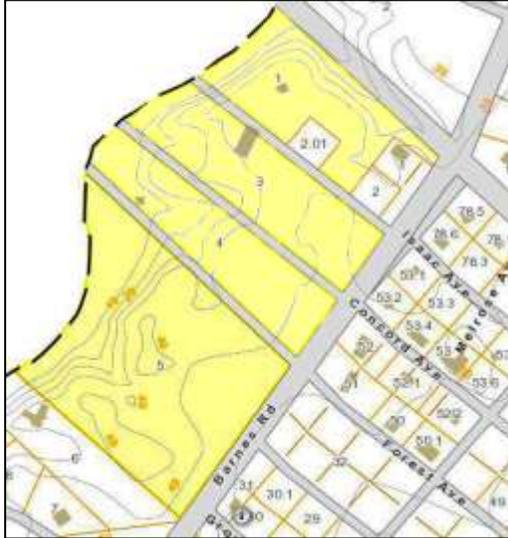


Split rail fence marking Map 11/Lot 58.

SAILING CAMP PARK

Map 15 / Lot 1

Map 22 / Lots 3, 4 & 5



Source: CAMA Database.



Source: Bing maps.

Landscape Character

Sailing Camp Park is a 15-acre community park and conservation area made up of 4 parcels between Barnes Road and Lagoon Pond. It is predominately (approximately 80%) unmanaged natural woodland which serves as vital habitat for native flora and fauna. Approximately 10% of the site is used for recreation. There are some informal trails throughout the woods as well as a beach from which small sailboats and kayaks are launched. Another 10% of the site has been cleared for buildings, drives, parking, open lawn and a view corridor associated with the function/event building on Map 22/Lot 3. The park has interesting and varied topography ranging from sandy beaches to coastal bluffs and wooded slopes reaching more than forty feet above sea level.

Vegetative Conditions and Dominant Species

Below is a further breakdown of Sailing Camp Park by landscape type and dominant plant species:

- 60% Mixed Deciduous-Mature Natural Woodland. Dominant species is oak.
- 20% Evergreen component in Natural Woodland. Dominant species is pitch pine but other species including spruce, holly and red cedar were noted.
- 5% Shoreline Edge. Dominant species includes bayberry, beach rose, red cedar, grasses and autumn olive.
- 5% Coastal Bluff. Species includes red cedar, beach plum and beach rose.

- 5% Managed Landscape, Lawn and Ornamental Plantings. Species within the managed landscape include bayberry, rose of sharon, rose and hydrangea.
- 5% Cleared for drives, parking and service area.



Open area with scenic vista to the water.



Clearing and lawn surrounding the mainstay building.



Vegetation along the shoreline edge.



Typical natural woodland along the drive to the beach.

The understory native vegetation includes brambles, catbriar, grape, huckleberry, blueberry, and bracken fern. Several invasive species were also noted, widely seen in areas of disturbance, along drives and clearings, and in areas where yard waste had been dumped. The invasive species includes autumn olive, Japanese bamboo and honeysuckle.

The Sailing Camp Park was purchased in part with state self-help funds and is thus conservation land managed by the Conservation Commission. The mainstay building is rented out for weddings and other functions, as well as to the Island Theatre Workshop's Children's Theatre Program. The beach and boathouse are rented by Sail MV, a free sailing program for local children. The beach itself is open to the public. A Trail Development Feasibility Plan, completed in early 2014 includes a proposed trail system, supported by background information, see Appendix E.

SARATOGA PARK

Map 15 / Lot 87



Source: CAMA database.



Young white pines among the mature oak trees.

Landscape Character

Saratoga Park is a 1.2 acre conservation area within a residential neighborhood. Saratoga Park Street and Girard Street, shown on the CAMA Database mapping as surrounding Saratoga Park, are paper streets, effectively making the park appear as larger woodland, closer to 2.5 acres in size. Saratoga Park is 100-percent unmanaged, mature, natural woodland which serves as a buffer between residential properties. There appears to be no public access to the site.

Vegetative Conditions and Dominant Species

Saratoga Park is predominately deciduous woodland. White and black oak are the dominant tree species and make up approximately 90 percent of the existing trees. Evergreen species including white and pitch pine make up the remaining 10 percent of existing trees.

An unmanaged understory includes huckleberry, blueberry and bracken fern. While no significant invasive population was noted, there was evidence of dumped yard waste resulting in isolated, but spreading areas of ornamental vegetation such as vinca vine.



Source: Bing maps.

SKATE PARK

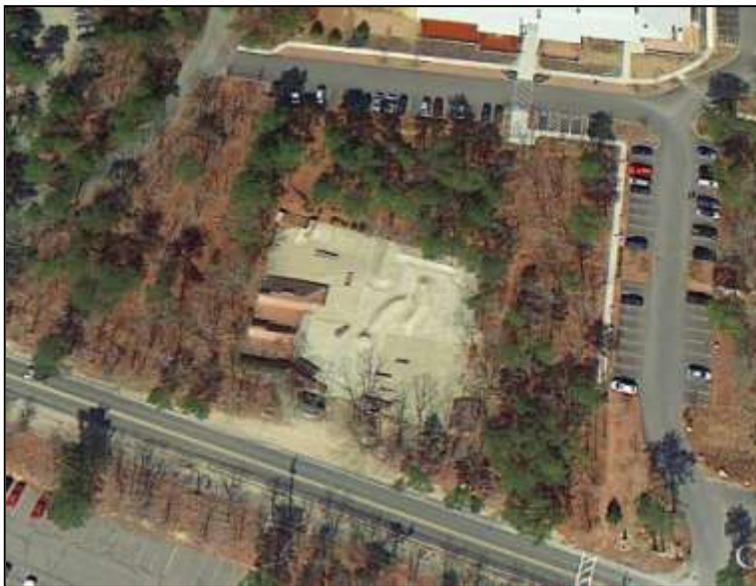
Map 50 / lot 29



Source: CAMA Database.

Landscape Character

Skateboard Park is a .67 acre special use park for active recreation. While approximately one-quarter of the park is a skateboarding facility, the remainder of the lot is predominately unmanaged natural woodland, with some managed natural woodland. The woodland acts as a buffer to the surrounding parking areas, businesses and homes, as well as contributing to stormwater management. Informal connections in the form of the worn paths through the woodland allow access to the skate facility from the surrounding parking lots.



Source: Bing maps.



Worn paths through woodland areas.



Woodland surrounding the facility.

Vegetative Conditions and Dominant Species

The woodland is an equal mix of both deciduous and evergreen species. The deciduous trees are mixed oaks and predominately mature. Pitch pine is the dominant mature evergreen species, but there are many young white pines seeding in at the disturbed edges. The understory vegetation includes blueberry, huckleberry and bracken fern. There is some dieback and dead wood expected in mature woodland. The informal, worn paths compact the soil and disturb understory plant growth.

SUNSET LAKE & LAKESIDE PARK

Map 8 / Lot 140

Map 8 / Lots 141.1 & 259



CAMA database



Source: Google earth.

Landscape Character

Sunset Lake Park and Lakeside Park are contiguous neighborhood parks made up of several lots and used for passive recreation. Lakeside Park consists of the western, open lawn hillside which slopes toward the southeast and drains into Sunset Lake. Sunset Lake sits within and makes up most of Sunset Lake Park. A twenty to forty foot wide grassy, vegetated edge borders on the south, east and north lot lines.

Vegetative Conditions and Dominant Species

Sunset Lake and Lakeside Parks are fully exposed to coastal conditions. The soil on the upper hillside is excessively dry and sandy. There are few trees on the western lots. The vegetation surrounding Sunset Lake appears to be in good health. There is a notable group of poplar trees along the east edge and several along Siloam Road, and at least one london planetree.

At the western edge of the lake is a rather picturesque group of willow trees. The salt marsh to the south of Sunset Lake has additional species including red maple, red cedar, black pine and northern bayberry and several invasive species like common reed and autumn olive.



Poplar trees at the eastern edge of Sunset Lake.



The southern edge of Sunset Lake.

VIERA PARK

Map 17 / Lot 33



Source: CAMA Database.

Landscape Character

Veira Park is a three-acre neighborhood park for both active and passive recreation. It was included in the original Copeland Plan for laying out Oak Bluffs. Most of the park is open lawn with a Little League ball field and associated unpaved parking at the northeast corner. The topography of the site is very flat. An infiltration system exists under part of the

site and there are aboveground utilities within the site.



Source: Bing maps.



Control boxes partially screened by shrubs.



Black oak trees along S. Circuit Avenue.

Vegetative Conditions and Dominant Species

Veira Park is predominately open lawn with isolated trees and shrubs. The dominant tree species, mainly located at the southwest corner, is black oak. These trees are in stages of decline consistent with Crypt Gall Wasp infestation. Other species noted were cherry, red cedar, linden, arborvitae and privet. Some recent tree trimming was noted as 'crude'. The ballfield is irrigated and a relatively healthy lawn. Other lawn areas appear thin and sandy. The east edge of the site is unmanaged natural woodland which acts as an important buffer for residential properties along that border. Above ground utilities have some screen planting.

WABAN PARK

Map 10 / Lot 135

Landscape Character

Waban Park is a large (8.1 acre) community park for passive recreation. It was part of the 1871 addition of forty-five additional acres to the original Copeland Plan. Unlike the other parks that are more informal and random in shape, Waban Park is a long rectilinear parcel, which fronts on Nantucket Sound. The large open lawn is vital to the capacity of the park for stormwater management and as a viewshed to the water. While the topography is predominantly flat, the parcel forms a shallow basin with gentle slopes along each edge.



Source: CAMA database.

Vegetative Conditions

Waban Park is fully exposed to coastal conditions. This shorefront exposure has impaired the growth and health of vulnerable trees. The soil is very dry and sandy, making it challenging for grass to grow without irrigation. Vegetation is sparse, with isolated groups of evergreen trees and several deciduous trees along the northern edge. One large circle of evergreen trees is at the southwest corner of the lot. There are no apparent recent plantings. All existing trees appear to be of similar age.



Source: Bing maps.

Dominant Species

The dominant evergreen species include spruce and red cedar. There are also several deciduous trees including oak and scattered shrub plantings along the western border including rose of Sharon and privet.



View looking east across the park.

WASHINGTON PARK

Map 8 / Lots 123 & 134



Source: CAMA database.



Source: Bing maps...northern wooded parcel (Lot 123).

Landscape Character

Washington Park is a large neighborhood park for passive recreation. It is made up of two parcels separated by Wayland Avenue. Map 8/Lot 123 to the north, is a 2.99 acre irregular, triangular shape, bordered by residential properties. It appears that some abutters have extended their residential drives and landscaping into the park lot. The parcel is mostly a woodland of mature vegetation with some trimming and management of the understory. The lot slopes moderately down to the south and east. The edges are managed lawn with sandy, dry soil. The more southern Map 8/Lot 134 parcel is open lawn with a few sporadic tree and shrub plantings. While flat overall, the lot slopes very gently to the south.



Source: Bing maps...southern parcel (Lot 134).

Vegetative Conditions and Dominant Species

The dominant species within the northern lot is black oak, which shows signs of decline. There are also a significant number of white oak and pitch pine. Other species noted include red cedar and holly. The vegetation within the southern lot is very sparse. Ornamental shrubs including holly and yew line the northeast edge along East Chop Drive. Several evergreen trees including red cedar grow at the northern edge along Wayland Avenue. Several isolated, more recent tree plantings within the lawn include red maple, honey locust, dogwood and london planetree.

WESLEYAN PARK

Map 11 / Lots 226 & 229



Source: CAMA database.

Landscape Character

Wesleyan Park is just less than one acre in size and is made up of two flat, rectilinear lots separated by Shawmut Avenue in a residential neighborhood.



Source: Bing maps.

Vegetative Conditions and Dominant Species

Wesleyan Park is an open lawn with numerous, evenly aged, mature white and black oak trees. The oak trees are in varying stages of decline. There is a group of forsythia growing along the northeast property line and also a recently planted pin oak. An informal, worn path cuts through both lots in an east-west direction. Abutting houses are not oriented for a view toward the park.



Looking west toward Franklin Avenue.



Looking west across Shawmut Avenue.

Table 1. Vegetative Inventory and Conditions Assessment Matrix

PARK	SIZE (acres)	LAND USE CONTRIBUTION & VEGETATIVE CHARACTER	DOMINANT SPECIES	APPROXIMATE CANOPY COVER	OBSERVATIONS/NOTES	VEGETATIVE CONDITIONS ASSESSMENT
	% of total park size					
Unmanaged natural woodland						
Forest Park (Map 21/Lot 20)	1.6	Woodland Buffer Wildlife habitat Predominately native vegetation Minimal manmade disturbance	white oak, black oak pitch pine, white pine bracken fern, blueberry, huckleberry	100%	Isolated ornamental invasives (vinca) Yard waste/ debris	Good
	100%					
Naushon Park (Map 11/Lot 100)	.71	Wildlife habitat Woodland Buffer Minimal manmade disturbance	mixed oak, pitch pine, blueberry	90%	Extensive invasives (bull briar)	Fair
	47%					
Oriental Park (Map 16/Lots 49,58)	.7	Wildlife habitat Woodland Buffer Predominately native vegetation	pitch pine, white pine, red maple, scarlet oak, black oak, white oak, scrub oak, chokeberry, bracken fern, blueberry and huckleberry	90%	Some invasives (autumn olive) Isolated ornamental invasives (yucca) Yard waste/ debris	Fair
	100%					
Sailing Camp (Map 15/Lot 1 Map 22/Lots 3, 4 & 5)	12.8	Wildlife habitat Woodland Buffer Passive recreation Predominately native vegetation Minimal manmade disturbance	mixed oak, pitch pine, spruce, holly, red cedar brambles, catbriar, grape, huckleberry, blueberry, bracken fern.	95%	Some invasives (autumn olive, japanese bamboo, honeysuckle) Yard waste/ debris Coastal exposure	Excellent
	85%					
Saratoga Park (Map 15/Lot 87)	1.2	Woodland Buffer Predominately native vegetation Minimal manmade disturbance	white oak, black oak pitch pine, bracken fern, blueberry, huckleberry	100%	Isolated ornamental invasives (vinca) Yard waste/ debris	Good
	100%					
Skate Park (Map 50/Lot 29)	.30	Woodland Buffer Predominately native vegetation	mixed oak, pitch pine, white pine, blueberry, huckleberry and bracken fern.	100%	Compacted soil and erosion at informal, worn paths. Some dieback and dead wood.	Fair
	50%					
Viera Park (Map 17/Lot 33)	.30	Woodland Buffer Predominately native vegetation	mixed oak, brambles, catbriar,	100%	Some of the wooded buffer may be owned by abutting property owners.	Fair
	10%					

Table 1. Vegetative Inventory and Conditions Assessment Matrix

PARK	SIZE (acre)	LAND USE CONTRIBUTION & VEGETATIVE CHARACTER	DOMINANT SPECIES	APPROXIMATE CANOPY COVER	OBSERVATIONS/NOTES	VEGETATIVE CONDITIONS ASSESSMENT
	% of total park size					
Coastal bluff/ shoreline						
Beaches (Map 9/Lot 1)	.50	Passive recreation Wildlife habitat Views	beach plum, red cedar, beach rose, beach grasses	0%	Some invasives (yucca, bittersweet) Erosion from paths/ disturbance Coastal exposure	Fair
	100%					
Light House Park (Map 2/Lot 3)	.34	Wildlife habitat Vegetative buffer	eastern red cedar, beach plum, beach rose, beach grasses	10%	Some invasives (oriental bittersweet, Japanese honeysuckle) Coastal exposure	Good
	25%					
Sailing Camp (Map 15/Lot 1 Map 22/Lots 3, 4 & 5)	1.6	Wildlife habitat Passive recreation Vegetative buffer Views	beach plum, red cedar, beach rose	60%	Coastal exposure Some invasives (autumn olive)	Good
	10%					
Managed woodland						
Fitchburg Park (Map 13/Lots 19 & 23)	.46	Wildlife habitat Woodland Buffer	pitch pine, white oak, cherry	80%	Cleared understory No significant invasives	Good
	100%					
Washington Park (Map 8/Lot 123)	2.99	Wildlife habitat Woodland Buffer	white oak, black oak pitch pine, red cedar, american holly	75%	Cleared understory Black Oak shows symptoms consistent with Crypt gall wasp Encroachment by abutter(s) ornamental landscaping	Good
	39%					
Skate Park (Map 50/Lot 29)	.10	Woodland Buffer Active recreation support	mixed oak, pitch pine, white pine,	80%	Compacted soil and erosion at informal, worn paths. Some dieback and dead wood.	Fair
	10%					
Lawn with trees and shrubs						
Hartford Park (Map 10/Lot 102)	2.0	Ornamental landscape Passive recreation Neighborhood focus	black oak, red maple linden, bradford pear, red cedar, tulip poplar, hydrangea, rose, euonymus	80%	Black Oak shows symptoms consistent with Crypt gall wasp Most shrubs are planted in groups and are in mulched beds. Some young trees are in mulched rings, but all trees could benefit from this. Damage to some young trees from planting /maintenance. Lawn is irrigated Good diversity of species	Good
	100%					
Hiawatha Park (Map 11/Lot 144)	1.3	Passive recreation Neighborhood focus	black oak, red maple, pitch pine, black locust, linden	65%	Black Oak shows symptoms consistent with Crypt gall wasp Dry, sandy soil Damage to some young trees from planting /maintenance.	Fair
	100%					
Leslie Park (Map 8/Lot 88)	.13	Ornamental landscape Vegetative buffer	black oak, white oak, euonymus, yucca , rose, privet	95%	Partially developed as a residential gravel drive and parking. Maintained as a manicured lawn and ornamental landscape.	Good
	100%					

Table 1. Vegetative Inventory and Conditions Assessment Matrix

PARK	SIZE (acre)	LAND USE CONTRIBUTION & VEGETATIVE CHARACTER	DOMINANT SPECIES	APPROXIMATE CANOPY COVER	OBSERVATIONS/NOTES	VEGETATIVE CONDITIONS ASSESSMENT
	% of total park size					
Lawn with trees and shrubs						
Nashawena Park (Map 11/Lots 98, 109, 125 & 134)	4.67	Passive recreation Views Neighborhood focus	black oak, red maple, pin oak, london planetree,	25%	Black Oak shows symptoms consistent with Crypt gall wasp. Lack of mulched beds for trees and shrubs Some young trees damaged by mowers & planting Damage to some young trees from planting /maintenance. Shrubs are very heavily pruned and showing signs of stress. Some recent plantings are inappropriate for site or of inadequate size.	Fair
	100%					
Naushon Park (Map 11/Lot 101)	.83	Passive recreation Neighborhood focus	black oak, pitch pine, pin oak	75%	Black Oak shows symptoms consistent with Crypt gall wasp Dry, sandy soil Encroachment by abutter(s) ornamental landscaping/drives	Fair
	53%					
Pennacook Park (Map 11 Lot 57 & 58)	.31	Passive recreation Neighborhood focus	red cedar mixed oak	50%	Dry, sandy soil Black Oak shows symptoms consistent with Crypt gall wasp	Fair
	100%					
Wesleyan Park (Map 11/Lots 226 , 229)	.92	Passive recreation Neighborhood focus	black oak, white oak, forsythia	80%	Dry, sandy soil Black Oak shows symptoms consistent with Crypt gall wasp. Most trees are mature even aged with only 1 recent planting (pin oak).	Fair
	100%					
Sailing Camp (Map 15/Lot 1 Map 22/Lots 3, 4 & 5)	.8	Passive recreation Ornamental landscape Views	mixed oak, bayberry, rose of sharon, rose and hydrangea	70%	Coastal exposure Dry, sandy soil Some invasives (autumn olive, japanese bamboo, honeysuckle)	Good
	5%					
Viera Park (Map 17/Lot 33)	1.75	Passive recreation	black oak, cherry, red cedar, linden, arborvitae, privet	25%	Dry, sandy soil Black Oak shows symptoms consistent with Crypt gall wasp. Some trees were 'crudely' pruned.	Fair
	60%					
Open lawn with isolated trees and shrubs						
Light House Park (Map 2/Lot 3)	1.00	Passive recreation views	eastern red cedar	5%	Erosion at paths Coastal exposure Dry, sandy soil No recent plantings	Fair
	75%					
Ocean Park & Soldier Memorial Park (Map 10/Lot1, Map 9/Lot 37)	7.0	Passive recreation Views Iconic gathering place/events	red cedar, yew	2%	Irrigated lawn Coastal exposure Numerous mulched beds for ornamental plantings.	Good
	100%					
Waban Park (Map 10/Lot 135)	8.1	Passive recreation Views Stormwater management	spruce red cedar oak	5%	Dry, sandy soil Coastal exposure No recent plantings	Fair
	100%					

Table 1. Vegetative Inventory and Conditions Assessment Matrix

PARK	SIZE (acre)	LAND USE CONTRIBUTION & VEGETATIVE CHARACTER	DOMINANT SPECIES	APPROXIMATE CANOPY COVER	OBSERVATIONS/NOTES	VEGETATIVE CONDITIONS ASSESSMENT
	% of total park size					
Open lawn with isolated trees and shrubs						
Washington Park (Map 8/Lot 134)	1.89	Passive recreation views	red cedar, red maple, honey locust, , dogwood, london planetree, yew, holly	3%	Dry, sandy soil Coastal exposure Lack of mulched beds for trees and shrubs Some young trees damaged by mowers & planting	Fair
	61%					
Sunset Lake Park (Map 8/Lot 140, Lakeside Park Map 8/Lots 141.1 & 259)	9.09	Passive recreation Views Stormwater management Wildlife habitat	poplar, london planetree, willow, red maple, red cedar, common reed, bayberry, autumn olive	5%	Dry, sandy soil Coastal exposure No recent plantings Some invasives (autumn olive, common reed)	Fair
	100%					
Niantic Park (Map 11/Lot 91)	2.54 100%	Passive and Active recreation	Black oak, white oak, norway maple, ornamental cherry, and colorado blue spruce	25%	Black Oak shows symptoms consistent with Crypt gall wasp. During storm conditions, the east portion of the park is subject to flooding. Stormwater also collects in a localized depression in the southwest portion of the park. Accepted Conceptual Site Plan for improvements, 2014.	Good
Managed sports field						
Viera Park (Map 17 Lot 33)	1.00	Active recreation	irrigated lawn	0%		Good
	30%					

- Note: 'Size (acre)' and '% of total park size', as noted in this chart, are approximate values and based on total park size from CAMA database.

Table 2. Common Woody Plant List

<u>Latin Name</u>	<u>Common Name</u>
Acer rubrum	red maple
Aronia <i>sp.</i>	chokeberry
Celastrus orbiculatus*	oriental bittersweet
Chamaecyparis <i>sp.</i>	false cypress
Cornus <i>sp.</i>	dogwood
Elaeagnus umbellata	autumn olive
Euonymus fortunei	wintercreeper
Gaylussacia <i>sp.</i>	huckleberry
Gleditsia triacanthos <i>cultivar</i>	honey locust
Hibiscus syriacus	rose of sharon
Ilex <i>sp.</i>	holly
Ilex opaca	american holly
Juniperus virginiana	eastern red cedar
Ligustrum	privet
Liriodendron tulipifera	tulip poplar
Lonicera japonica*	japanese honeysuckle
Myrica (Morella)pensylvanica	northern bayberry
Phragmites australis*	common reed
Picea <i>sp.</i>	spruce
Pinus rigida	pitch pine
Pinus strobus	white pine
Platanus acerifolia	london planetree
Polygonum cuspidatum*	japanese knotweed
<i>Populus deltoides</i>	<i>poplar</i>
Prunus	cherry
Prunus maritima	beach plum
Pteridium aquilinum	bracken fern
Pyrus calleryana <i>cultivar</i>	bradford pear
Rosa rugosa	beach rose
Rubus <i>spp.</i>	brambles
Quercus alba	white oak
Quercus coccinea	scarlet oak
Quercus ilicifolia	scrub oak
Quercus palustris	pin oak
Quercus velutina	black oak
Rhus radicans	poison ivy
Robinia pseudoacacia*	black locust
Salix <i>spp.</i>	willow
Smilax rotundifolia	greenbriar, catbriar
Spiraea x bumalda	spirea
Taxus <i>sp.</i>	yew
Thuja <i>sp.</i>	arborvitae
Tilia <i>sp.</i>	linden
Vaccinium <i>spp.</i>	blueberry
Vinca minor	periwinkle
Vitis labrusca	fox grape
Yucca filamentosa	adam's needle, yucca

* Considered invasive in Massachusetts

2.2 Space and Facility Standards

2.2.1 Site (Space) Standards

Addressing community needs for recreation facilities, programs, and open space is typically a high priority for most communities. As the community continues to grow and change, the demand for additional and varied recreational opportunities also increases and changes over time. It is the responsibility of the Town to provide recreational opportunities for all citizens regardless of age, interest or ability.

In an effort to fully understand the needs for and utilization of each site, HW first identified what the Town's site (space) standards should be. Because the Town does not have locally adopted standards for site (space) requirements, HW utilized the classification system based on the National Recreation and Park Association (NRPA) to establish a baseline of where the Town currently is in meeting the recreation and open space site (space) needs of the community. The NRPA's classification system includes both Local/Close-to-Home-Space (Mini Park, Playground, Neighborhood Park and Community Park), Space that may be Local/Regional (Linear park, Conservation, or Special Use), and unique Open Space/Recreational Resources of Community Interest, as shown in Table 3.

Table 3. NRPA Space Standards for Open Space and Recreation Areas

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Size Characteristics
<i>A. Local/Close-to-Home Space.</i>					
Mini Park	Specialized facilities that serve a concentrated or limited population or specific group such as tots or senior citizens	Less than 1/4 mile radius	1 acre or less	0.25 to 0.5 A	Within neighborhoods and in close proximity to apartment complexes, townhouse development or housing for the elderly.
Playground	Primarily for children aged 5-12. Includes an apparatus area for older children and generally a field area for games and informal play, a passive area for older children and an area for court games. Smaller than a neighborhood park but containing similar facilities.	1/4 mile to 1/2 mile	2 to 10 acres	0.5 to 1.5 A	Suited for intense development. Easily accessible to neighborhood population - geographically centered with safe walking/biking access. May be developed as a school park facility.
Neighborhood Park	Area for intense recreational activities such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	1/4 mile to 1/2 mile radius to serve a population up to 5,000	15+ acres	1.0 to 2.0 A	Suited for intense development. Easily accessible to neighborhood population - geographically centered with safe walking/biking access. May be developed as a school park facility.

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Size Characteristics
Community Park	Area of diverse environmental quality. May include areas suited for intense recreational facilities such as athletic complexes, large swimming pools. May be an area of natural quality for outdoor recreation such as walking, viewing, sitting, and picnicking. May be any combination of the above depending upon site suitability and community need.	Several neighborhoods. 1 to 2 mile radius.	25+ acres	5.0 to 8.0 A	May include natural features such as water bodies and areas suited for intense development. Easily accessible to neighborhood served.
<i>B. Space That May Be Local or Regional.</i>					
Linear Park	Area developed for one or more varying modes of recreational travel such as hiking, biking, snowmobiling, horseback riding, cross-country skiing, canoeing and pleasure driving. May include active play areas.	No applicable standard	Sufficient width to protect the resource and provide maximum use.	Variable	Built or natural corridors such as utility rights-of-way, bluff lines, vegetation and roads that link other components of the recreation system or community facilities.
Conservation	Protection and management of the natural/cultural environment with recreation use as a secondary objective. Includes Open Space and undeveloped lands not elsewhere classified.	No applicable standard	Sufficient to protect the resource.	Variable	Variable depending on the resource being protected.
Special Use	Area for intense recreational activities such as field games, court games, crafts, playground apparatus area, skating, picnicking, wading pools, etc.	No applicable standard	Variable depending on desired size.	Variable	Within communities.
<i>Special Use sub-categories:</i>					
Beach	Waterfront area supporting activities such as sun-bathing and swimming.	No applicable standard	Variable depending on desired size.	Variable	Within communities.

Component	Use	Service Area	Desirable Size	Acres/1,000 Population	Desirable Size Characteristics
Salt Water/Fresh Water Access	Areas providing other physical or visual access to the water. Includes fishing areas, boat access, scenic overlooks, access strips, etc.	No applicable standard	Variable depending on desired size.	Variable	Within communities.
<i>Other Special Use sub-categories have been identified with no applicable Town standards:</i>					
Campgrounds, Golf, Marinas, Historic, and Gardens.					

Source: National Recreation and Park Association (NRPA) standards

HW developed a series of tables, arranged by ownership, based on review of the Oak Bluffs Open Space and Recreation Plan, December 2004, as well as Tax Assessor online maps and ownership records (Computer Assisted Mass Appraisal/CAMA), see Appendix B. Table 4 provides a summary of Town-owned open space and recreation parcels, while Table 5 provides a separate summary of all (non-profit, privately-held, homeowner association lands) open space and recreation parcels.

Table 4. Summary of Existing Town-Owned Open Space and Recreation Areas 2014

Site Type	Acreage
<i>All Sites</i>	
Pocket/Mini Park	2.41
Playground	4.6
Neighborhood Park	15.97
Community Park	62.72
Linear Park	9.51
Conservation	5.06
Special Use	0.67
<i>Beach</i>	2.5
<i>Saltwater Access</i>	5.56
<i>Freshwater Access</i>	
<i>Golf</i>	
<i>Historic</i>	1.38
<i>Active Agriculture</i>	

Source: Oak Bluffs Open Space and Recreation Plan, December, 2004, Computer-Assisted Mass Appraisal – Town of Oak Bluffs, Oak Bluffs Tax Assessor, MV Land Bank Commission, and Oak Bluffs Conservation Agent.

Table 5. Summary of Existing Town, State, Federal and Private Open Space and Recreation Areas 2014

Site Type	Acreage
<i>All Sites</i>	
Pocket/Mini Park	4.2
Playground	4.6
Neighborhood Park	28.87
Community Park	86.42
Linear Park	9.51
Conservation	259.9
Special Use	0.67
<i>Beach</i>	62.92
<i>Saltwater Access</i>	55.29
<i>Freshwater Access</i>	0.28
<i>Golf</i>	226.57
<i>Historic</i>	35.51
<i>Active Agriculture</i>	39.09

Source: Oak Bluffs Open Space and Recreation Plan, December, 2004, Computer-Assisted Mass Appraisal – Town of Oak Bluffs, Oak Bluffs Tax Assessor, MV Land Bank Commission, and Oak Bluffs Conservation Agent.

2.2.2 Facility Standards

Various active recreation facilities such as baseball fields, basketball courts, and tennis courts are necessary and important components of many sites. HW identified what the Town’s facilities standards should be, according to the existing population. As with the site (space standard), the Town does not have locally adopted standards for facility requirements. HW utilized the classification system based on NRPA standards to establish a baseline of where the Town currently is in meeting the recreation and open space facility needs of the community, as shown in Table 6.

Table 6. NRPA Standards for Facilities

Activity/Facility	Service Radius	No. of Units per Population
Basketball	1/4 mile to 1/2 mile	1 per 5,000 (indoor) 1 per 2,000 (outdoor)
Tennis	1/4 mile to 1/2 mile	1 court per 2,000
Volleyball	1/4 mile to 1/2 mile	1 court per 5,000
Baseball	1/4 mile to 1/2 mile	1 per 4,000; lighted - 1 per 30,000
Soccer	1 to 2 miles	1 per 2,000
Softball	1/4 mile to 1/2 mile	1 per 3,000
Multi-Purpose (Basketball, Volleyball, Tennis)	1 to 2 miles	1 per 1,000

Source: National Recreation and Park Association (NRPA) standards

2.3 *Constructed Features Facility Inventory and Condition Summary*

HW conducted an inventory and conditions assessment for each site and its principal areas or elements, including constructed features, based on the following condition definitions:

- Excellent (E). In outstanding condition due to regular maintenance, recent or new installation. No or only the slightest cosmetic defects.
- Good (G). In good working order with only a few, relatively limited problems such as minor turf concerns, small cracks on surface of tennis or basketball courts, circulation issues, etc.
- Fair (F). In working or adequate repair but needs attention such as more extensive turf care, rim (basketball) or new (tennis or basketball) repair, backstop (baseball/softball) repair, etc.
- Poor (P). Barely functions or unusable due to extensive drainage problems, missing apparatus, etc.

The overall condition of the majority of public recreation sites and facilities can be characterized as ‘Good’, with several sites/facilities characterized as ‘Fair’ and/or ‘Poor’, particularly facilities at the Oak Bluffs School. Table 7 – “Facilities Inventory and Condition Summary” provides an inventory and conditions rating of different categories of municipal recreational facilities. Conditions for non-municipal facilities were not rated.

Table 7. Facility Inventory and Condition Summary

Town Parks	Acreage	Baseball Fields	Softball Fields	Football Fields	Basketball Court	Paths (miles)	Picnic Area	Tennis Courts	Benches	Soccer/Lacrosse	Skate Park	Golf Course	Ice Rink	Track	Gazebo
Historic Park															
Light House	1.38								9 - G						
Pocket/Mini Park															
Connecticut	0.89					G									
Soldier's Memorial	0.16								6 - G						
Pennacook	0.31						2 - G 1 - P								
Neighborhood Park															
Washington	2.99								2 - G						
Lakeside	8.09								11 - G						
Viera	3.00	1 - G					5 - G								
Community Park															
Ocean	7.00					G			24 - G						1 - E
Waban	8.10					1 - F			15 - G						
Niantic ¹	4.60				1		9	4	15						
Sailing Camp	15.20					G	4 - G								
OB School	27.82				2 - F			2 - P		1 - F					
LinearPark															
Hartford	2.00					F			15 - G						
Nashawena	4.67					G			6 - G						
Hiawatha	1.33					1 - G			4 - G						
Special Use															
Skateboard ²	0.67										1 - F				
Town Beach ³	2.00								50						
Town Totals	90.21	1			3	7	21	6	158	1	1				1

Notes: 1 Proposed (Improvement Plan)

2. Estimated acreage taken from aerial photography.

3. Proposed (Improvement Plan).

Table 7. Facility Inventory and Condition Summary continued

Town Parks	Acreage	Baseball Fields	Softball Fields	Football Fields	Basketball Court	Paths (miles)	Picnic Area	Tennis Courts	Benches	Soccer/Lacrosse	Skate Park	Golf Course	Ice Rink	Track	Gazebo
Non-Town Facilities															
Farm Neck Golf Club								1				1			
Vineyard Youth Tennis Club								6							
East Chop Lighthouse									4						
Hidden Cove HOA								2							
Meadow View Farms HOA								2							
Sengekontacket Community Corp.								2							
Marthas Vineyard Ice Arena													1		
YMCA					1										
MV Reg. High School		2 - E	2 - G	1 - G/F	1 - G			6 - E		2 - F				1 - P	
MV Little League		1-E*													
Non-Town Facilities Totals		3	1	1	2	7	21	19	4	2	1	0	1	1	1
Overall Totals		4	1	1	5	7	21	25	162	3	1	0	1	1	1

Notes: Conditions for non-Town facilities were not rated.

*Penn Field near complete.

Source: Site/Field Visits, April 7, 2014.

Representatives of MV Regional High School, Oak Bluffs School.

2.4 Open Space and Recreational Resources of Community Interest Inventory

In addition to the areas inventoried, HW also identified other areas (Table 8) in Oak Bluffs which fall under one of the following three categories:

- Public/private land and water resources representing important potential for providing outdoor recreational opportunities,
- Unique natural areas and open space of special value requiring protection, and
- Open space which supports community conservation and development objectives.

Table 8. Open Space and Recreational Resources of Community Interest

NAME	LOCATION	MAP	LOT	ACREAGE ¹
61B Recreational Lands				
WM Hart Realty	Sea View Avenue	19	1	12.99
WM Hart Realty	Sea View Avenue	31	3	1.49
Commonwealth of Massachusetts				
Lobster Hatchery	Shirley Avenue	6	8	14.8
Marthas Vineyard Land Bank				
Quay's Corner	10 Beach Road Ext.	5	11	0.036
Quay's Corner	Beach Road Ext.	5	12	0.58
Farm Pond Preserve	195 Sea View Avenue	18	33	9.7
Farm Pond Preserve				17.88
Trade Wind Field Preserve	County Road	21	121	71
Wapatequa Woods	Road to Wapatequa	25	7	13.99
Wapatequa Woods	Road to Wapatequa	25	8	5.61
Wapatequa Woods	Road to Wapatequa	25	4	0.03
Wapatequa Woods	Road to Wapatequa	25	6	2.59
Wapatequa Woods	Road to Wapatequa	38	11	7
Weahtaqua Springs	187 Edgartown/VH Road	40	7	28
Weahtaqua Springs		51	3	5.9
Weahtaqua Springs		50	36	0.6
Featherstone Farm	Featherstone Lane	41	6.1	2.84
Featherstone Farm	Featherstone Lane	41	6.2	15.16
Southern Woodlands	497 Barnes Road (off)	42	1	14.96
Southern Woodlands	County Road	43	53	22.4
Southern Woodlands	448 Barnes Road	41	2	190
Southern Woodlands		43	54.1	6.22
Pecoy Point Preserve	Majors Cove	47	3	0.69
Pecoy Point Preserve	Majors Cove	44	26	14.28
Pecoy Point Preserve	Majors Cove	44	26.1	1.99
Doug's Cove Preserve	Beach Road	6	14	1.47
Doug's Cove Preserve	Beach Road	6	18	0.1

NAME	LOCATION	MAP	LOT	ACREAGE ¹
Doug's Cove Preserve	Beach Road	6	23	0.43
Doug's Cove Preserve	Beach Road	6	32	2.4
Thimble Farm	20 Haypath Road	39	3	10
Little Duart's Pond Preserve	Little Pond Road	52	3	2.97
Little Duart's Pond Preserve	5 Little Pond Road	52	2	2.57
	Holmes Hole Road	24	19	6.99
Homeowner's Associations				
Iron Hill Homeowners Assoc.	Iron Hill Road	52	10	3.03
Marthas Vineyard Camp Meeting Association				
	80 Trinity Park	11	1	19.95
		11	1.A	14.09
Town of Oak Bluffs				
Sunset Lake Park	Lake Avenue	8	140	2.99
Oak Bluffs Water District				
District Office	Vineyard Avenue	12	176	4.01
Well #1	Randolph Way	40	2	6.6
Well #2	Tradewind Road	16	147	16
Well #3	Alwardt Way	54	1, 1.1, 2	58.46
Oak Bluffs Water District				
	East Chop Drive	1	21	1.28
Crystal Lake	Crystal Lake	1	55	1.8
Crystal Lake	Crystal Lake	1	56	12.5
	East Chop Drive	1	58	0.78
	East Chop Drive	1	60	0.17
Total				615.236

Notes:

1: as per CAMA database.

2.5 Open Space and Recreation Needs Analysis

This section includes a review and summary of the site (space) type needs and facility needs in accordance with minimum NRPA standards, and other identified site (space) and facility needs.

To determine the existing level of need (2014 baseline), HW applied several assumptions to arrive at the 2014 population:

- Oak Bluffs experienced significant growth from 1970 to 2000, with a 43%, 41%, and 32% increase, respectively for each decade, adding 2,328 people overall to the 1970 population of approximately 1,400 residents (Oak Bluffs Community Development Plan, July 29, 2004).
- 2000 Population was 3,713 year-round residents (www.sec.state.ma.us).
- 2010 population was 4,527 year-round residents (Dukes County Census Data).
- Percent-change from 2000 to 2010 was 22 percent.

- Conservative annual percent-change to approximate 2014 population is 2.2%, resulting in a 4,925 year-round population for 2014.

In order to determine future space and facility needs (2019), after bringing up the baseline to 2014, HW utilized the same conservative annual percent-change percentage (2.2%), over five years, to arrive at a 5,025 year-round population for 2019. Space and facility needs, for the 2014 baseline and projected 2019, are represented in Tables 9 and 10 respectively.

Table 9. Existing (2014) and Future (2019) Active Recreation Acreage Needs

Component	Acres/1,000 Population	Existing Acreage	2014 Acreage Needs	2014 Additional Needs	2019 Acreage Needs	2019 Additional Needs
Pocket/Mini Park	0.25 (low)	4.2	1.23 (low)	0	1.26 (low)	0
	0.50 (high)		2.46 (high)		2.5 (high)	
Playground	0.50	4.6	2.46	0	2.5	0
	1.50		7.38		7.54	
Neighborhood Park	1.00	28.87	4.9	0	5.03	0
	2.00		9.85		10.05	
Community Park	5.00	86.42	24.63	0	25.13	0
	8.00		39.4		40.2	

Notes: (Based on NRPA Standards and 2014 Population of 4,925 and projected 2019 population of 5,025).

Table 10. Existing (2014) and Future (2019) Active Recreation Facility Needs

Facility	No. of Units per Population	No. of Existing Facilities	No. Needed 2014	2014 Additional Needs	No. Needed 2019	2019 Additional Needs
Basketball Courts	1 per 2,000	5	3	0	3	0
Tennis Courts	1 per 2,000	28	3	0	3	0
Baseball Fields	1 per 4,000	3*	1	0	1	0
Soccer Fields	1 per 2,000	3	3	0	3	0
Softball Fields	1 per 3,000	1	2	1	2	0

Notes: (Based on NRPA Standards and 2014 Population of 4,925 and projected 2019 population of 5,025).

* Includes the near-complete Penn Field constructed through the M.V. Little League.

Other Needs (with variable or no adopted Town Standards)

The Town has other recreation and open space needs that are more difficult to measure, including:

- Handicapped Access: the Town continues to emphasize the importance of providing handicapped access to recreation and open space sites.

Section 3.0 Open Space and Recreation Online Survey

The Park’s Commission posted an *Open Space and Recreation Survey* on the Town’s website during the months of April and May and June to solicit additional input from the community regarding level of satisfaction

with open space and recreation spaces, facilities, and programming. Eighty-four community members responded to the survey, which included the following highlights:

- 50/50 split between respondents who are satisfied/not satisfied with parks and facilities available to children and adults.
- Majority of respondents access Town of Oak Bluffs and Martha's Vineyard Land Bank properties most frequently.
- An overwhelming majority of respondents stated they were unaware/unsure of programming opportunities for open space and recreation within the community.
- Majority of respondents feel there are open space and recreation sites within a five-minute walk of their home.
- 50/50 split between respondents who feel open space and recreation sites are/are not routinely maintained.
- Overwhelming majority of respondents who do not feel open space and recreation sites are overcrowded during peak tourist season.
- Many recurring themes from individual comments include the need for maintenance and improvements to beach areas, and the need for more centrally-located playgrounds.

A full summary report of the Survey is included in Appendix C.

Appendix A – Inventory of Public Parks

Inventory of Town Parks

<u>Name</u>	<u>Assessor's Map/Lot</u>
Washington Park	Map 8/Lots 123, 124
Sunset Lake	Map 8/Lot 140
Lakeside Park	Map 8/Lot 141.1, 259
Ocean Park/Soldier Mem.	Map 10/Lot 1 Map 9/Lot 37
Hartford Park	Map 10/Lot 102
Pennacook Park	Map 11/Lots 57, 58
Nashawena Park	Map 11/Lots 98, 109, 125, 134
Naushon Park	Map 11/Lots 100, 101
Forest Park	Map 21/Lot 20
Hiawatha Park	Map 11/Lot 144
Veira Park	Map 17/Lot 33
Niantic Park	Map 11/Lot 91
Waban Park	Map 10/Lot 135
Lagoon Road/Fitchburg	Map 13/Lots 19, 23
Saratoga Park	Map 15/Lot 87
East Chop Lighthouse	Map 2/Lot 3
Oriental Park	Map 16/Lots 49, 58
Leslie Park	Map 8/Lot 88
Sailing Camp Park	Map 22/Lots 3, 4, 5 Map 15/Lot 1
Skateboard Park	Map 50/Lot 29
Wesleyan Park	Map 11/Lots 226, 229
Beaches	Map 9/Lot 1

Appendix B – Oak Bluffs Lands of Conservation and Recreational Interest

Oak Bluffs Lands of Conservation and Recreational Interest (Aggregate)

OWNERSHIP	ACREAGE
61A (Agricultural)	42.0
61B (Recreational)	241.1
Conservation Restriction	74.6
United States of America	0.1
Commonwealth of Massachusetts	70.0
Dukes County	1.3
Martha's Vineyard Land Bank	458.4
Homeowners Association Lands	161.4
Town of Tisbury	14.6
Martha's Vineyard Camp Meeting Association	34.0
Town of Oak Bluffs	110.2
Oak Bluffs Water District	85.1
East Chop Association	50.4
Other	23.7
Total	1366.7

61A Agricultural Lands

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

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

Open Space/Recreational Resource of Community Interest

Conservation	14.2
Saltwater Access	
Pocket/Mini	
Open Space/Recreational Resource of Community Interest	
Historic	
Neighborhood	
Community	
Beach	
Linear	
Historic	
Special Use	
Active Agriculture	27.8

61B Recreational Lands

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

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

Open Space/Recreational Resource of Community Interest

Conservation

Saltwater Access

Pocket/Mini

Open Space/Recreational Resource of Community Interest 14.48

Historic

Neighborhood

Community

Beach

Linear

Historic

Special Use

Golf

226.57

Conservation Restrictions

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

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

Open Space/Recreational Resource of Community Interest

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

United States of America

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

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

Open Space/Recreational Resource of Community Interest

Conservation

Saltwater Access

Pocket/Mini

Open Space/Recreational Resource of Community Interest

Historic 0.089

Neighborhood

Community

Beach

Linear

Historic

Special Use

Commonwealth of Massachusetts

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

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

Open Space/Recreational Resource of Community Interest

Conservation

Saltwater Access

Pocket/Mini

Open Space/Recreational Resource of Community Interest 14.8

Historic

Neighborhood

Community

Beach 55.23

Linear

Historic

Special Use

Dukes County

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

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

Open Space/Recreational Resource of Community Interest

- Conservation
- Saltwater Access
- Pocket/Mini
- Open Space/Recreational Resource of Community Interest
- Historic
- Neighborhood
- Community
- Beach 5.19
- Linear
- Historic
- Special Use
- Active Agriculture 1.3

Martha's Vineyard Land Bank

NAME	LOCATION	MAP	LOT	ACREAGE ¹	COMPONENT/TYPE	ACCESS ²	RECREATIONAL USE	MAINTAINED	ADA	NOTES
Quay's Corner	10 Beach Road Ext.	5	11	0.036			YES	YES		nature study, picnicking, dog walking
Quay's Corner	Beach Road Ext.	5	12	0.58			YES	YES		
Farm Pond Preserve	195 Sea View Avenue	18	33	9.7		YES	YES	YES	YES	trails connected to Trade Winds Field Pres., nature study, hiking, picnicking, mountain biking, horseback riding
Farm Pond Preserve				17.88						
Trade Wind Field Preserve	County Road	21	121	71		YES	YES	YES	YES	Marked trails connected to Farm Pond Preserve, nature study, hiking, picnicking, mountain biking, horseback riding
Wapatequa Woods	Road to Wapatequa	25	7	13.99		YES	YES	YES		freshwater access, nature study, picnicking, dog walking, hiking, farming, fishing
Wapatequa Woods	Road to Wapatequa	25	8	5.61		YES	YES	YES		freshwater access, nature study, picnicking, dog walking, hiking, mountain biking, hunting
Wapatequa Woods	Road to Wapatequa	25	4	0.03		YES	YES	YES		
Wapatequa Woods	Road to Wapatequa	25	6	2.59		YES	YES	YES		
Wapatequa Woods	Road to Wapatequa	38	11	7		YES	YES	YES		
Weahtaqua Springs	187 Edgartown/VH Road	40	7	28			YES	YES	NO	nature study, hiking, picnicking, mountain biking, horseback riding
Weahtaqua Springs		51	3	5.9			YES	YES	NO	
Weahtaqua Springs		50	36	0.6			YES	YES	NO	
Featherstone Farm	Featherstone Lane	41	6.1	2.84			YES	YES	YES	nature study, hiking, picnicking, mountain biking, horseback riding, dog walking
Featherstone Farm	Featherstone Lane	41	6.2	15.16			YES	YES	YES	
Southern Woodlands	497 Barnes Road (off)	42	1	14.96			YES	YES		nature study, hiking, picnicking, mountain biking, horseback riding, hunting, dog walking
Southern Woodlands	County Road	43	53	22.4			YES	YES		
Southern Woodlands	448 Barnes Road	41	2	190			YES	YES		
Southern Woodlands		43	54.1	6.22			YES	YES		
Pecoy Point Preserve	Majors Cove	47	3	0.69		YES	YES	YES	YES	nature study, hiking, picnicking, mountain biking, horseback riding, hunting, kayaking, boating , fishing
Pecoy Point Preserve	Majors Cove	44	26	14.28		YES	YES	YES	YES	
Pecoy Point Preserve	Majors Cove	44	26.1	1.99		YES	YES	YES	YES	
Doug's Cove Preserve	Beach Road	6	14	1.47						
Doug's Cove Preserve	Beach Road	6	18	0.1						
Doug's Cove Preserve	Beach Road	6	23	0.43						
Doug's Cove Preserve	Beach Road	6	32	2.4						residential building or open space?
Thimble Farm	20 Haypath Road	39	3	10						nature study, hiking, picnicking, mountain biking, horseback riding, dog walking, farming
Little Duart's Pond Preserve	Little Pond Road	52	3	2.97			YES	YES		freshwater access, nature study, picnicking, dog walking, hiking, mountain biking, horseback-riding
Little Duart's Pond Preserve	5 Little Pond Road	52	2	2.57			YES	YES		
	Holmes Hole Road	24	19	6.99						

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

Open Space/Recreational Resource of Community Interest

Conservation

Saltwater Access

Pocket/Mini

Open Space/Recreational Resource of Community Interest 458.386

Historic

Neighborhood

Community

Beach

Linear

Historic

Special Use

Homeowner's Associations

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

Homeowner's Associations

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

Open Space/Recreational Resource of Community Interest

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

Town of Tisbury

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

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

Open Space/Recreational Resource of Community Interest

Conservation 14.56

Saltwater Access

Pocket/Mini

Open Space/Recreational Resource of Community Interest

Historic

Neighborhood

Community

Beach

Linear

Historic

Special Use

Martha's Vineyard Camp Meeting Association

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

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

Open Space/Recreational Resource of Community Interest

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

Town of Oak Bluffs

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

Town of Oak Bluffs

NAME	LOCATION	MAP	LOT	ACREAGE	ACCESS ¹	COMPONENT/TYPE	RECREATIONAL USE	MAINTAINED	TOWN INVENTORY	ADA	COPELAND PLAN	NOTES
Veira Park	Circuit Avenue (off)	17	33	3	YES	Neighborhood Park	YES	YES	YES	NO	YES	Baseball diamond, benches for players, bleachers for spectators, lighting - all good condition; 5 picnic tables; infiltration system underground; lots of visible electric equipment/boxes; lawn outside of b-ball diamond - poor condition; southeast corner - lot line marker...bounds discrepancy
Forest Park	Nunes Way	21	20	1.6	YES	Conservation	YES	NO	YES	NO	YES	Nunes Way - paper street, completely wooded
Bulkhead for Harbor	Harbor	8	139, 285, 293, 296	1.16	YES	Saltwater Access	YES	YES		NO		
Oak Bluffs Parks Dept.	Fitchburg Avenue	13	19, 23	0.46	YES	Conservation	YES	YES	YES	NO		
Skateboard Park		50	29	0.67	YES	Special Use	YES	YES	YES			goat paths from parking area, observed cracking throughout course, rebar sticking out, debris pile roped-off
Beaches		9	1	0.5	YES	Beach	YES	YES	YES	NO		benches, lighting along roadway
	East Chop Drive	2	82	4.4	YES	Saltwater Access	YES					
Oak Bluffs School	50 Tradewinds Road	17	110.1	27.82	YES	Community Park	YES	YES		YES		Tennis courts (2), basketball court (1 indoor/1 outdoor), multi purpose field (1), t-ball field (1)

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

Open Space/Recreational Resource of Community Interest

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

110.15

Oak Bluffs Water District

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

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

Open Space/Recreational Resource of Community Interest

Conservation

Saltwater Access

Pocket/Mini

Open Space/Recreational Resource of Community Interest 85.07

Historic

Neighborhood

Community

Beach

Linear

Historic

Special Use

East Chop Association

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

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

Open Space/Recreational Resource of Community Interest

East Chop Association

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

Other

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

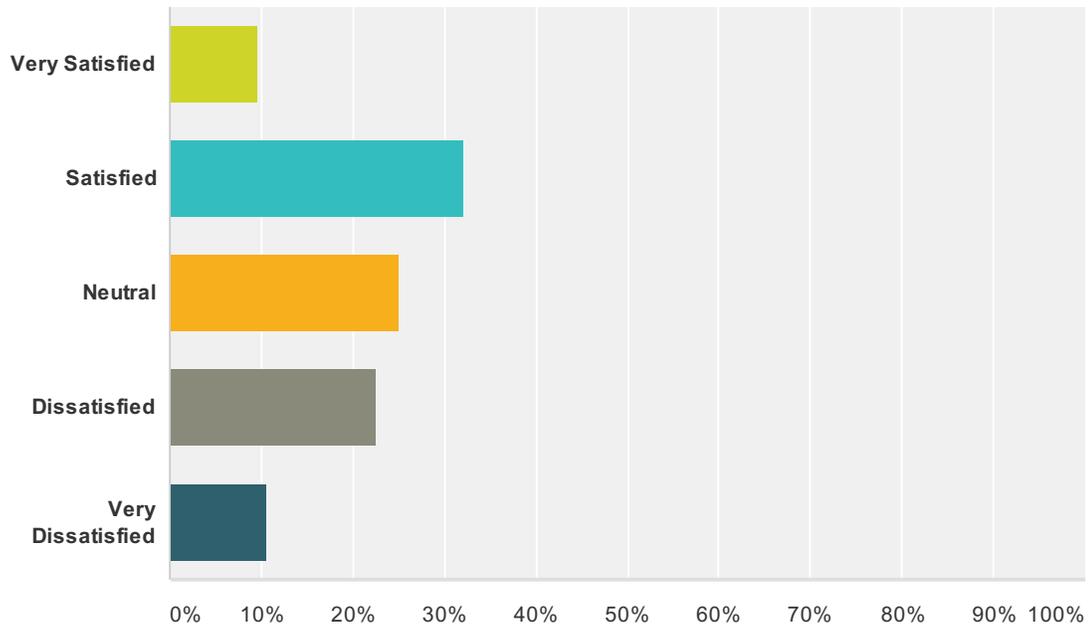
1: as per CAMA database, 2: as per Open Space and Recreation Plan Dec. 2004

Open Space/Recreational Resource of Community Interest

Appendix C – Open Space and Recreation Online Survey Summary

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

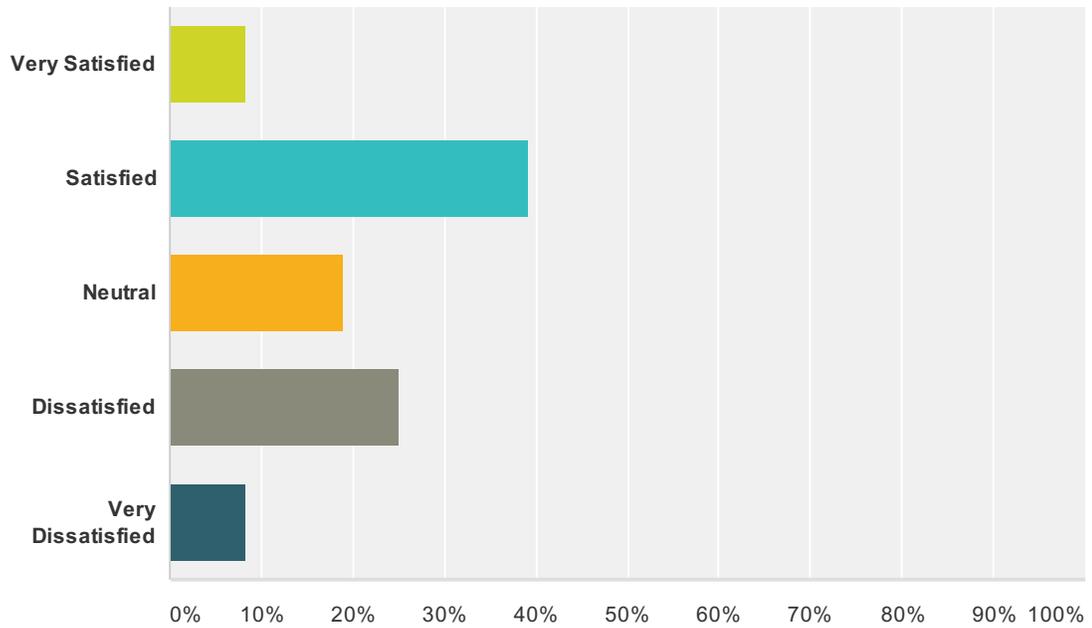
Answered: 84 Skipped: 0



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

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

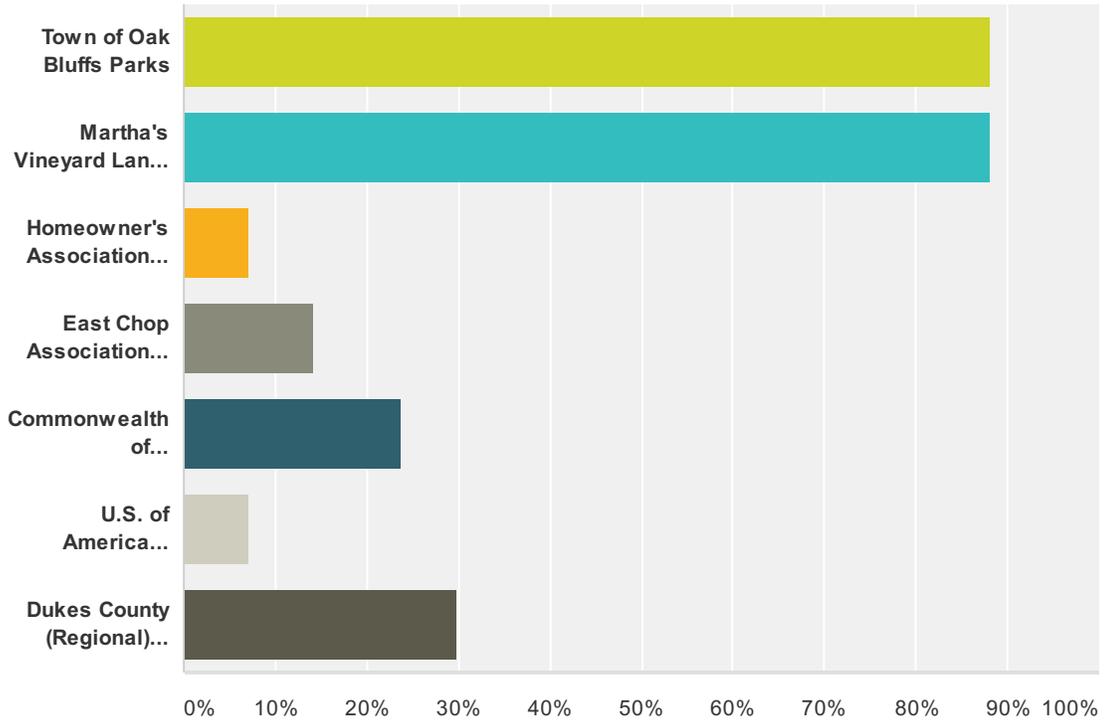
Answered: 84 Skipped: 0



Answer Choices	Responses
Very Satisfied	8.33% 7
Satisfied	39.29% 33
Neutral	19.05% 16
Dissatisfied	25.00% 21
Very Dissatisfied	8.33% 7
Total Respondents: 84	

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

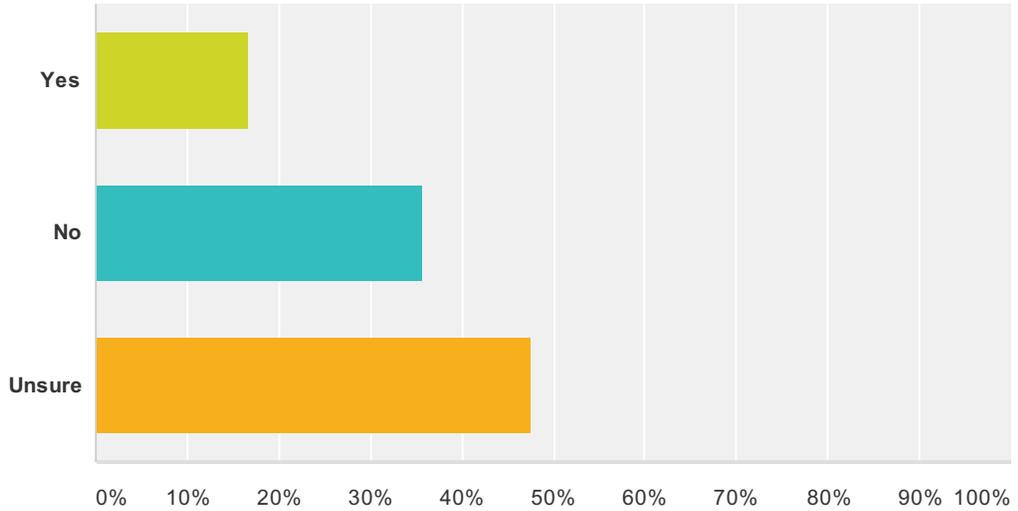
Answered: 84 Skipped: 0



Answer Choices	Responses	Count
Town of Oak Bluffs Parks	88.10%	74
Martha's Vineyard Land Bank Trails/Areas	88.10%	74
Homeowner's Association Areas	7.14%	6
East Chop Association Sites	14.29%	12
Commonwealth of Massachusetts (State) Sites	23.81%	20
U.S. of America (Federal) Sites	7.14%	6
Dukes County (Regional) Sites	29.76%	25
Total Respondents: 84		

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

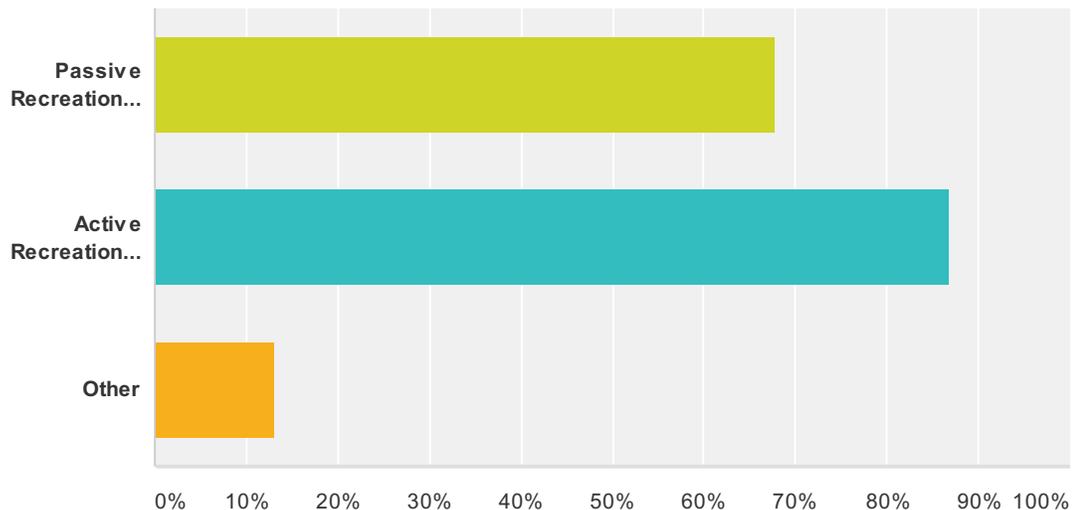
Answered: 84 Skipped: 0



Answer Choices	Responses	
Yes	16.67%	14
No	35.71%	30
Unsure	47.62%	40
Total		84

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

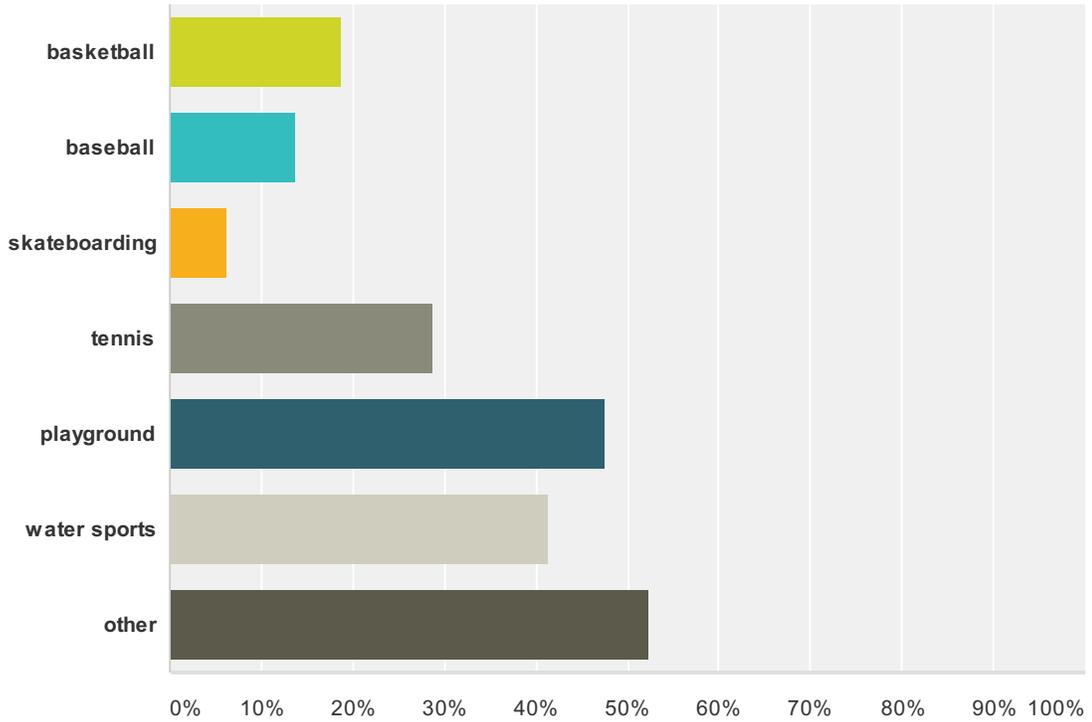
Answered: 84 Skipped: 0



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

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

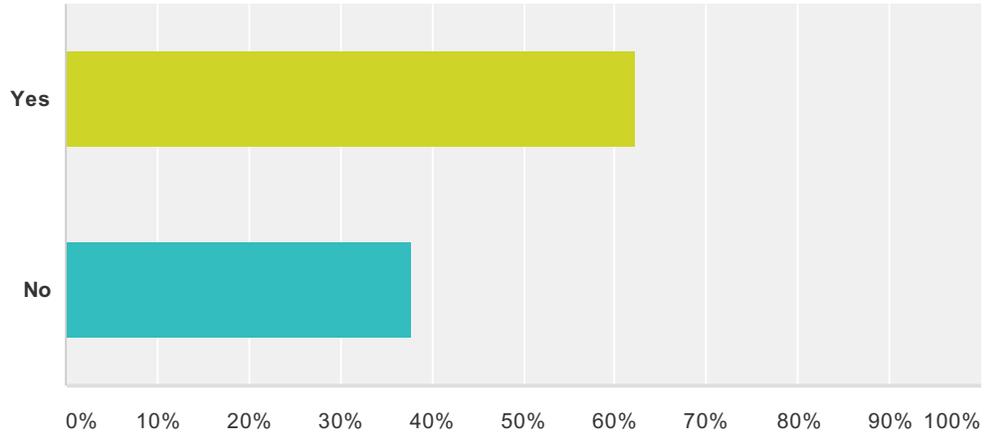
Answered: 80 Skipped: 4



Answer Choices	Responses
basketball	18.75% 15
baseball	13.75% 11
skateboarding	6.25% 5
tennis	28.75% 23
playground	47.50% 38
water sports	41.25% 33
other	52.50% 42
Total Respondents: 80	

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

Answered: 82 Skipped: 2



Answer Choices	Responses
Yes	62.20% 51
No	37.80% 31
Total	82

Oak Bluffs Open Space and Recreation Survey

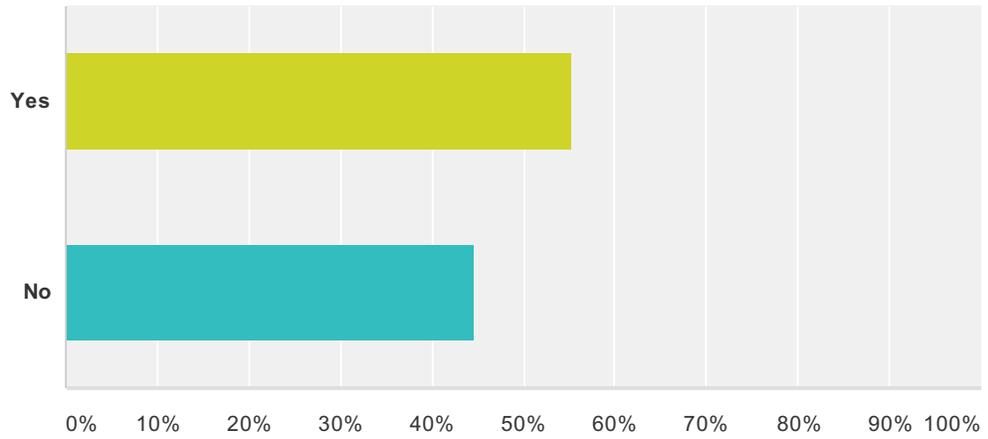
Q8 If you answered 'No' to the previous question, what open space/recreational opportunity is missing, and where?

Answered: 20 Skipped: 64

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

Q9 Are open space and recreational areas maintained routinely?

Answered: 83 Skipped: 1



Answer Choices	Responses	
Yes	55.42%	46
No	44.58%	37
Total		83

Oak Bluffs Open Space and Recreation Survey

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

Answered: 33 Skipped: 51

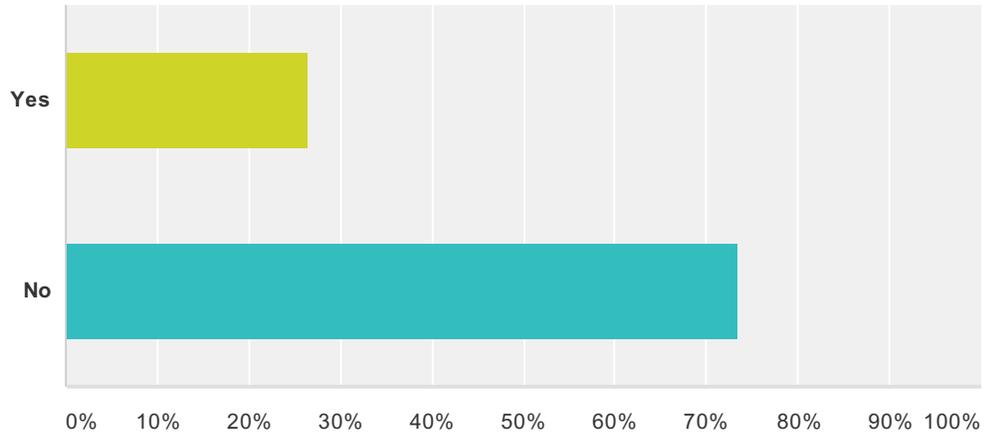
#	Responses	Date
1	Many of the open spaces are covered with litter and no landscaping	5/28/2014 8:39 PM
2	Niantic park	5/27/2014 8:56 AM
3	Niantic Park - Playground equipment, landscape maintenance, litter on ground, lack of trash barrels etc Pennacook Park - glass in topsoil Town Beach - Trash on ground,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

Oak Bluffs Open Space and Recreation Survey

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

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

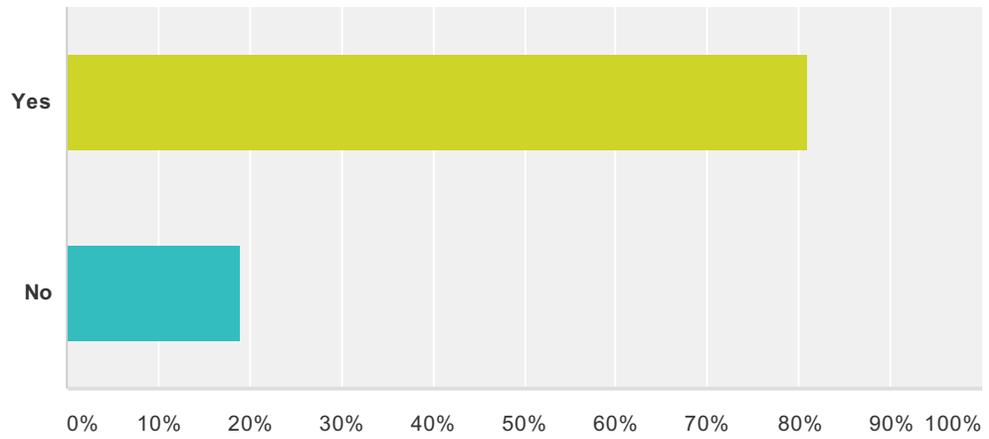
Answered: 79 Skipped: 5



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

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

Answered: 84 Skipped: 0



Answer Choices	Responses
Yes	80.95% 68
No	19.05% 16
Total	84

Oak Bluffs Open Space and Recreation Survey

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

Answered: 58 Skipped: 26

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

Oak Bluffs Open Space and Recreation Survey

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

Oak Bluffs Open Space and Recreation Survey

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

Appendix D – Niantic Park Conceptual Site Plan



CONCEPTUAL SITE PLAN: OPTION J

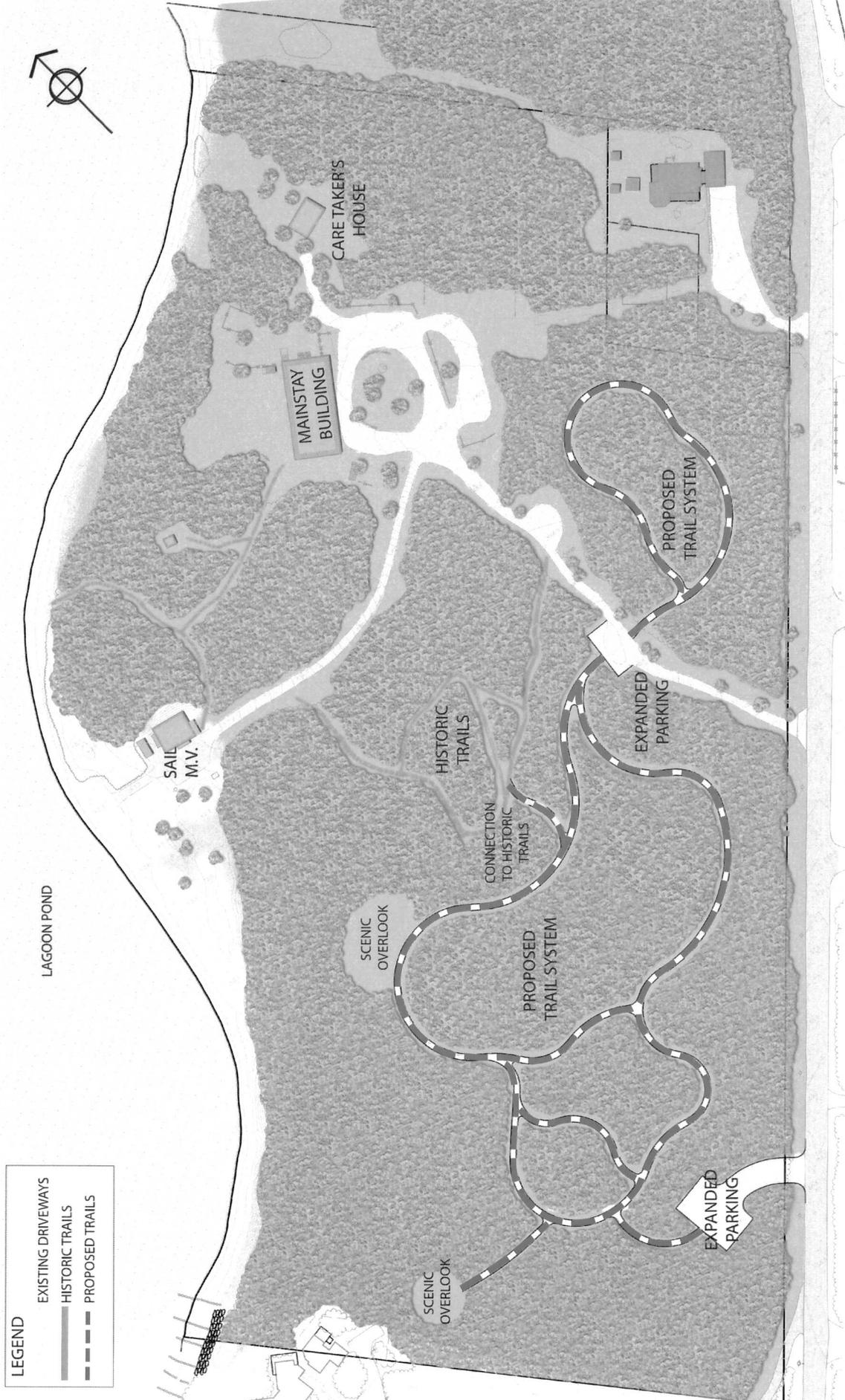
NIANTIC PARK RENOVATION
 OAK BLUFFS, MA JULY 14, 2014



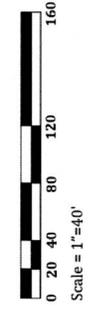
HORIUCHI SOLIEN
 LANDSCAPE ARCHITECTS

Appendix E– Trail Development Feasibility Study, Sailing Camp Park

Trail Development Feasibility Plan



LEGEND	
	EXISTING DRIVEWAYS
	HISTORIC TRAILS
	PROPOSED TRAILS



BEALS+THOMAS
DATE: 04/01/2014
BTI FILE NO: 2418P005C

Sailing Camp Park
Oak Bluffs, Martha's Vineyard

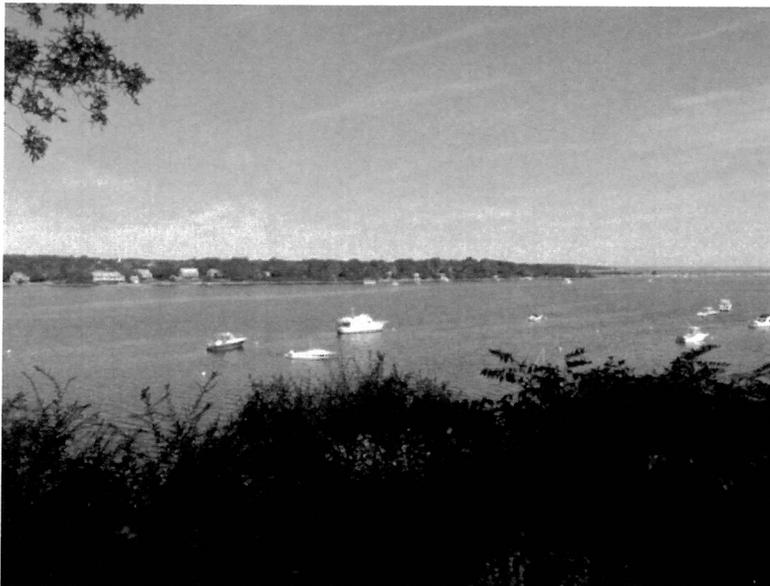
EXISTING CONDITIONS

1.1 Property Overview and Background

The subject property (site) consists of approximately 16 acres of designated open space in Oak Bluffs, Martha's Vineyard, and can be further identified as Town of Oak Bluffs Assessor's Map 15, Lot 1, and Map 22, Lots 3, 4, and 5. The northern and southern boundaries of the site directly abut private residences, while the site's western boundary consists of approximately 1,400 feet of frontage along Lagoon Pond and the eastern boundary consists of approximately 900 feet of frontage along Barnes Road. The former Vineyard Sailing Camp was



operated on the property by the Patriots Trail Girl Scout Council from approximately 1931 until the camp was closed and the Town purchased the property in 1983.



The Town of Oak Bluffs purchased the property "in order to secure for the townspeople of Oak Bluffs and the yearround community of the whole island, a section of the beautiful lagoon waterfront, beach and wooded bluffs as a public recreation facility, and also to secure for the aforesaid community the previous Girl Scout mainstay as a well designed, well built and

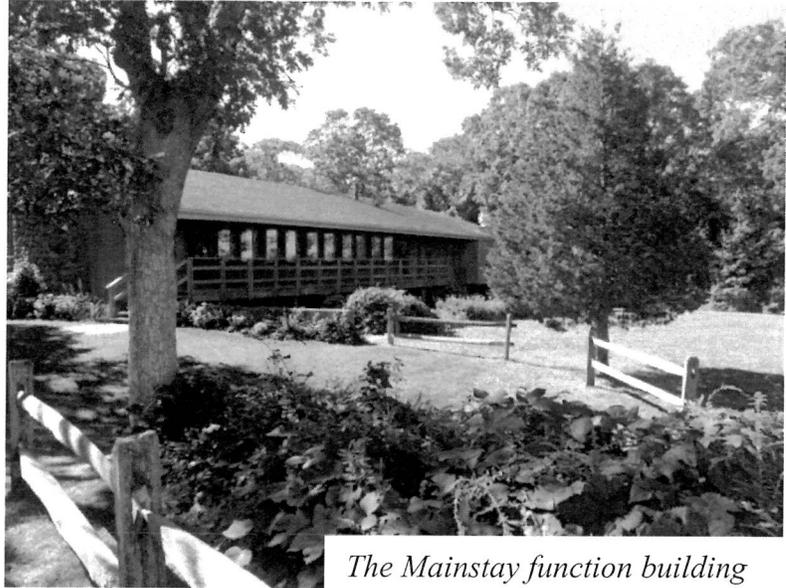
extremely useful and attractive indoor recreational facility."¹

At the time, "Although the Town of Oak Bluffs has open beaches and free public access to a considerable area fronting Nantucket Sound, there is at present no such available

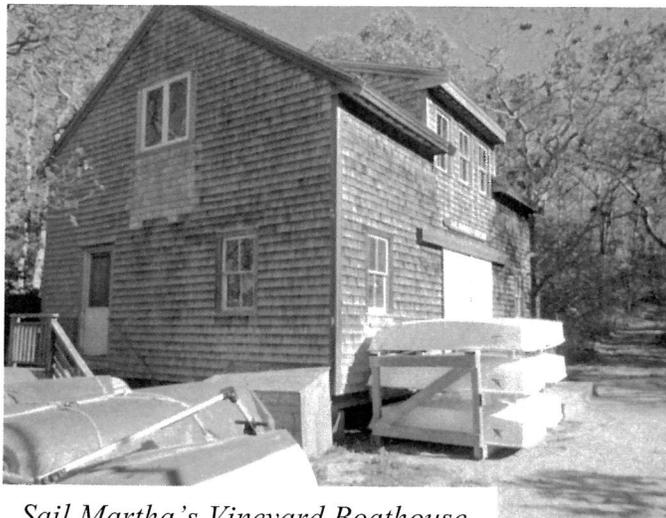
¹ 1985 Report to the Town on the Oak Bluffs Sailing Camp Park

access to Lagoon Pond – a 603 acre great pond which is shared by Oak Bluffs and the Town of Tisbury. This particular 15.4 acre parcel of land is, for all intents and purposes, the last available piece of land fronting the Lagoon Pond which can be purchased by the Town of Oak Bluffs for public use and access.”² The intent of the acquisition of the property for the Town was to avoid private development of the parcel, while maintaining public access by creating several nature trails, picnic areas, etc.

A few buildings that were originally associated with the Girl Scout camp remain on the property. The buildings were used historically as a meeting and dining hall, infirmary, camp director’s dwelling, a craft shop, and boat house. The remaining buildings are currently used as a function hall (Mainstay building), a caretaker’s house and the boat house is used to operate a sailing program by Sail Martha’s Vineyard, Inc. (Sail MV).



The Mainstay function building



Sail Martha’s Vineyard Boathouse

As part of the former Girl Scout camp, there were several camp sites located throughout the property, which were named for the types of sailboats (Comet, Kayak, Knockabout, Dyer Dink) used as part of the sailing program. The campsites consisted of tent platforms and toilet buildings, as well as presumably fire pits, and other amenities. A system of trails connected the camp sites to the other facilities on the property, to allow the campers access between the various areas.

² July 12, 1982 letter to Joel Lerner, Director, Executive Office of Environmental Affairs from Oak Bluffs Board of Selectmen

Over the years, since the close of the Girl Scout camp, these historic trails have become overgrown with vegetation and are only somewhat discernible from the surrounding woods.



Historic trail



The Caretaker's House

1.2 Environmental Setting

The site is designated as being within the Atlantic Coastal Pine Barrens Level III Ecoregion and the Cape Cod and Islands Level IV Ecoregion by the Massachusetts Ecological Regions Project for the U.S. Environmental Protection Agency (EPA) and the Massachusetts Department of Environmental Protection (DEP). Ecoregions are areas



of relatively homogeneous topography, geology, soils, and plant and animal habitats. The land is moderately wooded with mature pine and scrub oak.

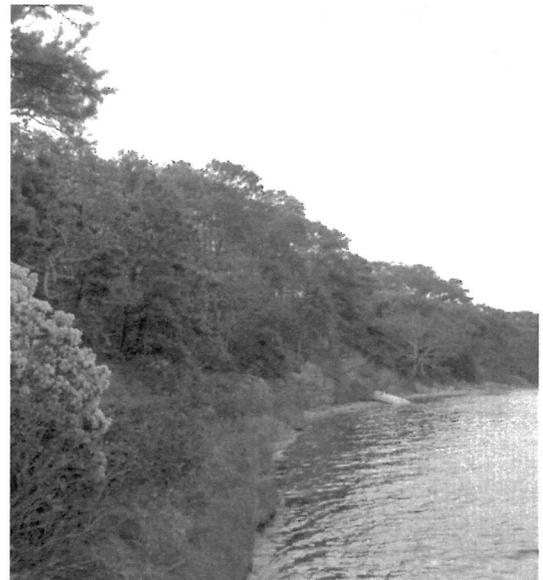
The site is located within the Lagoon Pond Watershed and lies entirely within the Martha's Vineyard Aquifer Sole Source Aquifer (designated by EPA). Residents of Martha's Vineyard depend on the aquifer as their principal source of drinking water. The site is not located within a wellhead protection

area, Zone II. Enclosed in Figures section is a set of exhibits consisting of data layers obtained from MassGIS that pertain to the existing conditions of the site.

1.3 Wetlands, Water Bodies, and Wildlife

The site contains coastal resource areas associated with Lagoon Pond, typical of this type of coastal environment including coastal bank and land subject to coastal storm flowage.³ The area is vegetated primarily by american beachgrass (*Ammophila breviligulata*), beach plum (*Prunus maritima*), beach rose (*Rosa rugosa*), and shadbush (*Amelanchier spp.*).

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), Town of Oak Bluffs, Massachusetts, Community Panel Number 25007C0104H, effective date July 6, 2010 indicates that the site contains a range of established elevations (9 to 11 feet) for the floodplain associated with Lagoon Pond.



³ These resource areas were not specifically evaluated as a part of this project. If a trail construction project advances, a detailed delineation of these resources should be performed.

Although not formally recognized as a unique wildlife region, Lagoon Pond contains a wide variety of animal and bird life in a concentrated area. The estuarine character of the pond encourages a diversity of plant and bird species. Mammals found in the area include North American otters, deer, and the ubiquitous skunk. In addition, the pond supports various fish and shellfish, such as flounder, herring, lobster, blue crabs, and conch.⁴

Based upon available MassGIS information, DEP identifies Lagoon Pond as being an impaired water body. The Massachusetts Executive Office of Environmental Affairs (EOEA) and DEP recently released a draft study report in 2012 regarding Total Maximum Daily Loads (TMDL) and total nitrogen within Lagoon Pond. The report focuses on minimizing and monitoring the nitrogen (N) from a variety of sources which has added to the impairment of the environmental quality of Lagoon Pond.⁵



1.4 Topography, Geology, and Soils

The topography of the site can be generally characterized as a relatively flat area with a steep grade change ($35\pm$ feet) along the western boundary of the site proximate to Lagoon Pond. The parcel ranges in elevation from two feet (2') to over fifty-eight feet (58') above sea level. The surficial geology within site is primarily comprised of end moraine.



⁴ *Designating the Lagoon Pond District as a District of Critical Planning Concern, Martha's Vineyard Commission, January 14, 1988*

⁵ *Lagoon Pond Estuarine System Total Maximum Daily Loads For Total Nitrogen, EOEA and DEP, September 2012*

Based on available soil mapping of Dukes County, the dominant soil types within the site are identified as Carver Loamy Coarse Sand. Carver soils are characterized as nearly level to steep, excessively drained soils formed in deep outwash sands. These soils typically have a low water holding capacity which, unless irrigated, makes them poorly suited for intensive agricultural production and for woodland productivity.

1.5 Natural Community

Based upon available MassGIS information, the site is not mapped as being within a Priority Habitat of Rare Species or Estimated Habitat of Rare Wildlife. Additionally, no portion of the site is mapped as being within a BioMap Core Habitat, BioMap Critical Natural Landscape, and/or Natural Community. Based upon field reconnaissance, the site is primarily comprised of forested uplands, including pine barrens habitat. The general forested upland habitat is typically vegetated with white pine (*Pinus strobus*), pitch pine (*Pinus rigida*), and white oak (*Quercus alba*) trees in association with ericaceous vegetation, including blueberries (*Vaccinium* spp.), and huckleberries (*Gaylussacia* spp.), in the understory. Additional vegetation found within site and the vicinity includes: american beech (*Fagus grandifolia*), gray birch (*Betula populifolia*), scrub oak (*Quercus ilicifolia*), low-bush blueberry (*Vaccinium angustifolium*), and clubmoss (*Lycopodium* spp.).



2.0 CONCEPTUAL DESIGN

2.1 Topographic Plan

B+T initiated the preparation of this study by preparing a topographic plan of the property utilizing aerial photogrammetry and on-the-ground surveying. In addition, field and office research was performed to locate and document the property boundary. A boundary and topographic plan has been prepared and stamped by a Professional Land Surveyor in Massachusetts and is included in the Appendix.

2.2 Conceptual Trail Layout

B+T has prepared a conceptual trail system design utilizing the information gathered from site visits, historical research, GIS data and topographic surveys, and coupled that with prior experience designing accessible walking trails.

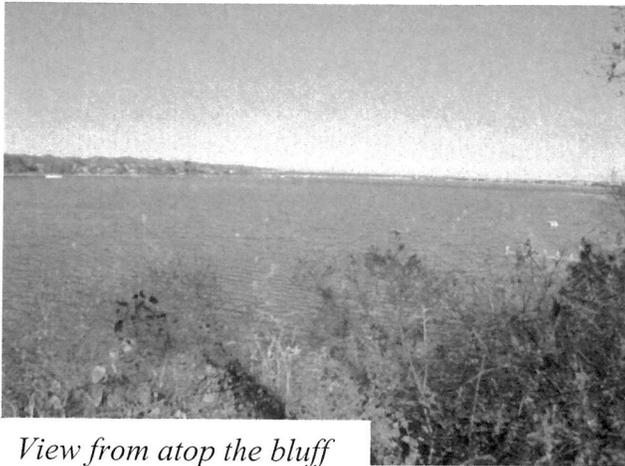
Challenges such as steep slopes, points of access, and varying uses of the site have been considered, as well the character of the trails related to material, width, slope, and handicapped accessibility. After careful consideration, B+T has designed and recommends constructing a trail system comprised of “Class 4” trails as defined by the United States Forest Service National Trail Classification System. A “Class 4” trail is defined as a “highly developed trail” with an



Existing parking area to be expanded

evenly graded treadway with a width of up to 6' comprised of a surface that is either native or consists of imported materials. The total clearing necessary would be approximately 8'-10', and has been specified as appropriate for the following uses; walking, running, cycling, strollers, wheelchairs, equestrian, cross-country skiing, etc. (see figure 1). B+T recommends this class of trail as it is the lowest class of trail that would still comply with the Massachusetts Architectural Access Board (MAAB) for handicap accessibility. According to the MAAB regulations, 521 CMR Section 22.00 Walkways, 22.1 General, states that “Walkways shall include but not be limited to all walks, sidewalks, overpasses, bridges, tunnels, underpasses, plazas, courts and other pedestrian pathways...” 521 CMR 5.00 Definitions provides the following definition: *Walk (Walkway): “An interior or exterior pathway with a prepared surface intended for pedestrian use, including but not limited to general pedestrian areas such as plazas, courts and crosswalks.”* As a result of these regulations, any walkways (i.e.: trails) created for pedestrian use, must be accessible. In order to comply, the trails must not exceed a 5% slope along its length, and must be a firm, stable, non-slip surface. Regarding the historic trails, these trails can be re-established by pruning and clearing the

encroaching vegetation that has grown across the trails. However, the ground surface would have to remain in the current condition or the entire trail would have to be improved to meet the MAAB requirements. Due to the existing slopes of these trails exceeding the 5% maximum, bringing these trails into compliance would require significant grading and realignment of the trails to result in a slope that is less than 5%.



View from atop the bluff

In addition to the meandering trails, the overall plan was designed to include a scenic overlook area at the highpoint of the bluff, creating a lookout onto Lagoon Pond. Also proposed are the creations of trail heads by expanding and improving the existing parking area along the entry drive. As identified on the Trail Development Feasibility Plan, we have depicted the trails as Phase 1, Phase 2 and “future phase trails”, with the latter also potentially including

renovation of the historic trails established during the use of the property as a Girl Scout camp. Due to the varying topography across the site, we identified routes for the proposed trails based upon the existing terrain and the effort necessary to develop the routes as accessible trails. The trail routes have been laid out based upon a route that would be the easiest to accommodate the creation of the accessible trail. The trail locations could potentially meander beyond the routes that we have identified; however, it would be more difficult as there would be substantially more grading of the trails to make them accessible and the off-grading required to meet the surrounding grade would be much more extensive requiring additional tree clearing. The entire trail system is separated into phases to offer both construction and financial flexibility. The first phase includes the expansion of the parking areas, the primary walking trail loop, and the clearing for the scenic overlook. Phase 2 initiates the construction of a second loop on the eastern side of the driveway, and the extension of the Phase 1 trail. The final Phases include two additional trails, one of which connects to the historic trails which remain on site, and the construction of a staircase from the scenic overlook down the bluff to the beach. (see figure 2)

The conceptual plan is by definition conceptual, and the exact location and layout of the trails will have to be determined in the field at a later date. Features such as mature trees, erosional conditions, and substantial tree roots will need to be identified in the field for consideration when determining the final trail layout.

2.3 Preliminary Cost

In an effort to establish an initial budget for the construction of the proposed trails, we have established various phases for constructing the trails. Depending on the availability of funding, the construction of these trails could be undertaken in accordance with the phases identified or all at one time.

The following costs for the identified phases of trail construction includes clearing and grubbing of existing vegetation along the trail route, trimming of surrounding branches from vegetation to remain from encroaching on the trail corridor, grading required to meet accessibility requirements and placement of stone dust material on the trail surface. Phase 1 also consists of modifications to the vehicle pull-off area located along the existing driveway. This pull-off area could be expanded to provide a location for trail users to park their vehicle, away from the main portion of the Sailing Camp Park property in an effort to avoid conflicts if there is an event taking place at the function building.

Approximate Construction Costs of Trail Phases including Stone Dust Surface

<i>Trail</i>	<i>Length</i>	<i>Approximate Cost</i>
Phase 1	1,100	\$48,000
Phase 2	1,100	\$42,500
Future Phases (excl. historic trails)	225	\$8,750

If upon investigation of the trail routes, it is determined that the ground surface, upon removal of the forest duff layer, may be suitable to meet the requirements for an accessible walkway, the Town may be able to develop the trails without the added cost of the stone dust surface.

Approximate Construction Costs of Trail Phases without Stone Dust Surface

<i>Trail</i>	<i>Length</i>	<i>Approximate Cost</i>
Phase 1	1,100	\$12,000
Phase 2	1,100	\$7,000
Future Phases (excl. historic trails)	225	\$1,500

In addition, it may be feasible that the Town could recruit volunteers to perform much of the clearing and trimming necessary to establish the trails, with only the grading (and stone dust surface) being completed by a landscape contractor.

3.0 **CONCLUSION**

B+T is pleased to assist the Town of Oak Bluffs Conservation Commission with this Trail Development Feasibility Study. As noted herein, this study consists of a conceptual level plan for the creation of pedestrian trails on the Sailing Camp Park property and as demonstrated on the enclosed drawings, a network of trails is viable, and would enhance this property and achieve the goals that were initially identified during the acquisition of this property. The development of a series of trails at the Sailing Camp Park would provide additional public access to these natural woodlands that offers stunning views of the Lagoon Pond. If it determined that the Town desires to proceed with the development of a trail network, B+T would be pleased to assist the Town with additional resource area delineation, surveying and design.