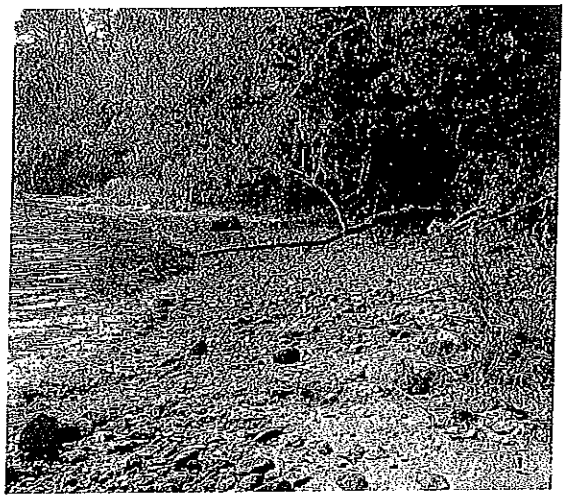
Martha's Vineyard Land Bank Commission

RAMBLE TRAIL PRESERVE

Tisbury, MA

Land Management Plan



Approved by vote of the Tisbury advisory board: December 14, 1993
Approved by vote of the land bank commission: December 14, 1993
Approved by secretary of environmental affairs: February 4, 1994
Amended by the Tisbury Town Advisory Board and MVLBC (September 12, 2019) *see page 33.*

September 12, 2019

EXECUTIVE SUMMARY

MANAGEMENT GOALS AND OBJECTIVES:

Goal 1: Nature Conservation

Provide a refuge for the indigenous and naturalized plants and animals of Tisbury.

Objective 1: protect and, if possible, improve habitat for populations of regionally uncommon or favorite plant species.

Objective 2: protect and, if possible, improve habitat for populations of regionally uncommon or favorite animal species.

Goal 2: Recreation and Aesthetics

Provide an attractive environment for recreation that causes minimal impact to the area's natural resources.

Objective 1: provide low-impact, land-based recreational opportunities.

Objective 2: provide limited access to Lagoon Pond without compromising pondshore vegetation or increasing erosion of the bluff.

Objective 3: maintain a limited view of Lagoon Pond from the top of the bluff.

Goal 3: Public Information

Provide helpful and interesting information about the property for visitors.

Objective 1: help people find the property and avoid trespassing on private lands.

Objective 2: help people find the public trails and avoid trespassing on private lands.

Objective 3: inform people about the interesting and unique characteristics of the property and its surroundings, and gather information from visitors about their own observations.

TABLE OF CONTENTS

Ramble Trail Management Plan
20 December 1993

I. INTRODUCTION

Ramble Trail Preserve is a 7.3 acre holding in Tisbury, MA. It is comprised of two parcels. One was purchased by the land bank commission in 1988, and the other was acquired in 1993.

The land is an interesting mix of morainal woodlands that lead down to the shores of Lagoon Pond. The topography is notably steep in places, and there are good populations of lady slippers (Cypripedium acaule) and trailing arbutus (Epigaea repens).

The inventory section which follows details the information gathered about the property to date. As with all land bank properties, inventories are ongoing and new discoveries or refinements in data are made every year.

The management plan outlines a series of goals and objectives that the land bank commission and the Tisbury town advisory board have for the property. They decided on these goals following the presentation of the inventory, a public hearing that examined a series of alternative management strategies, and public comment which is summarized in appendix b.

II. INVENTORY

A. BASE MAPS:

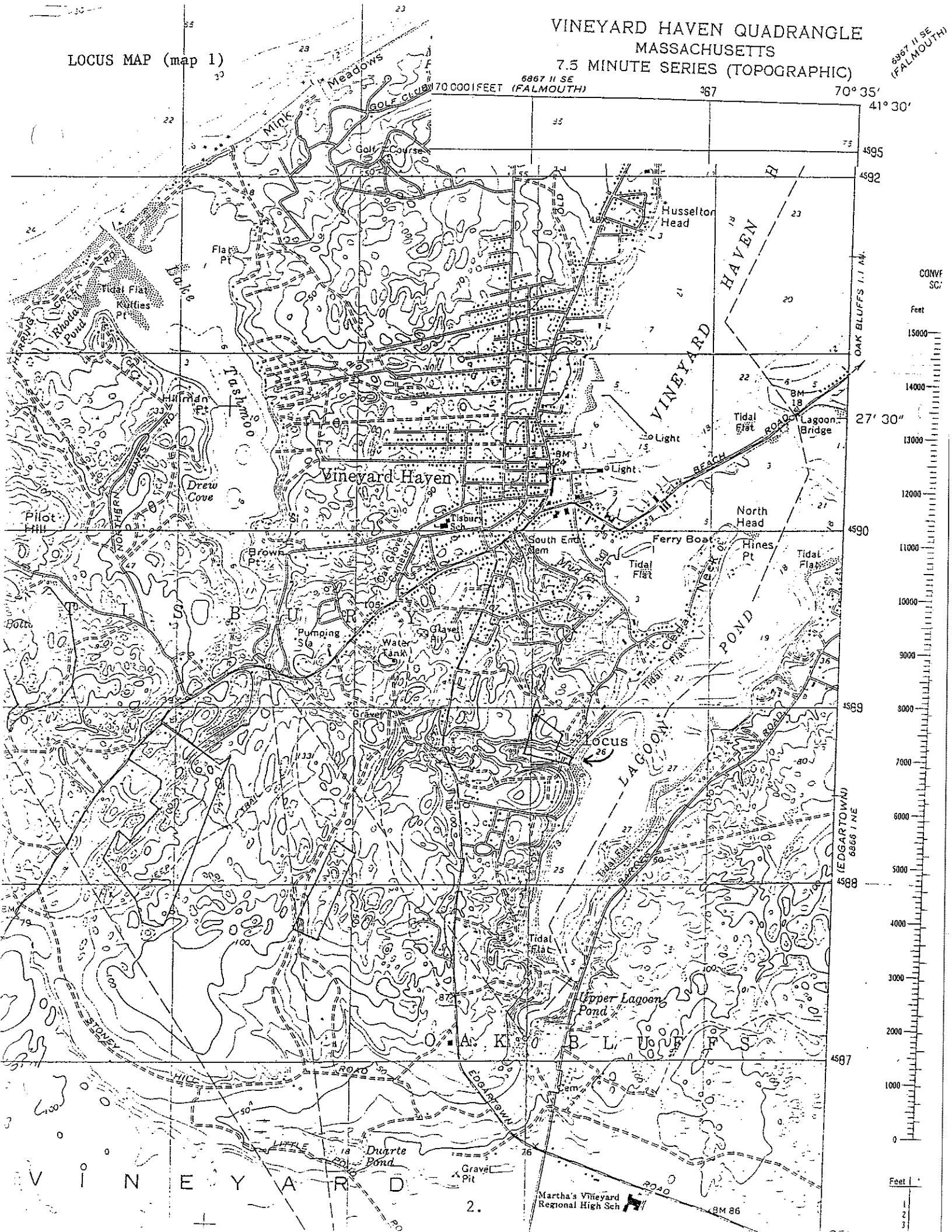
1. LOCUS MAP (Map 1):

Ramble Trail Preserve is a 7.3 acre parcel located in Tisbury, Massachusetts at 41°26'33" north latitude, 70°36'04" west longitude (USGS, 1972). It is accessed from the Edgartown/Vineyard Haven Road by Winyah Lane and Weaver Lane or from Five Corners by Lagoon Pond Road and Weaver Lane (see Map 1, page 2). The property has 110 feet of frontage on the Lagoon Pond.

The Locus Map is a copy of part of the USGS Vineyard Haven Quadrangle which has geographical data updated to 1972.

The preserve consists of two parcels of land as shown on the Town of Tisbury assessors' maps. These are map 13A, lot 1 and map 13D, lot 1.

LOCUS MAP (map 1)



2. PROPERTY BASE MAP (Map 2):

The Property Base Map (page 4) shows the boundaries of Ramble Trail Preserve, the major secondary roads, the shoreline of the Lagoon Pond, and near-by buildings. This map was drawn from surveys and from field notes.

3. SURVEY PLANS (Map 3 and Map 4):

The earlier Ramble Trail parcel is registered at the Dukes County courthouse as certificate of title # 7618, doc # 24505, in book 39, page 321. The other parcel will soon be filed. A survey plan is associated with each parcel, and is included here as Map 3 (page 5) and Map 4 (page 6).

B. PHYSICAL CHARACTERISTICS:

1. GEOLOGY (Map 5):

Map 5 (page 7) shows that the property is located on Martha's Vineyard moraine. This moraine was the thick deposit of the Wisconsin ice sheet. This glacier reached its southern extent in this area 25,000 years ago. The moraine consists primarily of sand and gravel.

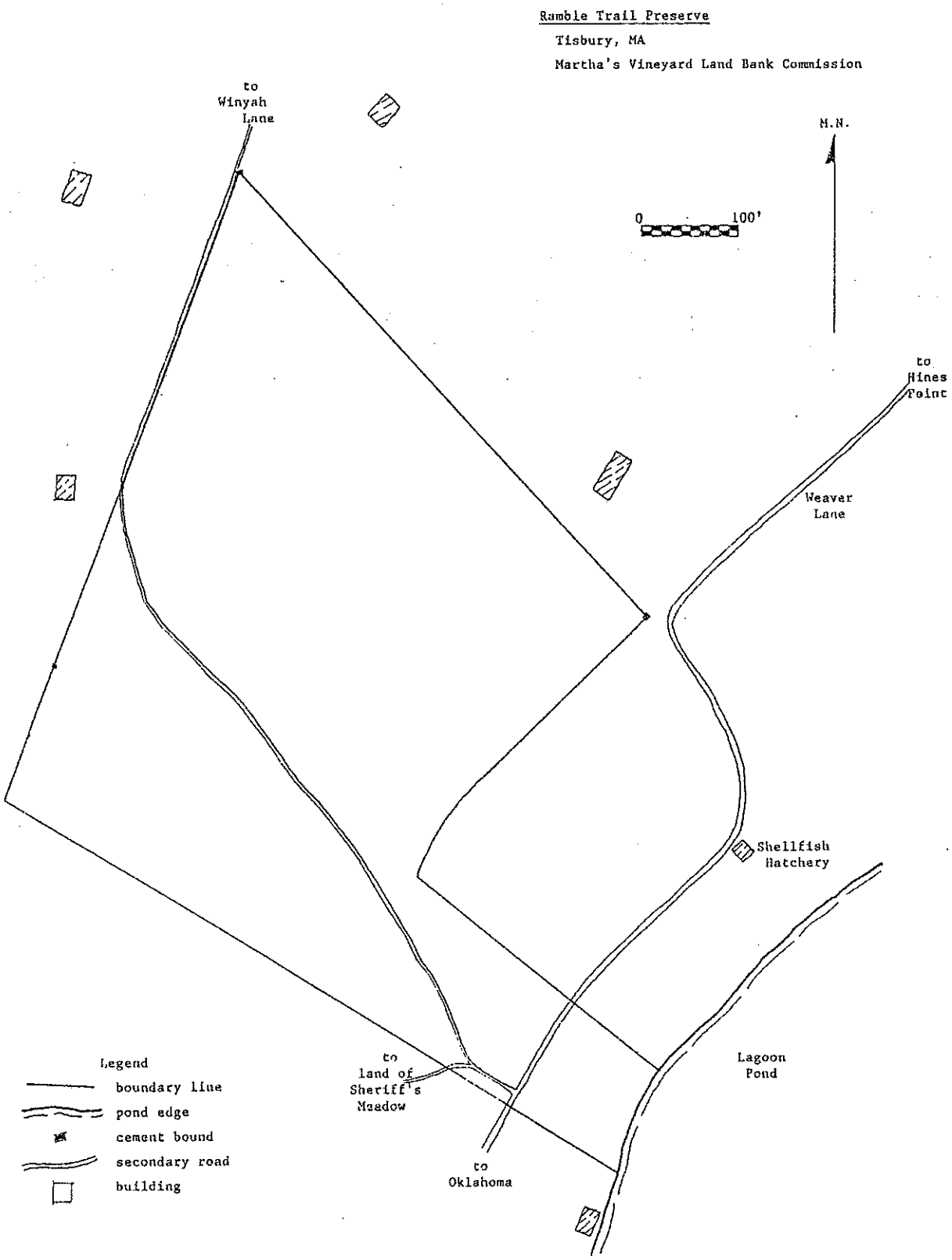
2. TOPOGRAPHY (Map 6):

The land at Ramble Trail rises out of the Lagoon Pond, out of a small wetland at the southern boundary, and out of a depression located in the north-east corner as shown on Map 6, page 8. The elevation at Lagoon Pond is sea level. The maximum elevation on the property is 75 feet.

3. SLOPE (Map 7):

There are several areas of steep slopes on the property. These are shown on Map 7 (page 9) which is a copy of the third map in Tisbury's open space plan (Tisbury Conservation Commission, 1986). Approximately two-fifths of the preserve have slopes greater than 15%. These areas are easily subject to soil erosion, and this hazard is a management concern.

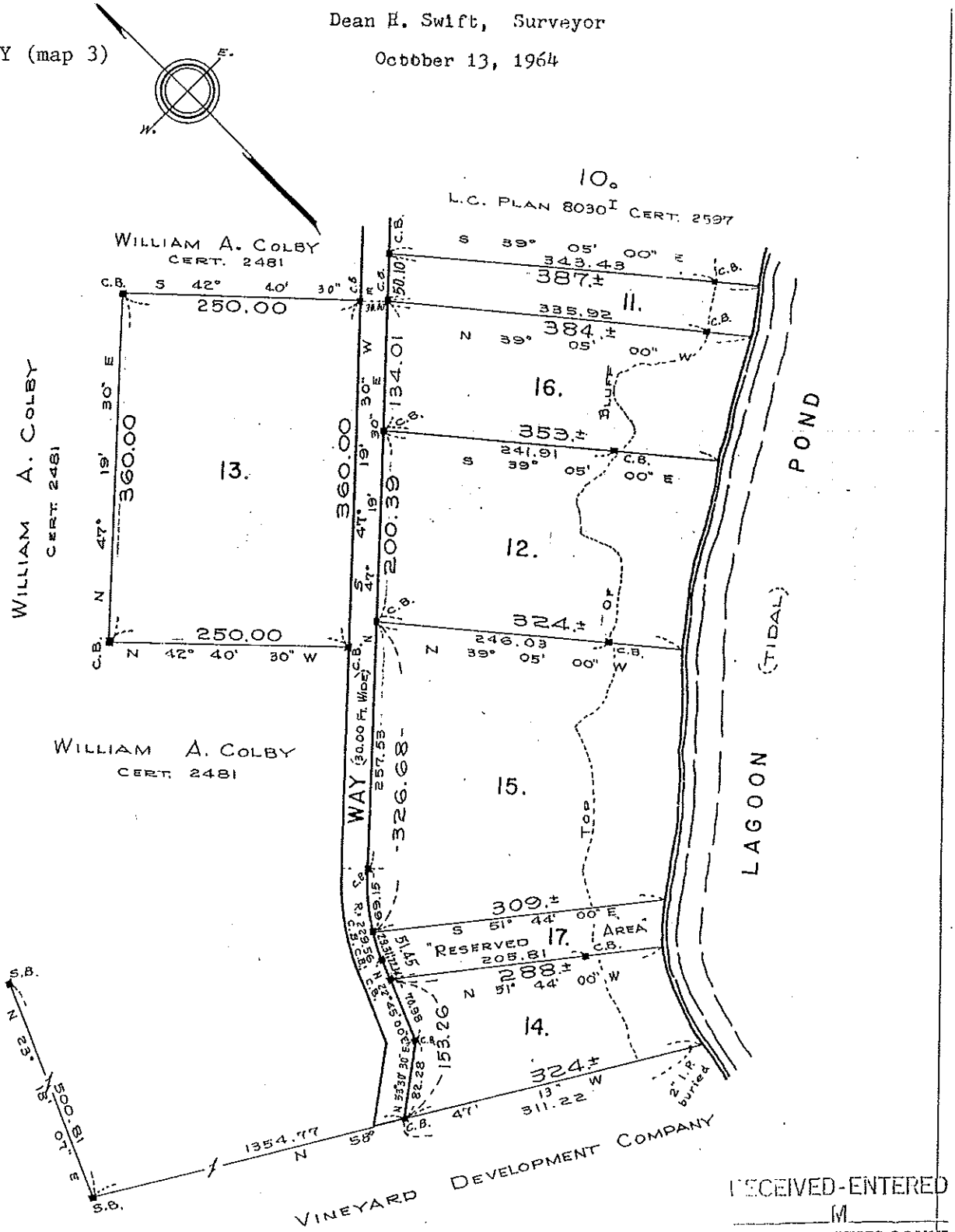
PROPERTY BASE MAP (map 2)



SURVEY (map 3)

Dean H. Swift, Surveyor

October 13, 1964



RECEIVED-ENTERED
M
COUNTY of DUKES COUNTY
REGISTRY OF DEEDS
APR 14 1965
PHILIP J. NORTON,
REGISTER

Subdivision of Part of Lot 1
Shown on Plan 8030D Sheet 1
Filed with Cert. of Title No. 1785
Registry District of Dukes County

Separate certificates of title may be issued for land shown hereon as Lots 11 thru 17 inclusive
By the Court.

NOV 13 1964
A.F.P.

Margaret M. Daley
Recorder

Copy of part of plan filed in
LAND REGISTRATION OFFICE
NOV. 13, 1964
Scale of this plan 120 feet to an inch
C.M. Anderson, Engineer for Court

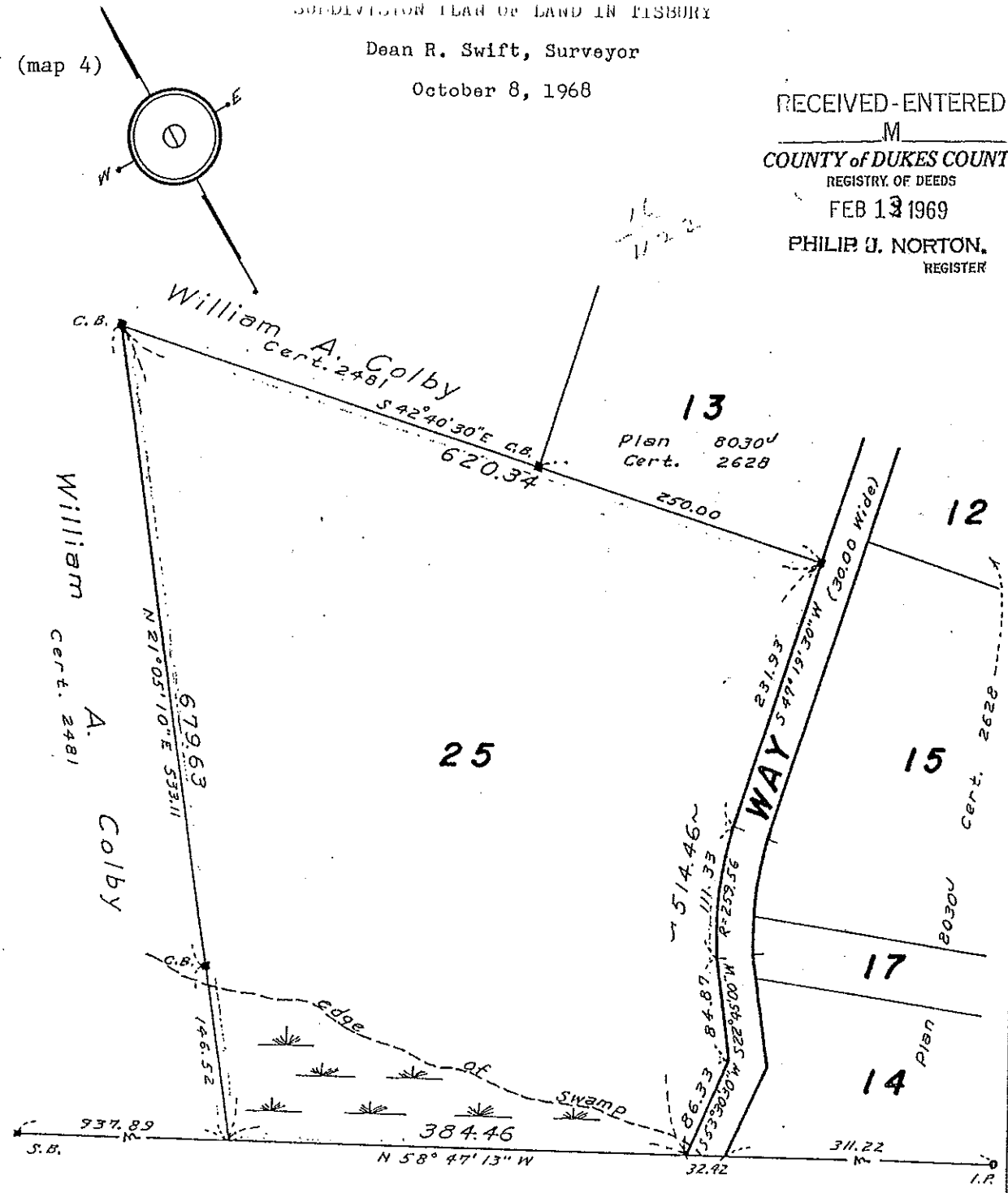
SURVEY (map 4)

SUBDIVISION PLAN OF LAND IN FISBURY

Dean R. Swift, Surveyor

October 8, 1968

RECEIVED-ENTERED
M
COUNTY of DUKES COUNTY
REGISTRY OF DEEDS
FEB 12 1969
PHILIP J. NORTON,
REGISTER



Vineyard Development Company

Subdivision of Part of Lot 1
Shown on Plan 8030D Sheet 1
Filed with Cert. of Title No. 1785
Registry District of Dukes County

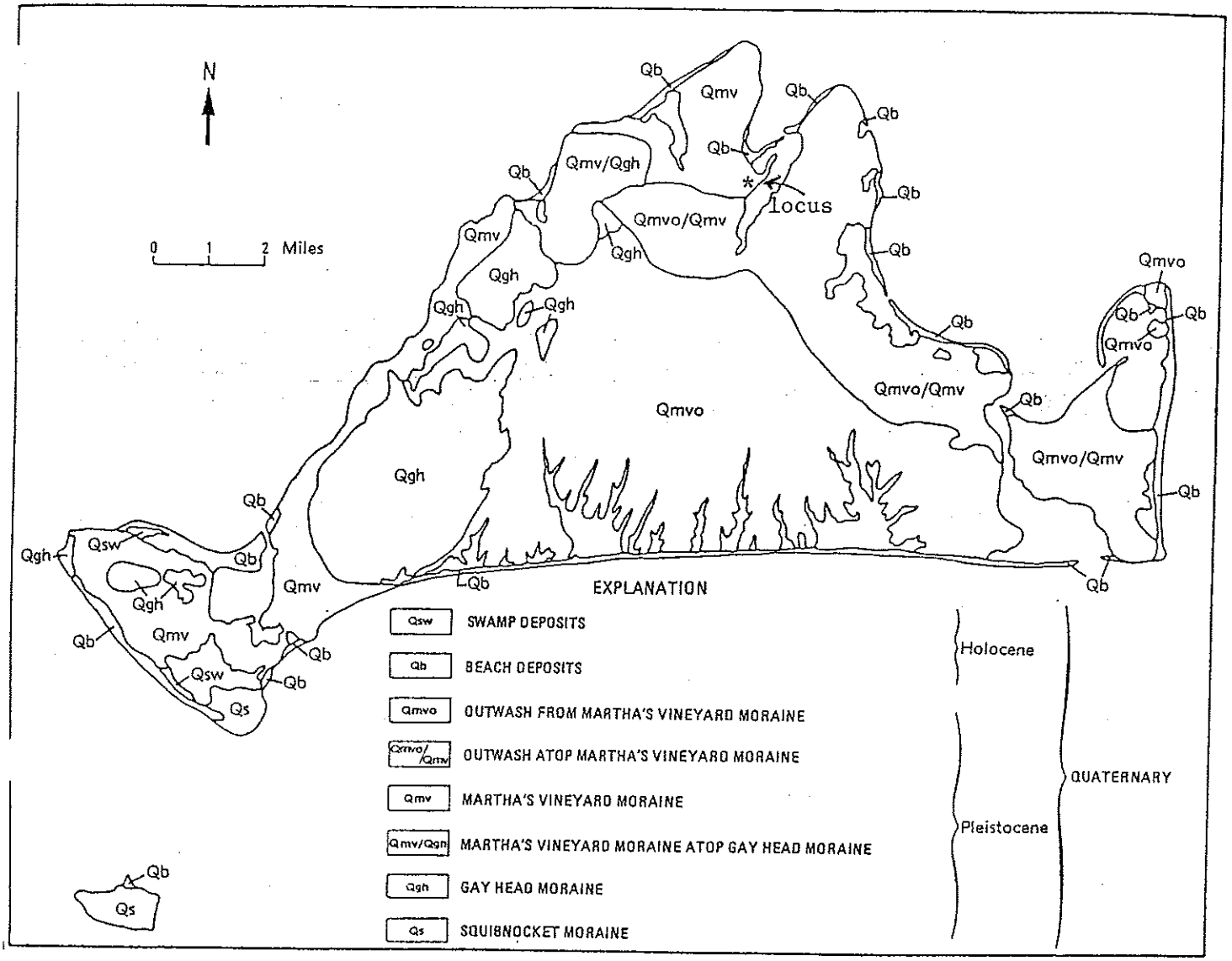
Separate certificates of title may be issued for land shown hereon as Lot 25
By the Court.

Margaret M. Daly
Recorder.

OCT. 21, 1968

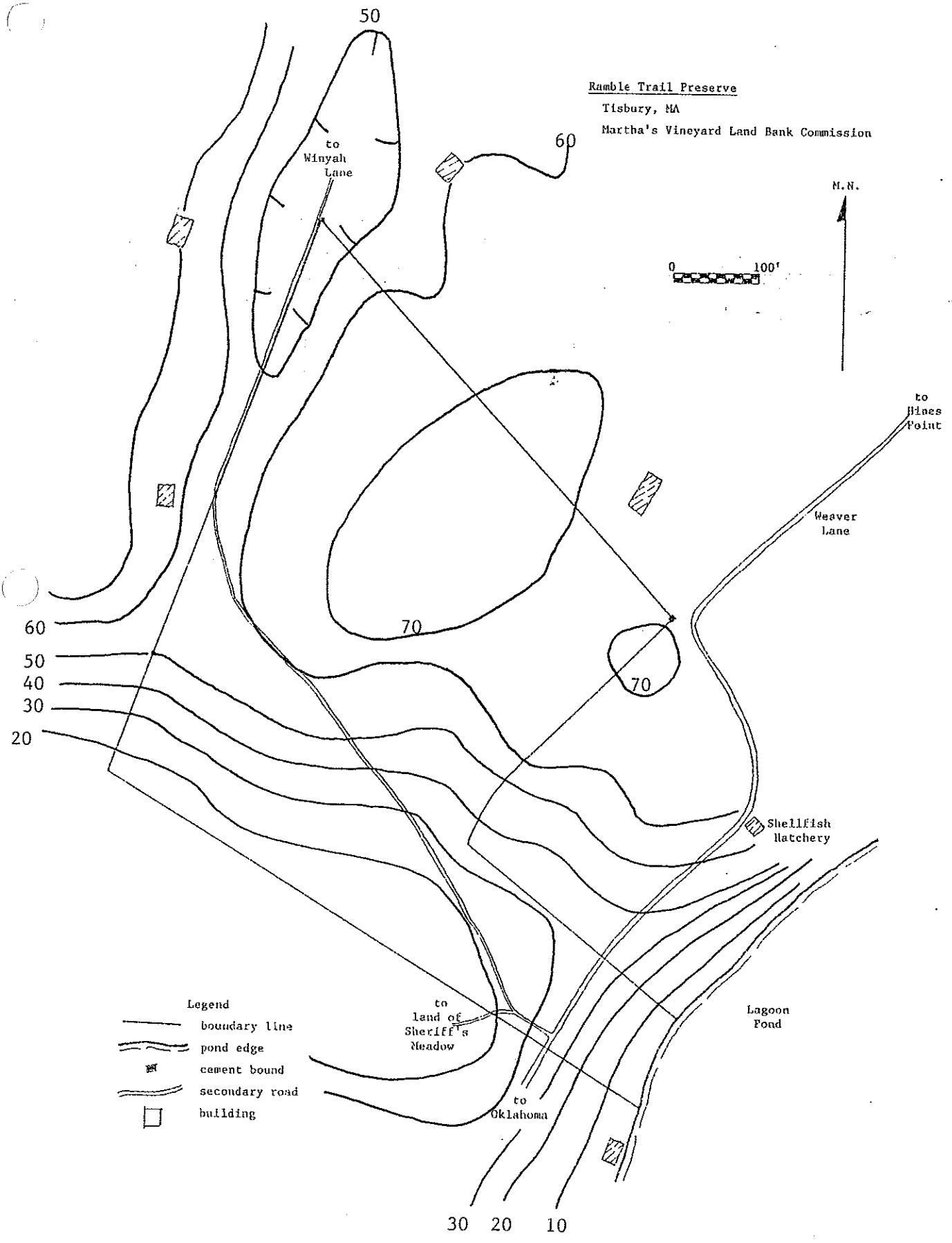
Copy of part of plan filed in
LAND REGISTRATION OFFICE
OCT. 21, 1968
Scale of this plan 100 feet to an inch
C.M. Anderson, Engineer for Court

GEOLOGY (map 5)

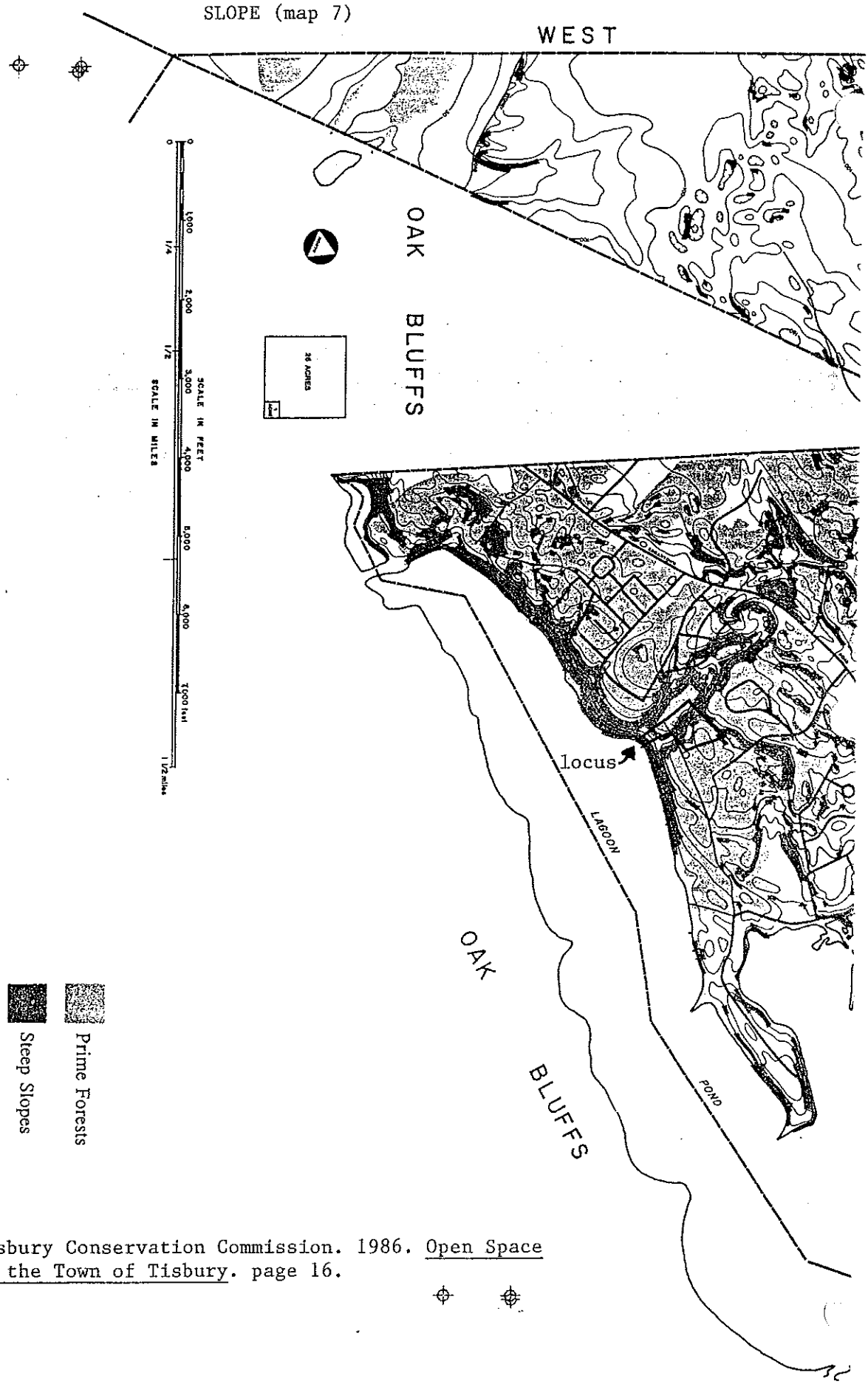


map from USDA/SCS. 1986. Soil Survey of Dukes County, MA. page 3.

TOPOGRAPHY (map 6)



SLOPE (map 7)



map from Tisbury Conservation Commission. 1986. Open Space Plan for the Town of Tisbury. page 16.

4. SOILS (Map 8):

There are two general soil types at Ramble Trail Preserve as shown on Map 8 (page 11). Neither is a prime agricultural soil. The types are Carver loamy coarse sand and Freetown/Swansea muck. The muck is in the swamp area at the southern end of the property and the coarse sand covers the rest of the property. The following information about the soils comes from the Dukes County Soil Survey (USDA/SCS, 1986).

Carver loamy coarse sand: this is a very deep and excessively drained soil closely associated with the Martha's Vineyard moraine. The surface layer is usually about three inches of dark, grayish-brown loamy coarse sand. The subsurface layer is about one inch of light, brownish-gray loamy coarse sand. The subsoil is ten inches of strong brown, loamy coarse sand and then sixteen inches of a brownish yellow coarse sand. The substratum below that is a light yellowish brown coarse sand that will go to a depth upwards of sixty inches.

Permeability is very rapid throughout this soil type (greater than 20 inches per hour), and consequently the available water capacity is quite low. The soil is especially dry in late summer. Water storage and root penetration are not restricted even at the lower depth. The site index for pitch pine is only 45. The depth to the seasonal high water table is greater than six feet. At Ramble Trail there are three categories of Carver loamy coarse sand. These are designated by slope. The Carver B soils are on three to eight percent slopes. The Carver C soils are on the side slopes of swales and have eight to fifteen percent slopes. The Carver D soils are on fifteen to twenty-five percent slopes.

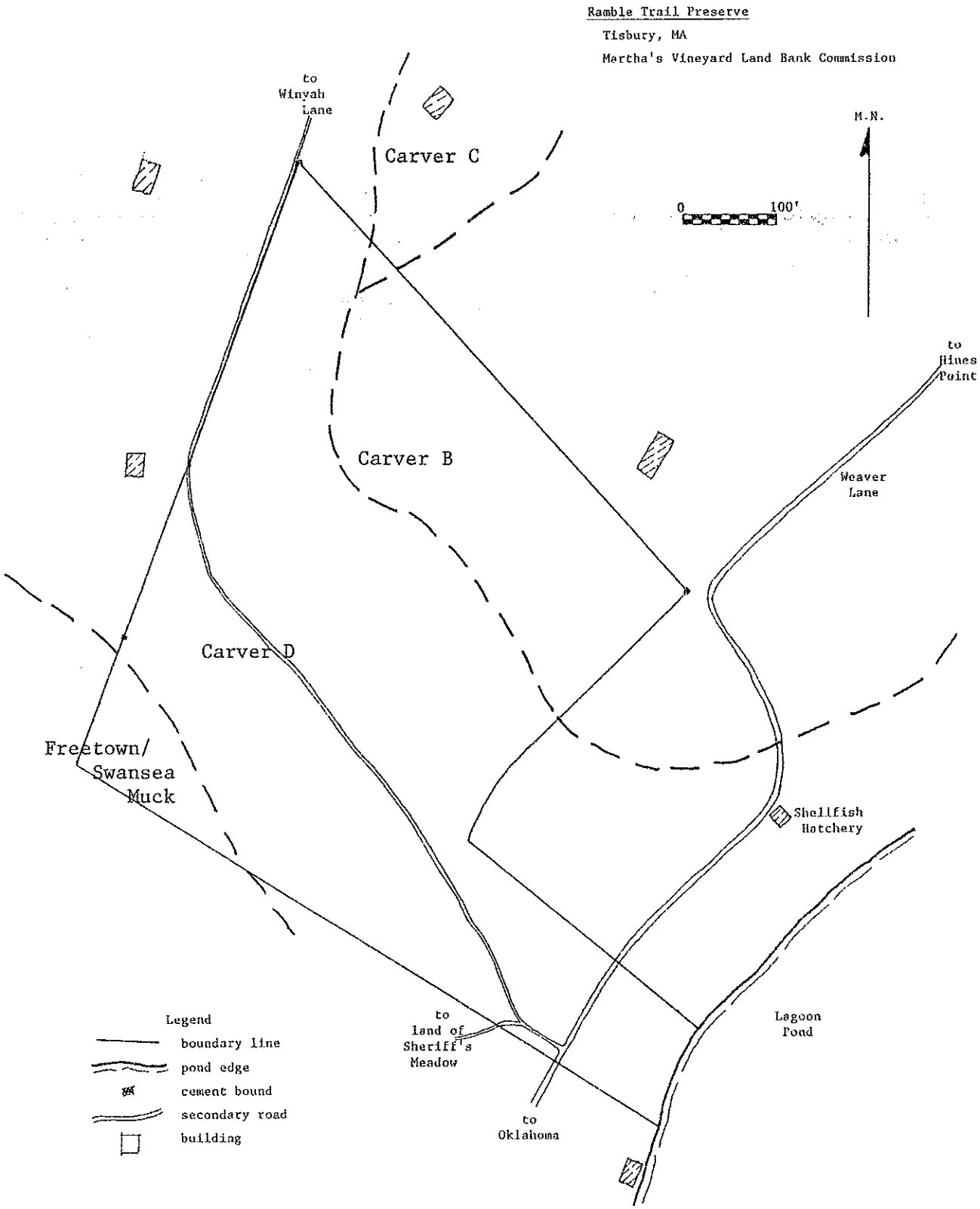
Freetown/Swansea muck: this muck is found in wet depressions. It is a very deep, level, and very poorly drained soil. There can be up to 60" of organic material in the first horizon.

Permeability is moderate or moderately rapid. There is a high water table most of the year which accounts for the presence of shrubs and not trees. Available water capacity is understandably very high. In terms of productivity, the red maple site index is 45, but there is a severe windthrow hazard.

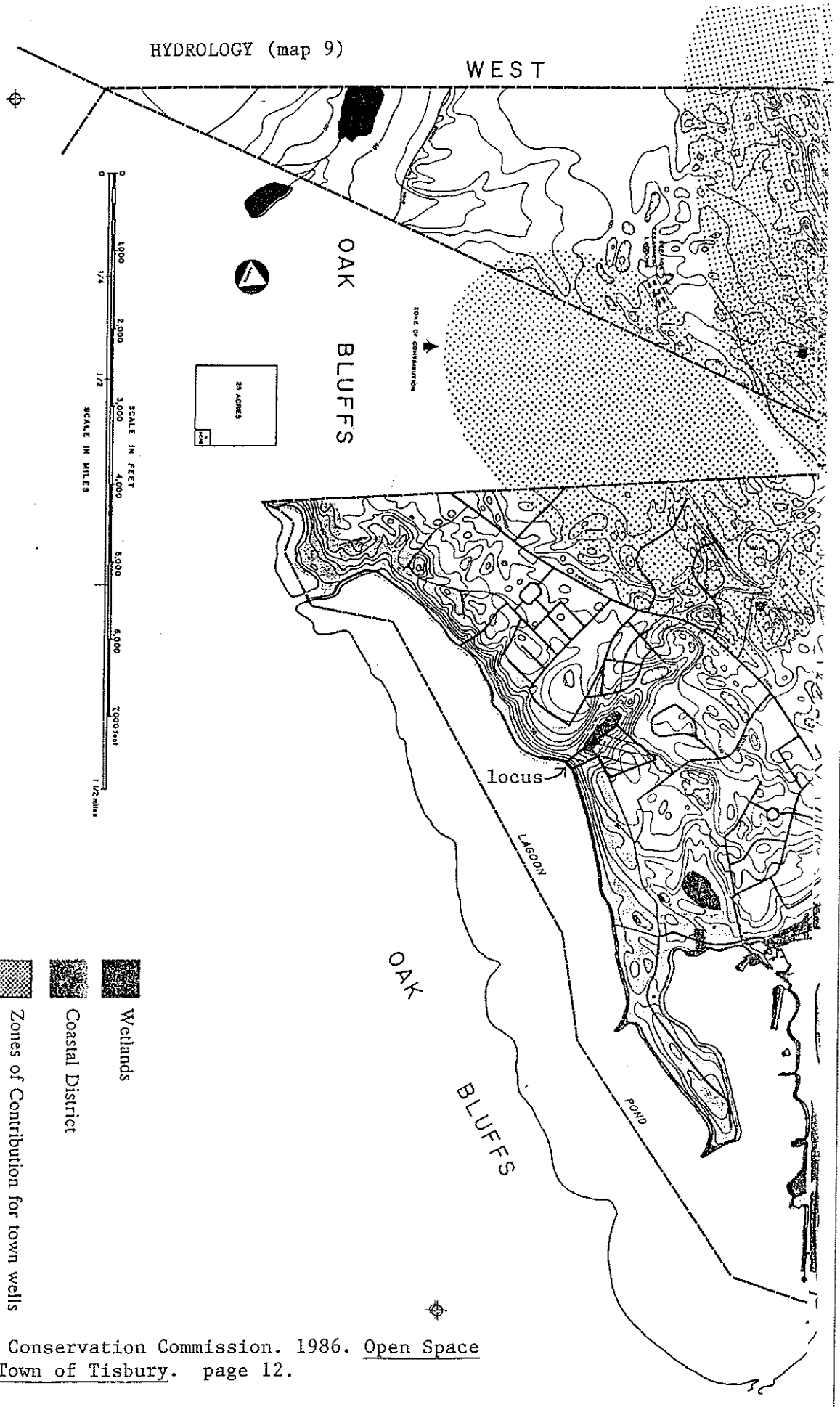
5. HYDROLOGY (Map 9):

Map 9 (page 12) shows a wetland area on the southern boundary of the property. The land above drains into this area or into the Lagoon Pond directly. The wetland and the pond are linked by groundwater. The property is surrounded by residential

SOILS (map 8)


Ramble Trail Preserve
Tisbury, MA
Martha's Vineyard Land Bank Commission
to Winyah Lane
Carver C
M.N.
0
100'
to Hines Point
Carver B
Weaver Lane
Carver D
Freetown/ Swansea Muck
Shellfish Hatchery
Legend
boundary line
pond edge
cement bound
secondary road
building
to land of Sheriff's Meadow
to Oklahoma
Lagoon Pond

HYDROLOGY (map 9)



map from Tisbury Conservation Commission. 1986. Open Space Plan for the Town of Tisbury. page 12.

development. Associated septic runoff is a possibility. Map 9 is a copy of map one from the Tisbury open space plan (Tisbury Conservation Commission, 1986).

C. BIOLOGICAL CHARACTERISTICS:

1. VEGETATION (Map 10):

There are three principal vegetative cover types at Ramble Trail Preserve shown on Map 10 (page 15). These are pitch pine-oak, mixed oak, and shrub swamp. The two forested stands are common terrestrial upland types for the island. An interesting feature is the high proportion of mature post oak (Quercus stellata) in the mixed oak stand. Both the overstory and understory vegetation has been sampled in each cover type. A general description and a quantitative summary of each follows:

Pitch pine-oak: this 4.0 acre stand runs from the northern corner of the property down along the eastern boundary out to Lagoon Pond. Additional parts of the stand lie on abutting properties. Pitch pine (Pinus rigida) is the dominant species in the canopy with black oak (Quercus velutine) and white oak (Quercus alba) codominant.

The pines are generally 80-90 years old as are some of the oaks (1910 age-class). A second age-class of oaks is 40-50 years old (1945 age-class). The pines are 50-55 feet tall overtopping the oaks which range from 25-40 feet. The average stand diameter is about 10", but some dominant trees will reach up to 18".

The understory is dominated by huckleberry (Gaylussacia baccata), leaf litter, black oak, poison ivy (Toxicodendron radicans), and low-bush blueberry (Vaccinium angustifolium). There are also notable populations of pink ladyslippers (Cypripedium acaule) and trailing arbutus (Epigaea repens). An importance value was calculated for each species by combining their relative frequency, relative dominance, and relative density. These figures will be useful in calculating future changes to the composition of the plant community. The values are as follows:

Gaylussacia baccata	145.81
leaf litter	36.27
Quercus velutine	26.54
Toxicodendron radicans	25.54
Vaccinium angustifolium	12.01
Epigaea repens	6.09
Cypripedium acaule	5.33.

A total of 20 species were found.

The stand has a very open appearance with little understory above the 1-2' high huckleberry. It is possible to see over 200 feet away within the stand. The shrub layer

is sparse, but there are occasional arrow-woods (Viburnum dentatum) and red chokeberries (Aronia arbutifolia). There are occasional cut hardwood stumps and one area with gaps where several dominant pines were sheared off at 18' in a 1991 wind event.

Mixed oak: the mixed oak stand comprises 2.7 acres in the center of the property on the somewhat steep southwest facing slope. The dominant canopy species are post oak (Quercus stellata) and black oak (Quercus velutine). White oak (Quercus alba) and scarlet oak (Quercus coccinea) are present at lower densities. There are occasional pitch pines (Pinus rigida) mixed in as well.

A number of the mature post oaks and scarlet oaks were open grown in old field situations. The oldest tree found in the stand was 105-110 years old (1885 age-class). A second age-class of dominant trees ranged from 60-80 years old and included post oak, black oak, and pitch pine (1915). A final group of black oaks ranged from 30-45 years old (1950 age-class). The dominant trees reach 65' in height and 23" in diameter, but the average is around 10" in diameter and 50' in height.

The understory is comprised principally of huckleberry (Gaylussacia baccata), leaf litter, black oak, an upland sedge (Carex pensylvanica), low-bush blueberry (Vaccinium angustifolium), and cow-wheat (Melampyrum lineare). Other notable species include spotted wintergreen (Chimaphila maculata), trailing arbutus (Epigaea repens), and indian pipes (Monotropa uniflora). Again, an importance value was calculated for each species to assist in future analysis of plant community dynamics. The dominant species are:

Gaylussacia baccata	101.48
leaf litter	35.21
Quercus velutine	29.38
Carex pensylvanica	26.80
Vaccinium angustifolium	20.84
Melampyrum lineare	15.03
Quercus alba	11.69

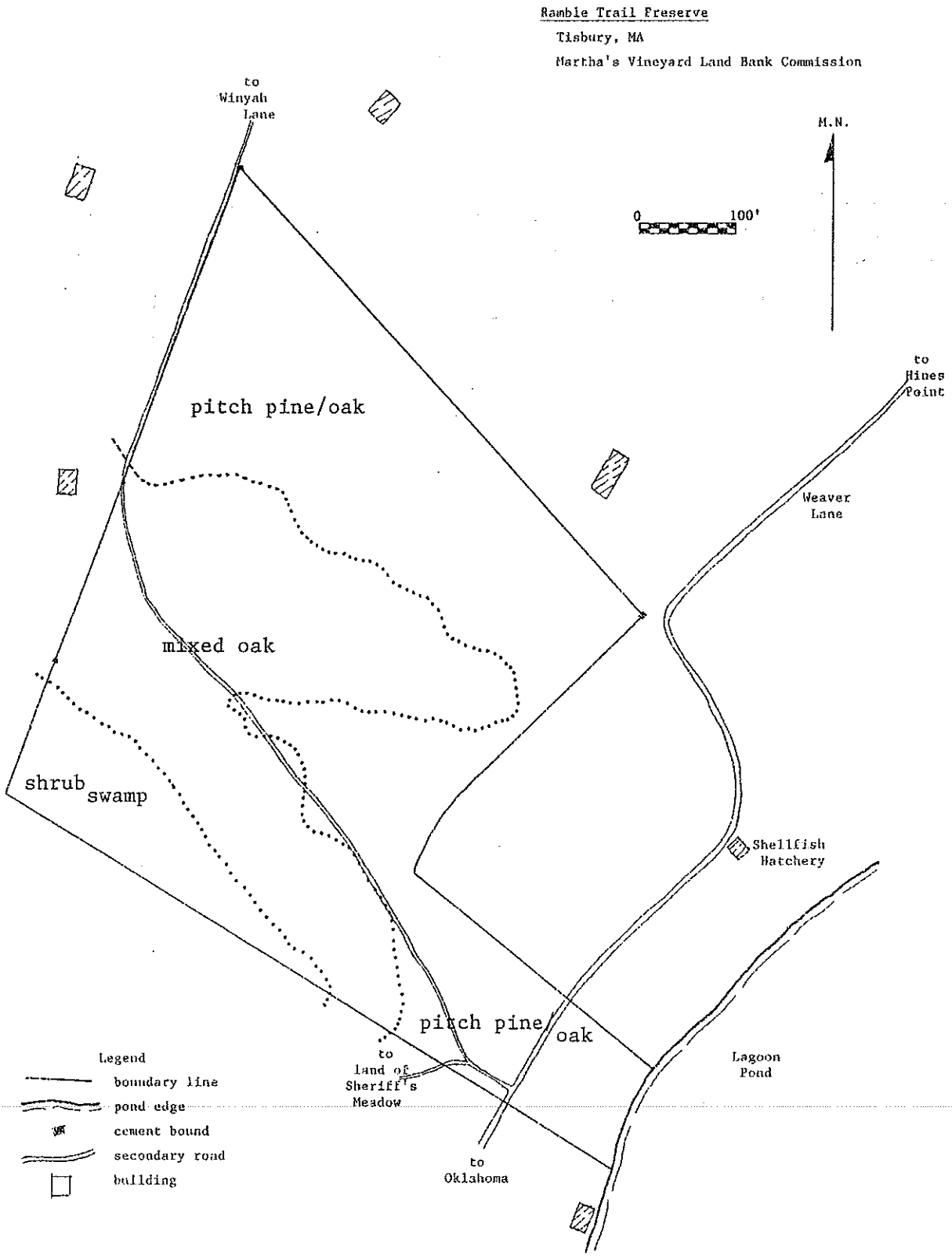
A total of 29 species was found. The understory of the oak stand differs from the pine-oak stand principally by having less poison ivy, more spotted wintergreen and cow-wheat, no pink ladyslippers or virginia creeper (Parthenocissus quinquefolia), and more wetland species such as swamp azalea (Rhododendron viscosum) and sweet pepperbush (Clethra alnifolia). Both understories are dominated by huckleberry and have a greenbrier (Smilax rotundifolia) component.

The appearance of the understory is denser than the pine-oak stand. This is due to low-canopy leafing of the oak species as well as the presence of more shrubs especially at the lower elevations towards the swamp. In this area there have been recent storm events which have opened up gaps in the

Flora of Ramble Trail Preserve, Tisbury, MA

	scientific name	common name	type	Community Type: pitch pine/oak woodland	mixed oak woodland	shrub swamp	brackish pondshore	Survey
	vascular plants							
1	*Acer rubrum*	red maple	tree			x		1, 2
2	*Amelanchier canadensis*	shadbush	shrub			x		1
3	*Arenaria serpyllifolia*	thyme-leaved sandwort	herb	x				1
4	*Aronia arbutifolia*	red chokeberry	herb	x				1
5	*Aster cf. divaricatus*	white wood aster	herb	x				2
6	*Aster dumosus*	bushy aster	herb	x				3
7	*Aster paternus*	toothed white-topped aster	herb	x	x			2
8	*Aster cf. radula*	rough-leaved aster	herb	x				1, 2
9	*Aster undulatus*	wavy-leaved aster	herb	x				3
10	*Atriplex patula*	orach	herb				x	4
11	*Berberis thunbergii*	japanese barberry	shrub			x		1
12	*Betula populifolia*	gray birch	tree	x		x		1, 2
13	*Carex pensylvanica*	pennsylvania sedge	graminoid	x	x			1
14	*Carex species*	sedge species	graminoid	x				1
15	*Chimaphila maculata*	striped wintergreen	herb	x	x			1, 2, 3
16	*Clethra alnifolia*	sweet pepperbush	shrub	x	x	x		1, 2
17	*Cypripedium acaule*	pink lady's slipper	herb	x				1, 2, 3
18	*Deschampsia flexuosa*	crinkled hair grass	graminoid	x				2
19	*Epigaea repens*	trailing arbutus	herb	x	x			1, 2, 3
20	*Fagus grandifolia*	american beech	tree		x	x		1
21	*Festuca cf. rubra*	red fescue	graminoid	x				1, 2
22	*Gaultheria procumbens*	wintergreen	herb			x		2
23	*Gaylussacia baccata*	black huckleberry	shrub	x	x			1, 2, 3
24	*Gaylussacia frondosa*	dangleberry	shrub		x			2
25	*Hieracium pilosella*	mouse ear	herb	x				1
26	*Hieracium caespitosum (formerly pr*	field hawkweed	herb	x				1, 2
27	*Hieracium venosum*	rattlesnake weed	herb	x				1
28	*Ilex verticillata*	winterberry	shrub			x		1
29	*Ligustrum vulgare*	privet	shrub	x				1, 2
30	*Lonicera japonica*	japanese honeysuckle	vine	x				1, 2
31	*Maianthemum canadense*	canada mayflower	herb		x			3
32	*Melampyrum lineare*	cow-wheat	herb	x	x			1, 2, 3
33	*Monotropa uniflora*	indian pipe	herb		x			1, 3
34	*Myrica pensylvanica*	bayberry	shrub	x				1, 2
35	*Nyssa sylvatica*	"beetlebung"	tree			x		1
36	*Osmunda cinnamomea*	cinnamon fern	fern	x				2
37	*Oxalis stricta (formerly europaea)*	yellow wood sorrel	herb	x				1
38	*Parthenocissus quinquefolia*	virginia creeper	vine	x				1, 2
39	*Pinus rigida*	pitch pine	tree	x	x			1, 2
40	*Prunus serotina*	black cherry	tree	x				1, 2, 3
41	*Pteridium aquilinum*	bracken fern	fern	x				3
42	*Quercus alba*	white oak	tree	x	x			1, 2
43	*Quercus coccinea*	scarlet oak	tree		x			1
44	*Quercus stellata*	post oak	tree	x	x			1, 2
45	*Quercus velutina*	black oak	tree	x	x			1, 2
46	*Rhododendron viscosum*	swamp azalea	shrub		x	x		1, 2
47	*Rosa carolina*	pasture rose	shrub	x	x	x		1
48	*Rubus flagellaris*	prickly dewberry	vine	x				1, 2
49	*Rumex crispus*	curled dock	herb				x	4
50	*Smilax rotundifolia*	common greenbrier	vine	x	x	x		1, 2
51	*Solidago nemoralis*	gray goldenrod	herb	x				3

VEGETATION (map 10)



canopy. Portions of the stand have notable amounts of standing deadwood or cut hardwood stumps. The death of codominant and dominant oaks is similar to gypsy moth damage. It is possible that a defoliation occurred in the early 1980s which led to subsequent salvage cutting. A leaf necrosis on huckleberry was noted in portions of the stand. This affected up to 7% of the huckleberry cover in areas.

Shrub swamp: the shrub swamp runs along the southwest boundary. There are 0.5 acres on land bank property.

The plant community is dominated by swamp azalea (Rhododendron viscosum), sweet pepperbush (Clethra alnifolia), highbush blueberries (Vaccinium atrococcum and V. corymbosum), beetlebung (Nyssa sylvatica), and red maple (Acer rubrum). Most of the area is thick with swamp azalea and sweet pepperbush and consequently impenetrable. A ring of greenbrier (Smilax rotundifolia) surrounds the swamp along the border with the oak uplands.

The shrubs average 10-15' in height and some clones are large, but no age was determined. There are scattered open-grown red maple trees throughout the swamp, but especially on the edges.

The following list is a complete list of all plants identified on the property so far. There are 46 separate species.

Acer rubrum
Amelanchier canadensis
Arenaria serpyllifolia
Aronia arbutifolia
Aster cf. radula
Berberis sp.
Betula populifolia
Carex pensylvannica
Carex sp.
Chimaphila maculata
Clethra alnifolia
Cypripedium acaule
Epigaea repens
Fagus grandifolia
Festuca rubrum
Gaylussacia baccata
Hieracium piloscella
Hieracium pratense
Hieracium venosum
Ilex verticillata
Ligustrum vulgare
Lonicera japonica
Melapyrum lineare
Monotropa uniflora
Myrica pensylvanica
Nyssa sylvatica
Oxalis europaea
Parthenocissus quinquefolia
Pinus rigida
Prunus serotina
Rosa carolina
Rhododendron viscosum
Quercus alba
Quercus coccinea
Quercus stellata
Quercus velutina
Rhododendron viscosum
Rubus flagellaris
Smilax rotundifolia
Solidago rugosa
Toxicodendron radicans
Vaccinium angustifolium
Vaccinium atrococcum
Vaccinium corymbosum
Viburnum dentatum

2. WILDLIFE HABITAT (Map 11):

The inventory of wildlife on this property has been cursory to date. A number of observations have been made both of actual sightings and of habitat characteristics present. A summary of this information is presented below and on Map 11 (page 18). Ongoing studies will quantify and otherwise round-out information about breeding and migratory birds, invertebrates, herptiles, and mammals.

General: lots of dogs barking in the neighborhood; neighbors report seeing turkeys and deer.

Pitch pine-oak: squirrel scratchings; lots of gray squirrel activity; flicker; white-breasted nuthatches (nest?); cicadas; towhee; chipping sparrows; pine warbler; goldfinches; orange-spotted purple butterfly.

Mixed oak: pink-tinged oakworm moths mating early June; pine warbler; lots of flies, mosquitoes, no-see-ums; cardinal; heard ovenbird; open grown trees lots of dead branches and potential nest holes - chickadees/woodpeckers; grackles move through the area; large red/black ants up to 1cm long - ground nest in sandy soil; robins; blue jays; catbirds; crow; chickadees; nuthatch; heard bobwhite (off property); eastern wood peewees; carolina wren; flicker.

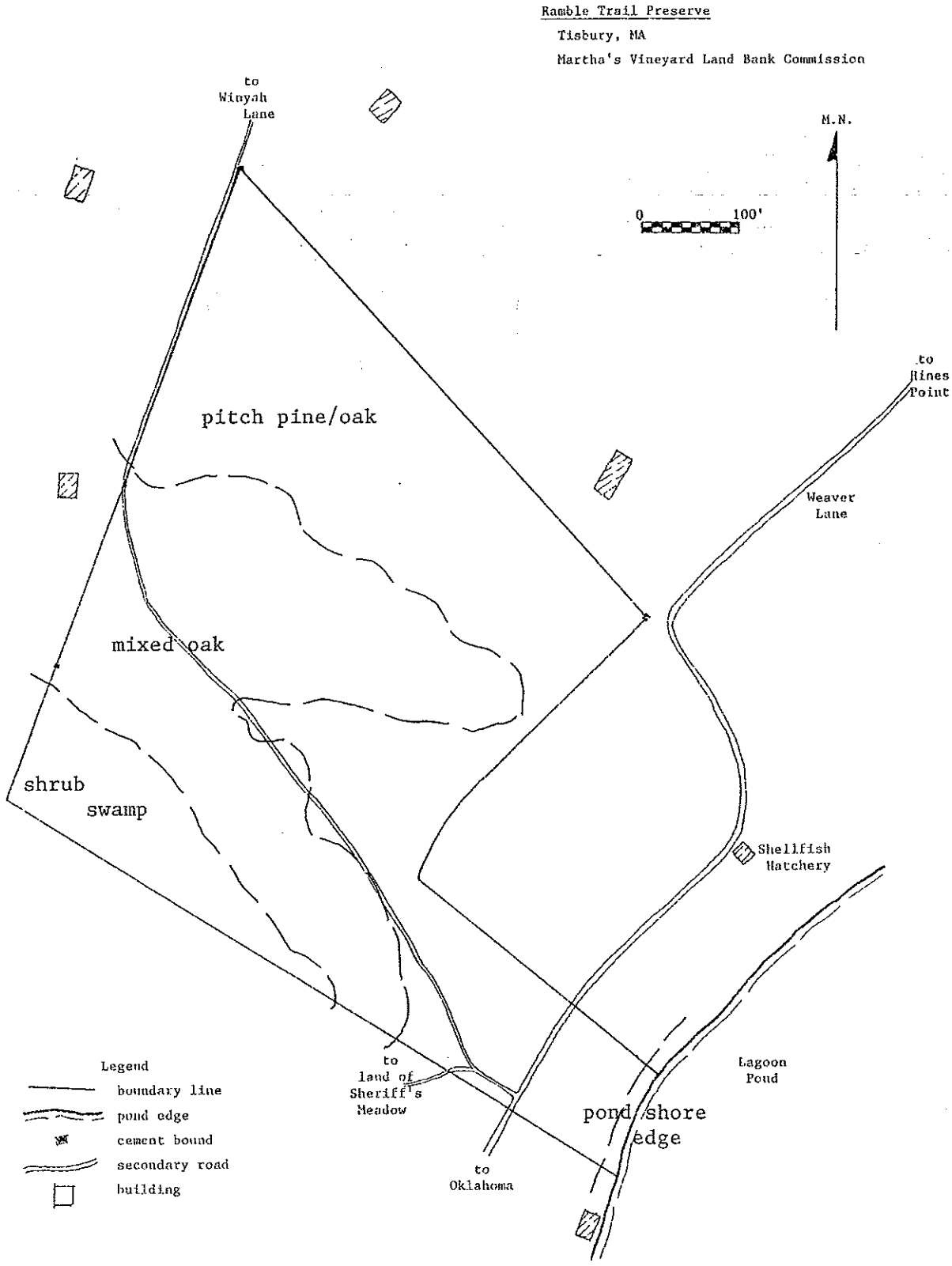
Shrub swamp: otters nest in the swamp and go back to lagoon (R. Karney, pers. comm.); large 10-20" logs on ground along edge of swamp provide good reptile basking sites; downy woodpecker along swamp edge; good cavity opportunities

Pondshore edge: mallards; barn swallow; goldfinch; rocky/sand substrate

3. RARE OR ENDANGERED SPECIES (Map 11A):

The Natural Heritage and Endangered Species Program does not designate any part of the Ramble Trail Preserve as estimated habitat (see Map 11A, page 19). There was no discovery of any previously unknown rare populations of plant or animal during the inventory of the property. There is one "watch list" species that was recorded in abundance. This is post oak (Quercus stellata), which was recently de-listed by the Heritage Program.

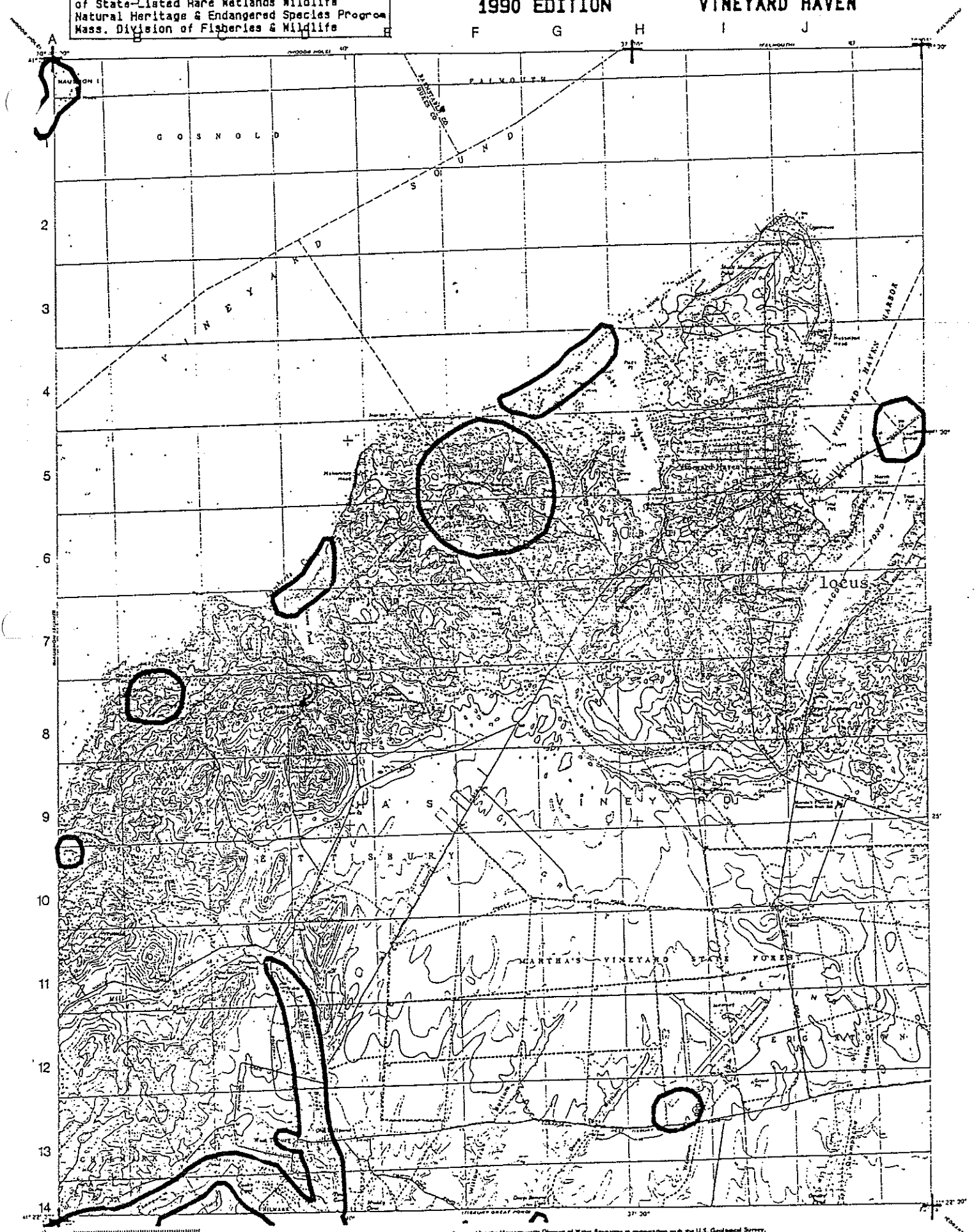
WILDLIFE HABITAT (map 11)



ESTIMATED HABITAT MAP
of State-Listed Rare Wetlands Wildlife
Natural Heritage & Endangered Species Program
Mass. Division of Fisheries & Wildlife

RARE OR ENDANGERED SPECIES (Map 11A)
1990 EDITION

VINEYARD HAVEN



Base reduced from U.S. Geological Survey 1:25,000 scale quadrangle. Prepared by the Massachusetts Division of Water Resources in cooperation with the U.S. Geological Survey.

SCALE: 1 inch = 5,000 feet

1 MILE

1000 0 1000 2000 3000 4000 5000 6000 7000 FEET

1 KILOMETER

VINEYARD HAVEN

D. CULTURAL CHARACTERISTICS:

1. LAND HISTORY:

Ramble Trail Preserve was purchased by the land bank commission from the Marine Biological Laboratories and Carole Abrahams, respectively, in 1993 and 1988. The Marine Biological Laboratories acquired the property as a gift from Shinya Inoue. Little is known about the land prior to this owner.

The preserve abuts a subdivision known as the Oklahoma subdivision. This late nineteenth century partition was designed as a New York City actors' resort. Plans called for a "lake ramble" to run along the top of the bluff over the Lagoon Pond with views out over the water and over Oak Bluffs.

Elisha Smith says that the whole area was completely wide open grazing land with scattered big oaks out in the pasture 60 years ago (E. Smith, pers. comm.). He used to walk along the pondshore to town. He does not remember anyone ever growing cranberries in the swamp.

Arnold Fisher Sr. and his father moved their cattle operation from Pilot Hill Farm over to near the telephone company at the stone pillars on the start of Winyah Lane in 1927 (A. Fisher, pers. comm.). In 1928, they moved down to a barn near the Marine Hospital off of Lagoon Pond Road right before Hines Point near where Skiff Avenue comes in. During the period from 1927 to 1939, they grazed cattle in the whole area from Lagoon Pond Road up to the Edgartown Road, all along the pondshore. They had fences back in the area. There were scattered pockets of woods with pines coming in. The swamp near the shellfish hatchery was ditched at one point for mosquito control. When the Fishers were at the Lagoon Pond barn, they were getting their hay from Seven Gates Farm. Mr. Fisher could not remember the name of the landowners near Ramble Trail. In 1939 when the Fishers left, they marched their whole herd down Old County Road out to Flat Point Farm on Tisbury Great Pond.

Field evidence: the following time-line is preliminary.

Year	Event
1885	oaks come in on pasture land in oak stand.
1890	
1895	
1900	
1905	
1910	pines established in pine/oak stand.
1915	oaks and pines gradually come in to oak stand.
1920	
1925	
1930	grazing
1935	grazing
1940	grazing ceases
1945	oaks come into pine stand
1950	another age-class of oaks into oak stand.

2. AREAS OF PLANNING CONCERN OR JURISDICTION:

Portions of the property are subject to the Wetlands Protection Act either because of their status as wetland resource areas or as buffer zones. These areas are approximately shown on Map 9 (page 12). The wetlands have not been officially delineated, and any management activities in or near these areas would have to follow a determination of the exact location of the resource areas.

There are also parts of the property that are subject to special town by-laws because of their status as part of the Coastal District. The portions of Ramble Trail Preserve that are within 500 feet of the Lagoon Pond are in the Coastal District (see page 12). Certain activities in this area are subject to review by the town and/or the Martha's Vineyard Commission.

3. PROPERTY LINES/ABUTTERS (Map 12):

There are eight abutters at Ramble Trail (see Map 12, page 22 and appendix a). There are also a number of neighbors who do not abut, but who own land or live near-by.

Neighbor	Potential concerns
Winyah Circle residents	- have a place to walk. - not be disturbed by land bank guests on trails.
Winyah and Weaver Lane residents	- have a place to walk. - not be disturbed by land bank guests on road or trails.
Shellfish hatchery	- protect watershed.
Bellevue Ave. to Sylvan Ave. residents	- have a place to walk. - allow vehicular access from Weaver Lane.
Slaughter family	- have a place to walk. - restrict vehicular access from Weaver Lane.
Sheriff's Meadow Foundation	- expand trails for SMF visitors. - protect SMF resources.

PROPERTY LINES/ABUTTERS (map 12)

June 28, 1992

4. EXISTING USE/INFRASTRUCTURE (Map 13):

Map 13 (page 24) presents information about the location of existing uses and infrastructure on the property. Brief descriptions and observations are given below:

1. Hatchery Road: dirt bike passed by; R. Karney says people use the road quite a bit - more in the summer; one day in early June during species inventory, three vehicles passed in six hours; Slaughter sometimes has to park in the road and this blocks the road to other vehicles (there has been a history of fights, some involving town hall).

2. the Weaver Lane extension: this road is severely eroded and continues to deteriorate; there has been recent vehicular use; many beer bottles found along the road and up to twenty feet off the road at the bottom of the way.

3. the trail from Winyah Lane to the overlook: the trail is well used by pedestrians; high potential as a scenic way.

4. the overlook: a view of Lagoon Pond and the opposite shore; better view in winter because foliage obscures it in summer; bench for sitting; vegetation worn away around bench from use.

5. the trail from the overlook to the Lagoon Pond: people have worn a way from the overlook down to the edge of the pond; very steep; erosion is considerable.

6. Lagoon Pond: boats moored just off shore of land bank property; people use land bank as access to boats.

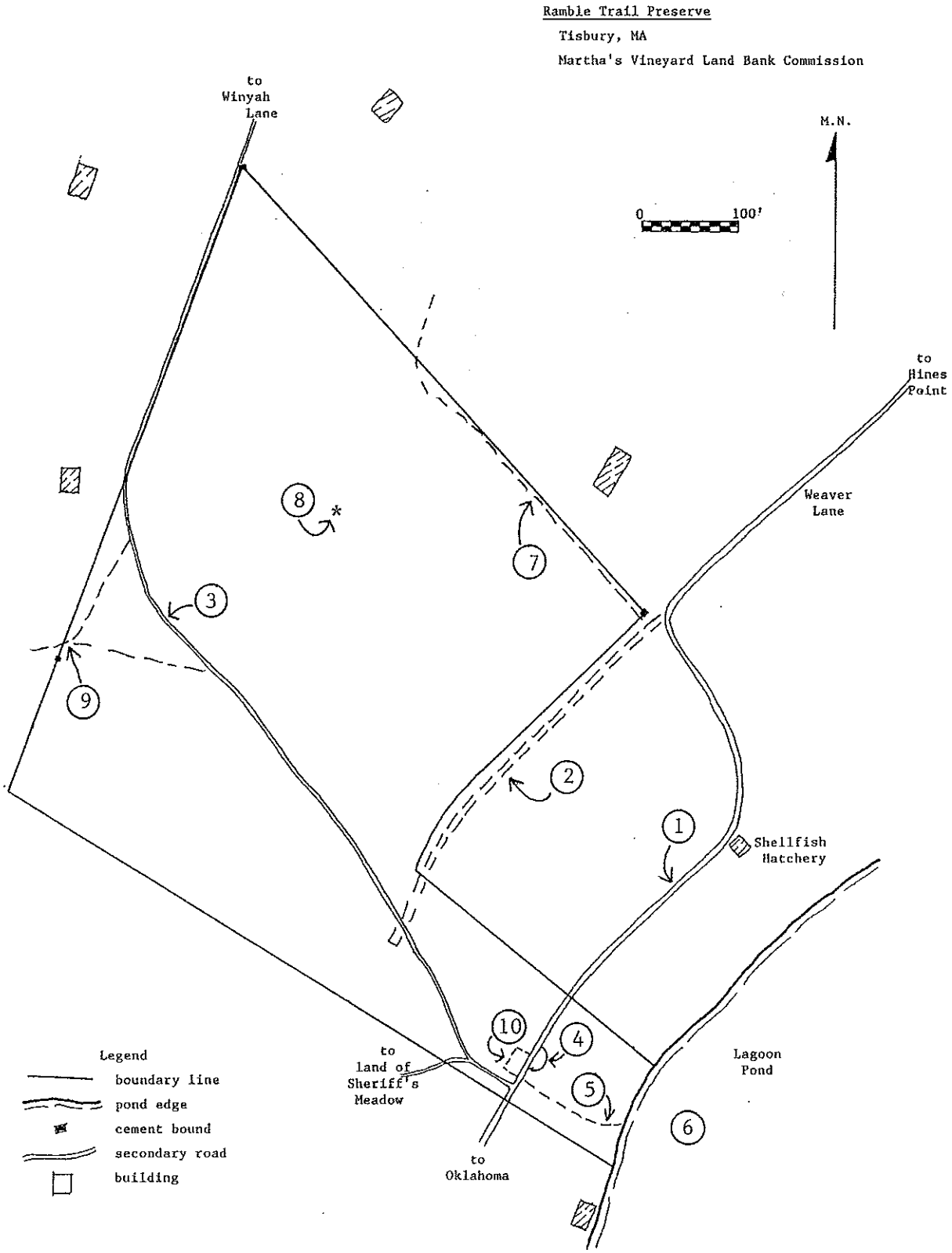
7. the trail along the north-east boundary: overgrown trail leading from Weaver Lane residence down to the Weaver Lane extension.

8. the treehouse: old treehouse materials in white pine tree.

9. the trails along the swamp connecting up with Sheriff's Meadow Foundation land: overgrown trails in the southwest part of the property that used to connect up to the Sheriff's Meadow foundation park; some stakes still in the ground marking the way.

10. the parking area: two car parking area put in by the land bank; usually lots of litter (candy wrappers, junk food, cigarettes).

EXISTING USE/INFRASTRUCTURE (map 13)



III. INVENTORY ANALYSIS:

A. ECOLOGICAL CONTEXT:

There are several factors that help put Ramble Trail into a greater ecological context. These range from considerations for particular wildlife species to the relative uniqueness of the site. The shrub swamp described above is important because of the general lack of bordering vegetated wetlands in Tisbury. Most of the wetlands in the area are coastal; relatively fewer are thick Clethra swamps.

A second factor that speaks to the general importance of the area in a greater ecological context is its proximity to several other conservation properties (see Map 14, page 26). The combination of the land bank property with the abutting properties of the Sheriff's Meadow foundation and the town of Tisbury give a twenty acre wildland area in an otherwise developed part of town. This provides refuge for wildlife and people.

Another somewhat unique feature of the Ramble Trail property is the mature post oak. While not completely unusual on the island, post oak is a state "watch list" species. It is uncommon in the rest of Massachusetts because it is at the northern limit of its range.

Other species that stand out as interesting are the potential otters nesting in the shrub swamp and moving across the property to the Lagoon Pond, the pink ladyslippers and trailing arbutus mentioned earlier, and possibly warblers. The property may serve as a stop-over point for migrating warblers in the fall, although this has yet to be verified (R. Johnson, pers. comm.).

While Ramble Trail is not necessarily a jewel in the crown of conservation efforts on the island, it does have some interesting features that make it worthy of protection.

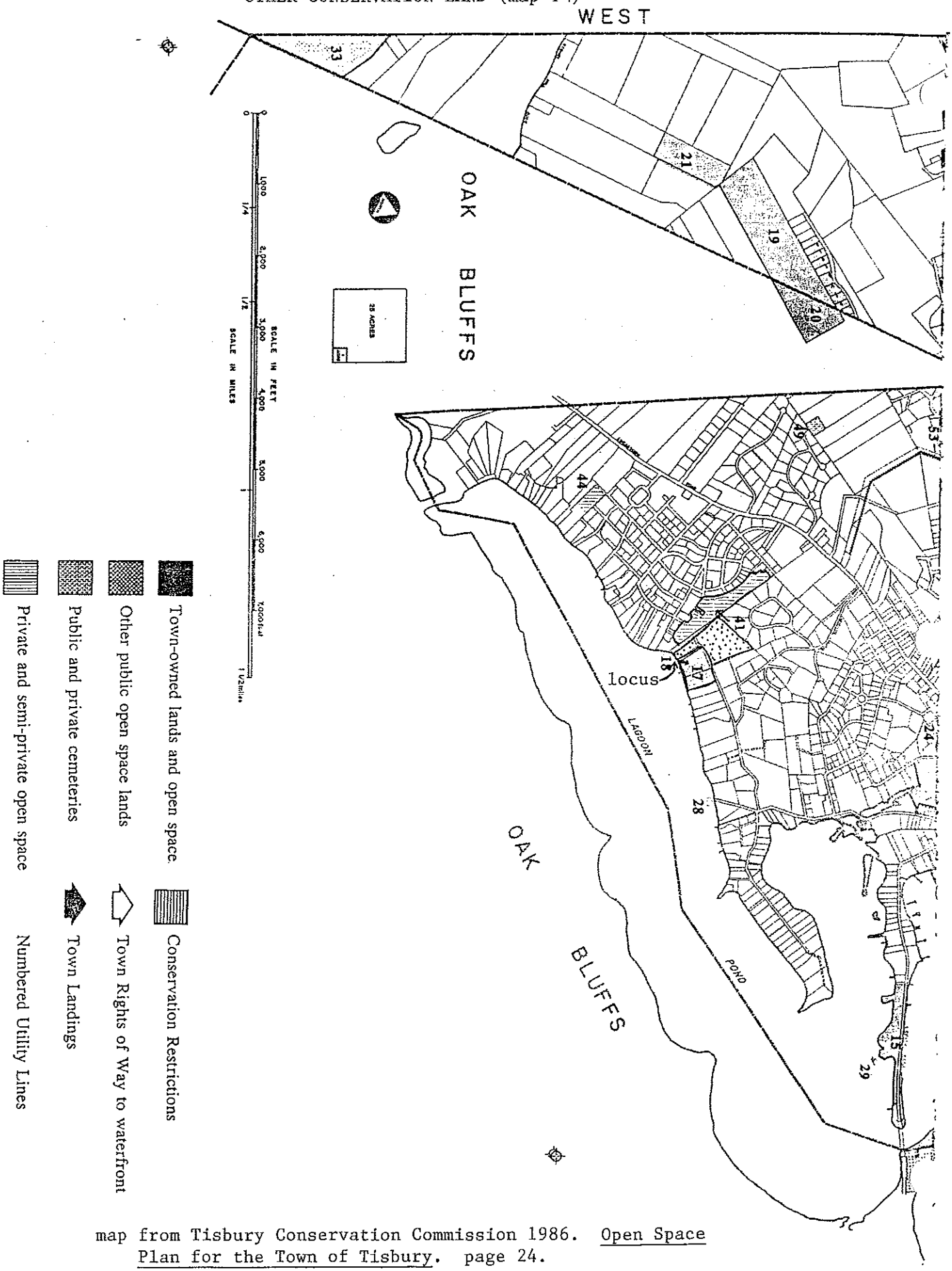
B. ANTICIPATED DEMAND FOR RESOURCES:

walking - local
: several neighborhoods in the area can walk down to the Lagoon through this property.

walking -long distance
: potential trail linkage from the Edgartown Road to the Lagoon and from the Edgartown Road west toward the Sailor's Burying Ground Road and the State Forest and the Tisbury Meadow Preserve; trail from Winyah Lane to the Lagoon; and a long north-south "ramble" hike from the head of the Lagoon to Hines Point.

access to Lagoon Pond
: there is a town access further down the shore towards Hines Point, but people are currently using Ramble Trail to get to the Pond for boating. this is not a highly sought after fishing spot.

OTHER CONSERVATION LAND (map 14)



map from Tisbury Conservation Commission 1986. Open Space Plan for the Town of Tisbury. page 24.

access to Oklahoma subdivision
currently used to some degree; discussed above.

wood
people have harvested wood from these stands in the past probably as part of a salvage cut; there may be demand for wood harvesting on land bank land in the future; this property is limited only by slope.

wildlife protection
protection here is likely to be for aesthetic reasons because the wildlife in this area is generally represented well elsewhere.

hunting
no likely demand for such a small property surrounded by many private residences in town where the discharge of firearms is unlawful.

mountain biking
the steep slopes may pose interesting challenges for trail biking; demand may exist for such use.

parking
the small size of the property and the limitations to pond access should restrict the future demand for parking at this property.

viewing
high demand; the only good public view out over the lagoon from the north side.

horses
possible demand; there are horses stabled within half-mile; but steepness may be a limiting factor.

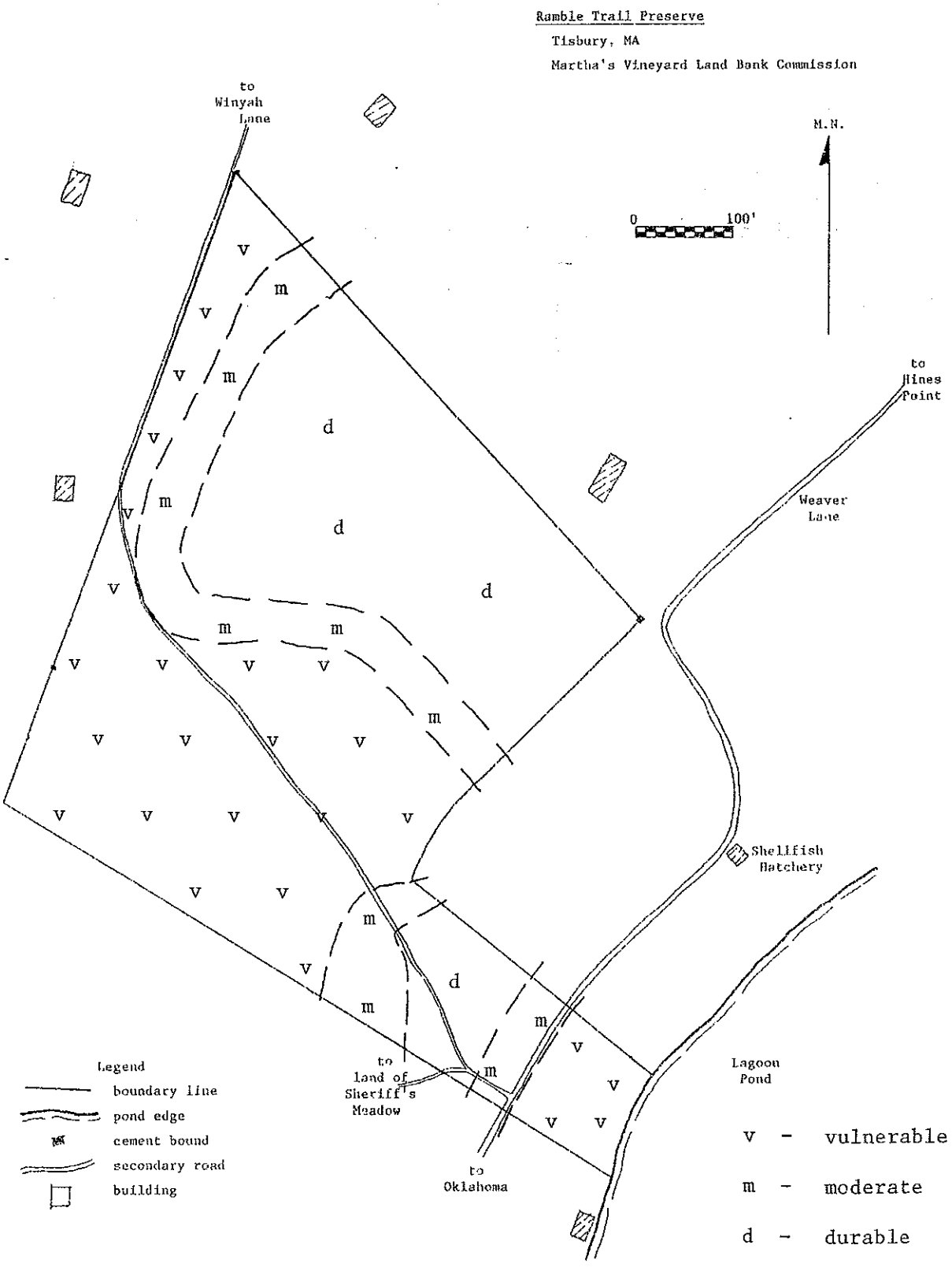
C. RESOURCE AREA SENSITIVITY (Map 15):

vulnerable - vulnerable areas are the steep slopes and the wetland resource areas (i.e., the shrub swamp).

moderate - the 100' buffer zone around the wetland, and a 50' buffer zone around the steep slopes.

durable - the rest.

RESOURCE AREA SENSITIVITY (map 15)



IV. MANAGEMENT GOALS AND OBJECTIVES:

Goal 1: Nature Conservation

Provide a refuge for the indigenous and naturalized plants and animals of Tisbury.

Objective 1: protect and, if possible, improve habitat for populations of regionally uncommon or favorite plant species.

Strategies:

A. write and implement a species management plan for post oak (*Quercus stellata*).

B manage units X1 and X2 (see map 16, page 30) to encourage pink ladyslippers (*Cypripedium acaule*) by thinning overstory trees and by mulching. Encourage populations of other wildflowers [e.g., trailing arbutus (*Epigaea repens*)] elsewhere on the property where appropriate.

C. continue regular, but informal, staff surveys for state-listed and other colonizing plant species.

D. evaluate the property as a potential re-introduction site for species of state-listed plants. Develop individual site plans, if appropriate, and implement.

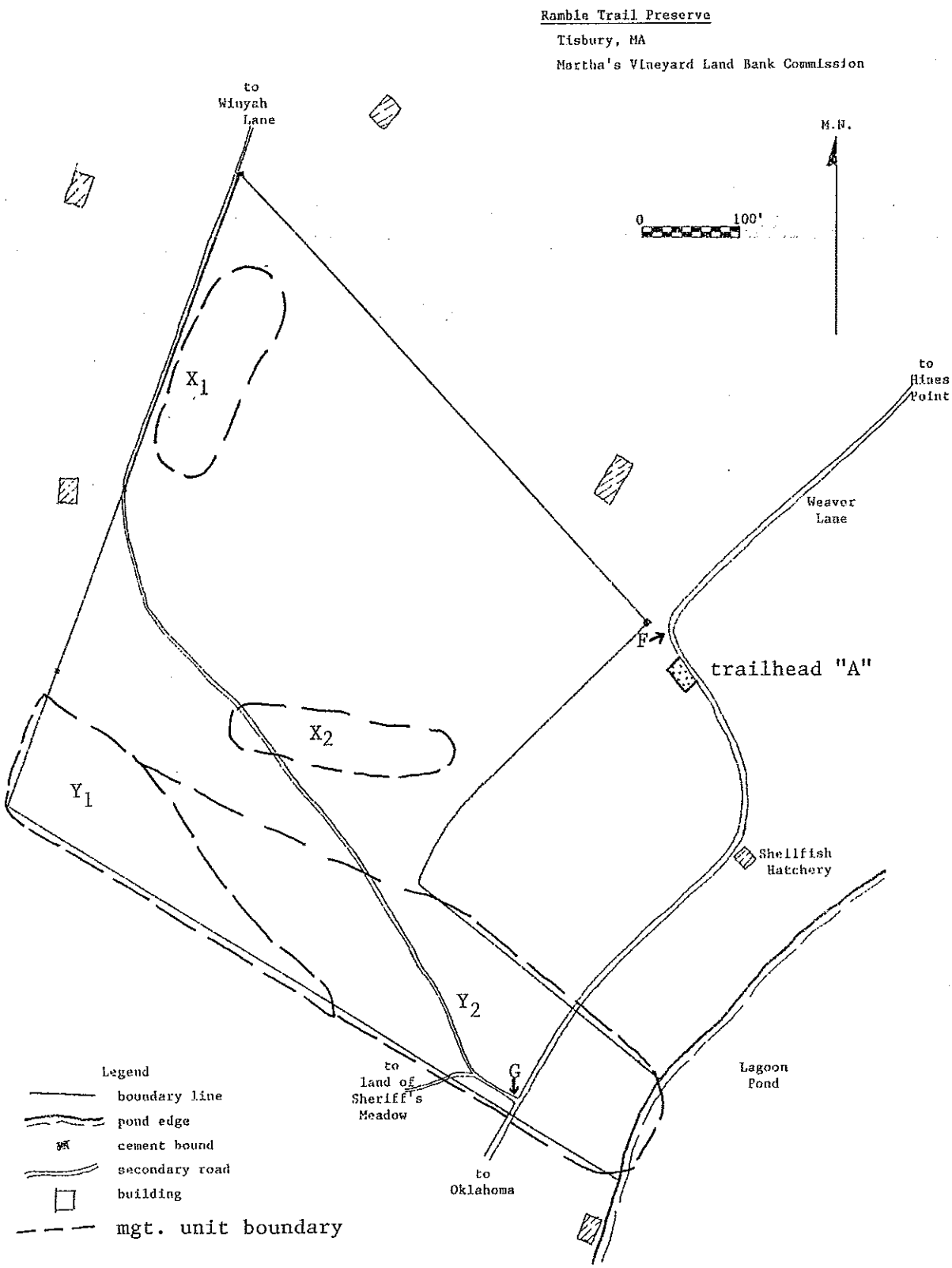
Objective 2: protect and, if possible, improve habitat for populations of regionally uncommon or favorite animal species.

Strategies:

A. continue to investigate the possibility that management unit Y1 (see map 16, page 30) serves as a nesting, roosting, or feeding site for any of the following species: river otter (*Lutra canadensis*); wood duck (*Aix sponsa*); great blue heron (*Ardea herodias*); black-crowned night heron (*Nycticorax nycticorax*); eastern screech owl (*Otus asio*); and green-backed heron (*Butorides striatus*). Implement protection or encouragement measures, as needed.

B. examine the need for a specially-protected wildlife corridor at management unit Y2 (see map 16, page 30) where human impacts are minimized, including vehicular access on the Hatchery Road.

MANAGEMENT UNITS (map 16)



C. study, in particular, the importance of the property as a stop-over point for migrating blackbirds and warblers (Emberizidae).

D. investigate the feasibility of establishing artificial nesting sites for two species of bats (Myotis lucifugus and Myotis keenii), and proceed if feasible.

Goal 2: Recreation and Aesthetics

Provide an attractive environment for recreation that causes minimal impact to the area's natural resources.

Objective 1: **provide low-impact, land-based recreational opportunities.**

Strategies:

A. maintain a limited trail system approximately as shown on map 17, page 32, for walking, biking, and horseback riding. This system minimizes impact to sensitive areas while still providing interesting and varied exposure to the property.

B. keep vegetation and debris off trails, and maintain a suitable tread by controlling water runoff and erosion.

C. block off vehicular access to Weaver Lane extension at points F and G on map 16, page 30 with split-rail fencing or boulders. Employ erosion control measures to stabilize the area.

D. allow mountain bikes (non-motorized) to access designated trails and re-examine this policy if trail erosion noticeably worsens.

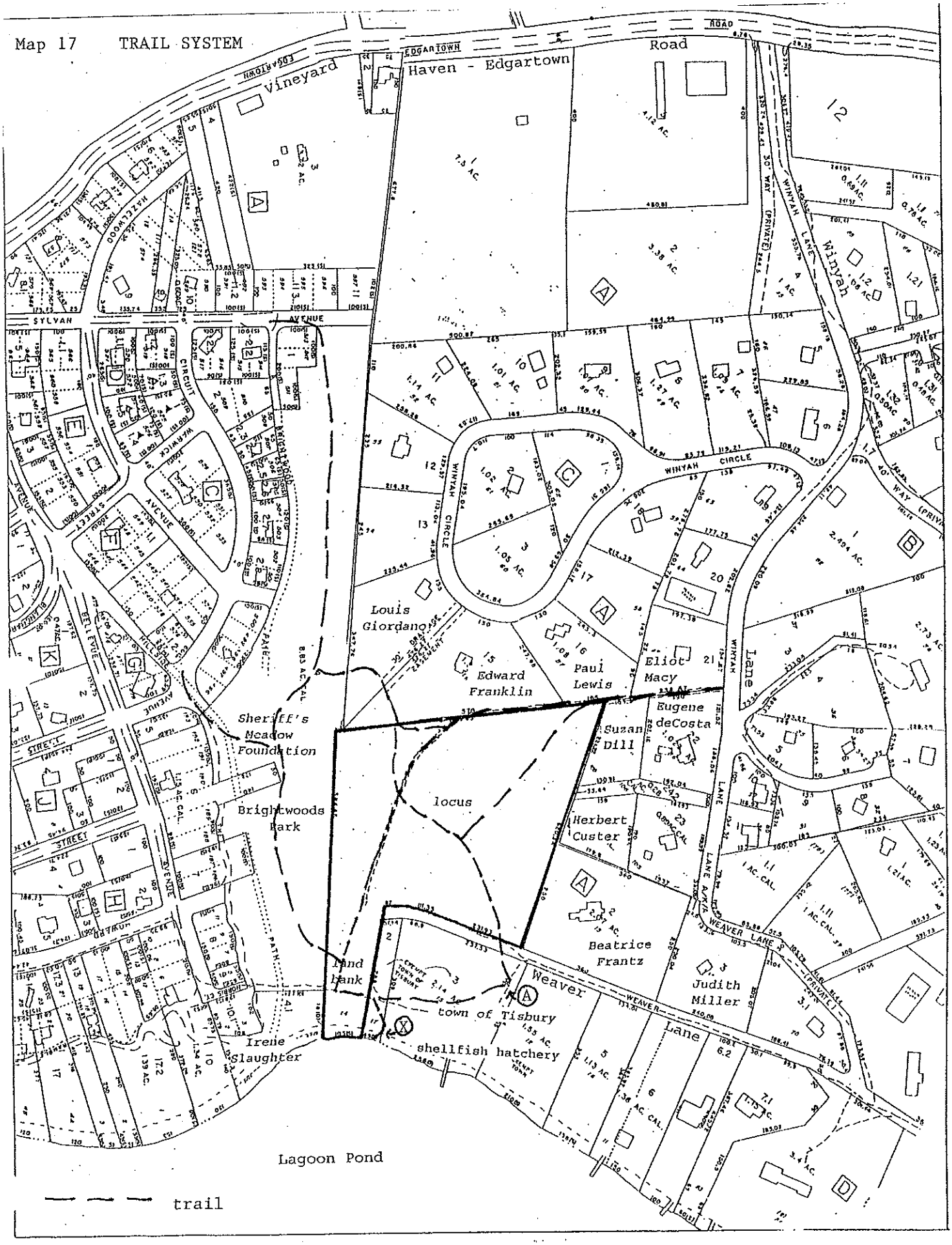
E. provide information for recreational users as described in goal 3, objectives 1-3.

F. work with abutting landowners (i.e., Town of Tisbury and Sheriff's Meadow Foundation) to expand trail system onto adjoining public/non-profit lands, as suggested on map 17, page 32.

G. provide limited parking at trailhead A on map 16, page 30 and map 17, page 32 to allow four vehicles access to the trail system.

H. continue to investigate the feasibility of long-range trail

Map 17 TRAIL SYSTEM



linkages connecting the property with Edgartown Road, the State Forest, Tisbury Meadow Preserve, Five Corners, Hines Point, and the head of the Lagoon.

Objective 2: Provide limited access to Lagoon Pond without compromising pondshore vegetation or increasing erosion of the bluff.

Strategies:

A. Re-locate the existing "trail" down the bluff from location 5 on map 13, page 24 to location X on map 17, page 32 on the land of the Town of Tisbury. Do this under the supervision of the town conservation commission. Revegetate eroding areas as needed. Assume liability for the general public's use of the new trail.

B. Move the existing parking at location 10 on map 13, page 24 to trailhead A on map 16, page 30 in order to somewhat reduce the attractiveness of the sire for boat launching (see objective 2 under Goal 1). Re-vegetate the existing parking area and fence it off, if people do not respect its abandonment.

C. ~~Work with the Tisbury harbormaster and the town conservation commission to control the proliferation of mooring at this pond access point, if needed.~~ Prohibit all overnight storage, including boats and outhaul anchors, with the exception of a designated storage area for non-motorized boats. Prohibit boat landing on vegetated shorelines; allow short-term boat storage during the day on unvegetated beach shorelines (amendment).

D. All boats stored overnight must be registered with the land bank office. Prohibit overnight boat storage from November to May (amendment).

E. Reduce potential impact to wetland vegetation by informing visitors of its importance in ecological, hydrologic, and geologic roles (see goal 3, objective 3). Re-examine the pond access policy of significant deterioration of the hydric community occurs.

F. Manage water runoff on the Hatchery Road to reduce potential impact to the trail.

Objective 3: Maintain a limited view of Lagoon Pond from the top of the bluff.

Strategies:

A. Prune trees to give a limited view and a food winter view of the pond from point 4 (see map 13, page 24).

B. Maintain a sitting bench at the lookout.

C. Put up split-rail fencing to discourage people from climbing down the bluff at the lookout point, if needed.

linkages connecting the property with Edgartown Road, the State Forest, Tisbury Meadow Preserve, Five Corners, Hines Point, and the head of the Lagoon.

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B. move the existing parking at location 10 on map 13, page 24 to trailhead A on map 16, page 30 in order to somewhat reduce the attractiveness of the site for boat launching (see objective 2 under Goal 1). Re-vegetate the existing parking area and fence it off, if people do not respect its abandonment.

C. work with the Tisbury harbormaster and the town conservation commission to control the proliferation of moorings at this pond access point, if needed.

D. reduce potential impact to wetlands vegetation by informing visitors of its importance in ecological, hydrologic, and geologic roles (see goal 3, objective 3). Re-examine the pond access policy if significant deterioration of the hydric community occurs.

E. manage water runoff on the Hatchery Road to reduce potential impact to the trail.

Objective 3: maintain a limited view of Lagoon Pond from the top of the bluff.

Strategies:

A. prune trees to give a limited summer view and a good winter view of the pond from point 4 (see map 13, page 24).

B. maintain a sitting bench at the lookout.

C. put up split-rail fencing to discourage people from climbing down the bluff at the lookout, if needed.

D. provide management policy information including the thinking behind any restrictions on use or wildlife/aesthetic projects.

E. provide information about management policy and goals of the shellfish hatchery and Sheriff's Meadow Foundation properties abutting Ramble Trail.

APPENDIX A

Ramble Trail Preserve abutters list

Louis Giordano
Post Office Box 2750
Vineyard Haven, Massachusetts 02568

Edward Franklin
Post Office Box 1020
Vineyard Haven, Massachusetts 02568

Patricia & Paul Lewis
14 Brandywine Road
HoHoKus, New Jersey 07423

Eliot Macy
Post Office Box 1386
Vineyard Haven, Massachusetts 02568

Eugene deCosta
Post Office Box 780
Vineyard Haven, Massachusetts 02568

Herbert Custer
RFD 2B
Vinyeard Haven, Massachusetts 02568

Suzan Dill
93A 13th Street
Charlestown, Massachusetts 02568

Beatriz Frantz
Post Office Box 851
Vineyard Haven, Massachusetts 02568

Judith Miller
RFD Box 2C
Vineyard Haven, Massachusetts 02568

Henry and Irene Slaughter
304 Clinton Avenue
Brooklyn, New York 11205

Town of Tisbury
Conservation Commission
Tisbury, Massachusetts 02568

Martha's Vineyard Shellfish Group, Inc.
Post Office Box 1552
Oak Bluffs, Massachusetts 02557

APPENDIX B: Alternatives and minutes from hearing

ALTERNATIVE MANAGEMENT SCENARIOS (Map 18-21):

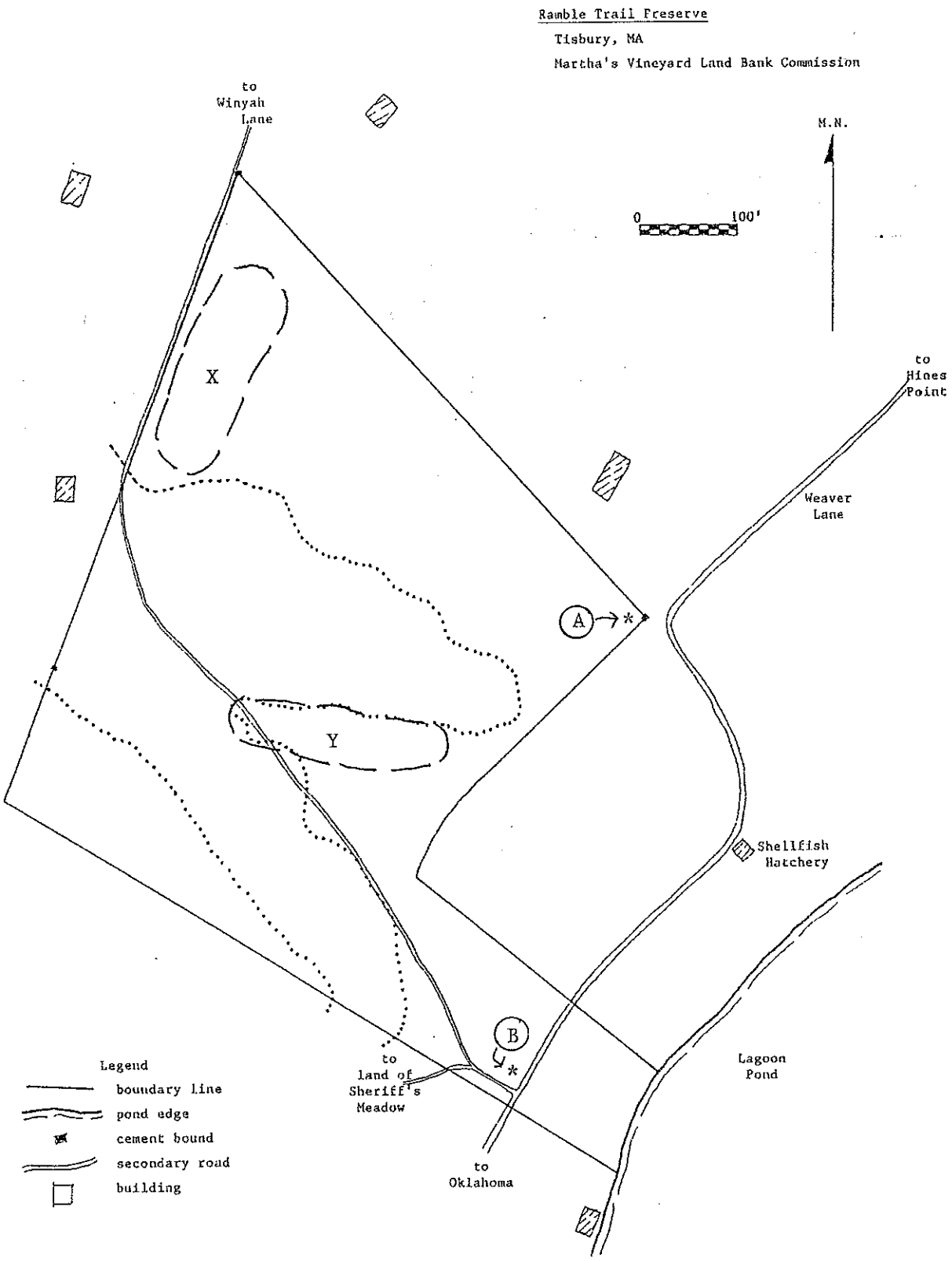
Key issues:

1. where to locate PARKING
   alternatives (see Map 18, page 38):
   The two best alternatives are at point A or at point B. Parking is presently at point B. In general, parking at a viewpoint can attract users who are not always respectful of the area. The amount of trash left at the existing parking area is evidence that this dynamic is operative at Ramble Trail. Parking at point A may cause concern for the abutter at the northeast boundary, but its location at a more heavily travelled part of the road will help limit uses such as littering or "necking." A parking lot to accommodate three vehicles might well be adequate for this property. There is room for more spaces, but demand is not demonstrated.

   A suggestion was made at the public hearing that parking be placed on town land closer to the shellfish hatchery so that it could be shared by land bank visitors and visitors to the hatchery. Discussions with the town conservation commission led to an agreement on the location of this parking as laid out in the management plan. This location will have the added benefit of being further away from neighboring houses. Because the parking will be shared, it will be sized at four vehicles. There was extensive discussion by the land bank commission of how the plan might affect the Slaughter family. It was concluded that the land bank had no obligation to provide permanent parking on public land for the Slaughters, but that if they needed to turn around there on occasion, that would be all right.

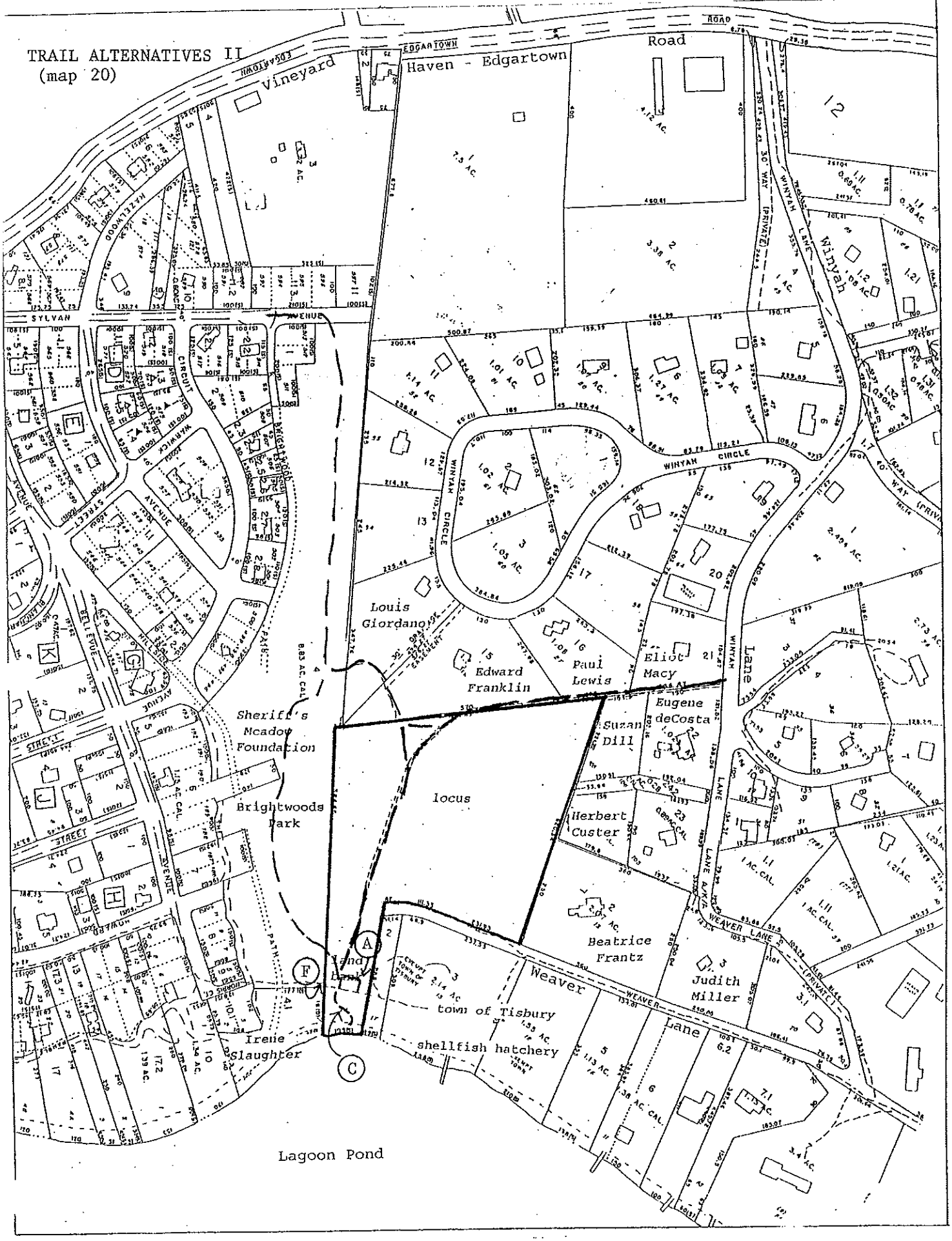
2. where to add TRAILS
   alternatives (see Map 19-20):
   A. Map 19 (page 39) shows a possible trail network that assumes parking at point A. The Hatchery Road (Map 13, page 24, # 1) would be closed to vehicular access at points E and F with gates. The trails would link the property out to Winyah Lane and Sylvan Lane, and the network would allow for several short and long loops. Trail sections C and D are possible. Section C would depend on the amount of pond access desired, although a continuation of the

ALTERNATIVE MANAGEMENT SCENARIOS (map 18)




TRAIL ALTERNATIVES I
(map 19)
Vineyard Haven - Edgartown Road
EDGARTOWN
Winyah
WINYAH CIRCLE
SYLVAN AVENUE
Louis Giordano
Edward Franklin
Paul Lewis
Eliot Macy
Eugene deCosta
Susan Dill
Herbert Custer
Beatrice Frantz
Judith Miller
Sheriff's Meadow Foundation
Brightwoods Park
locus
Land bank
Weaver Lane
Town of Tisbury
shellfish hatchery
Irene Slaughter
Lagoon Pond
A
B
C
D
E
F

TRAIL ALTERNATIVES II
(map 20)



bad erosion situation (i.e., continued use by people clambering down the bluff) might necessitate a constructed step-trail, anyway. Section D would add a second alternative when entering the property from Winyah Lane.

B. Map 20 (page 40) shows a network that assumes parking at point B. The Hatchery Road (Map 13, page 24, # 1) could be closed at point F with a gate, or it could be left open. An optional trail C could still be installed. With this alternative there is likely to be a greater link between parking and pond use.

Alternative A was chosen because of the location of parking, although closing the Hatchery Road will not be actively pursued at the moment. This way is well-used, and scientific evidence for establishing it as a wildlife corridor is lacking.

3. how much POND access?
   alternatives

The alternatives range here from discouraging pond access by not building a trail down the bank (an option that might be defeated by continued use anyway) to limiting it by moving the parking area away from the water and closing down the road past the shellfish hatchery to encouraging it by having near-by parking and a well-constructed trail down the bank.

Pond access will be allowed, but somewhat discouraged by moving the parking back away from the water. If problems arise with people mooring boats, then the land bank will enter into discussions with the harbormaster.

4. VIEW maintenance
   alternatives

A. full view - this alternative would open up a summer view of the Lagoon Pond for a wide angle of view. Trees would be felled and low vegetation established for erosion control. There would be views from the water of parking if parking is selected for point B.

B. obstructed view - continue to prune trees to give a limited summer view and a good winter view. This alternative adds a natural element of mystery to the summer time view but still allows the viewer to see

water. There would be less potential erosion from this option.

An obstructed view was chosen because it would mean less impact to pondshore vegetation and less likelihood of contributing to erosion of the bluff.

5. VEHICLE access
alternatives

A. prohibit access on the Hatchery Road (Map 13, page 24, # 1) - this alternative would help keep the property a pedestrian area without competition from vehicles. It would also help control unwanted parking at the view. This alternative may not be popular with residents in the Bellevue Ave. neighborhood who use this way as an access. It might be very popular with Weaver Lane residents who would benefit from reduced traffic on Weaver Lane. The Slaughter family concerns are unclear, but the family may prefer this alternative.

B. continue to allow access on the extension - this is the status quo. There are problems outlined above with maintaining things the way they have been. This alternative would require less expense in terms of fencing, but the cost is minimal either way.

Alternative B was chosen because of reasons discussed above in section 2.

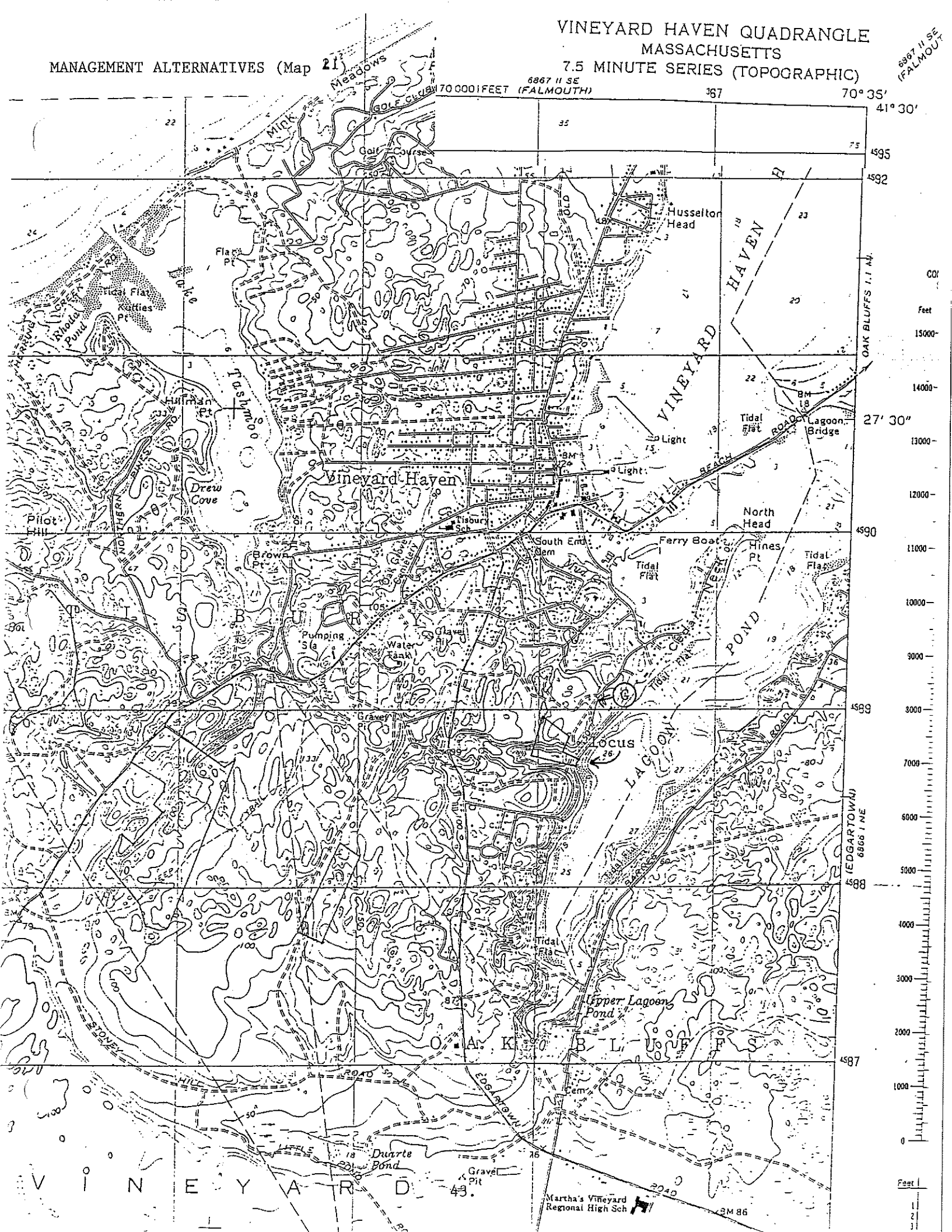
6. off-site DIRECTIONS
alternatives

A. place signs off-site - this alternative would place a sign at the intersection of Winyah and Weaver Lane to help people find the property. This road intersection is located on Map 21 as point G (see Map 21, page 43). A small directional sign would reduce interactions between lost guests and land bank neighbors. It is not likely to increase use of the property due to the limited amount of traffic in this area from people other than those who live near-by.

B. rely on maps - this alternative would rely on the land bank map to guide people to Ramble Trail.

There was mild support from neighbors at the public hearing for a sign as described in alternative A. The

MANAGEMENT ALTERNATIVES (Map 21)



decision was to proceed with this alternative after contacting the neighborhood association.

7. WILDLIFE management
alternatives

A. one possible project would be to enhance the interior understory landscape with special emphasis on ladyslippers; this would entail a thinning from below to let in more light to the ladyslippers; smaller oaks would be removed and the huckleberry would be mowed back in mid-summer; consider adding additional pine mulch to area; two potential management units for this activity are shown on Map 18 (page 38) as unit X and unit Y. This project might take two man-days of staff time and no major cash expenses.

B. no active management at this time.

There was general support for wildlife management projects. Some additional possible projects were suggested and subsequently included in the management plan.

8. Mountain BIKING use
alternatives

A. allow trail bikers to access the property on trails.

B. allow trail bikers to access trails, but re-examine this policy if trail erosion noticeably worsens.

C. prohibit trail bikers from this property and meet the demand for off-road biking areas at other land bank properties.

There was one written comment expressing opposition to mountain biking use because of potential increased erosion. The decision was to allow the use, but to watch for damage and institute controls if necessary.

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Laurie Dine expressed that the land bank should be purchasing every available beach access and that Tisbury should acquire more open space.

Jean Hay commented that it seems that the land bank focuses on beach areas up-island and stated her appreciation for the Gay Head acquisitions. She concurs that the Tisbury Town Advisory Board should balance this with beach acquisition in town.

Henry Neider asked if the town and land bank could partner-up for acquisitions. Mr. Lengyel responded in the affirmative.

PUBLIC HEARING

1. Sandra Kenney (State Road)

Mrs. McCawley opened the public hearing at 6:15 pm.

Ms. Maurice reiterated the request of Ms. Kenney for an abatement of the interest and penalty on her "m" exemption lien (transfer no. 6635) which would otherwise be discharged in February, 1994. Mrs. McCawley closed the public hearing at 6:25 pm.

After discussion, Mr. Baptiste moved and Mrs. McCawley seconded and the Board voted unanimously to confirm the telephone poll of August 24, 1993 wherein the Board waived the penalty and interest on Ms. Kenney's fee upon a finding of extraordinary circumstances. Details regarding this matter are contained in the Land Bank Commission minutes of August 23, 1993.

NEW BUSINESS

1. Ramble Trail Preserve (Weaver Lane)

Ms. Maurice reminded the Board that it had failed to achieve quorum at its previous meeting but reported that she had recorded the comments of the assembled public regarding the draft management plan for this property (a public hearing had been advertised for this purpose). The Board asked that she read her notes into the public record; they follow:

Board members John Best, Carl George and Janet McCawley were present; Board members Lester Baptiste, Pamela Benjamin and David Schwab were absent. Mrs. McCawley opened the public hearing at 5:15 pm on August 17, 1993.

Minutes, Page 3, Tisbury TAB Regular Session, 09-14-93

Land Superintendent John Potter took the floor to explain the key issues outlined in the proposed Ramble Trail Preserve Management Plan.

Mr. Best asked if the option of combined parking with the shellfish hatchery has been explored. Richard Karney, director of the shellfish hatchery said that he would have no problem with that possibility and that the hatchery would need 3 to 4 parking spaces.

Mr. Potter explained that the trail over the bluff to the pond, albeit steep and eroded, is getting a fair amount of use, some of it as a result of having the parking area so close. Judith Miller and Henry Slaughter concurred in stating that there is a large amount of vehicular traffic, including trucks, that should be restricted. Ms. Miller continued that the Conservation Commission years ago tried to restrict traffic but the Selectmen opposed the restriction.

Mr. Potter presented two options for view management. Margaret Curtin is in favor of selective pruning only for the preservation of bird habitats.

Ms. Miller raised the question of moorings accessed by the "pond access" trail. Mr. Best said that moorings must be coordinated with the harbor master and that the harbor master could restrict if his cooperation was enlisted.

Finally, Mr. Karney asked that the land bank watch for otter habitats. Mrs. McCawley thanked everyone for coming and closed the public hearing at 6:30 pm.

Mr. Lengyel reported that staff had begun work on amending the draft management plan in response to the input received and will return to the Board in the future with a finalized draft.

EXECUTIVE SESSION

By a motion made and seconded, the Board voted unanimously in a roll call vote to enter executive session for the purpose of discussing land acquisition negotiations and not to return to regular session. 6:30 pm.

Ramble Trail Preserve
&
Brightwood Park

P.O.Box 2057
Edgartown, Ma
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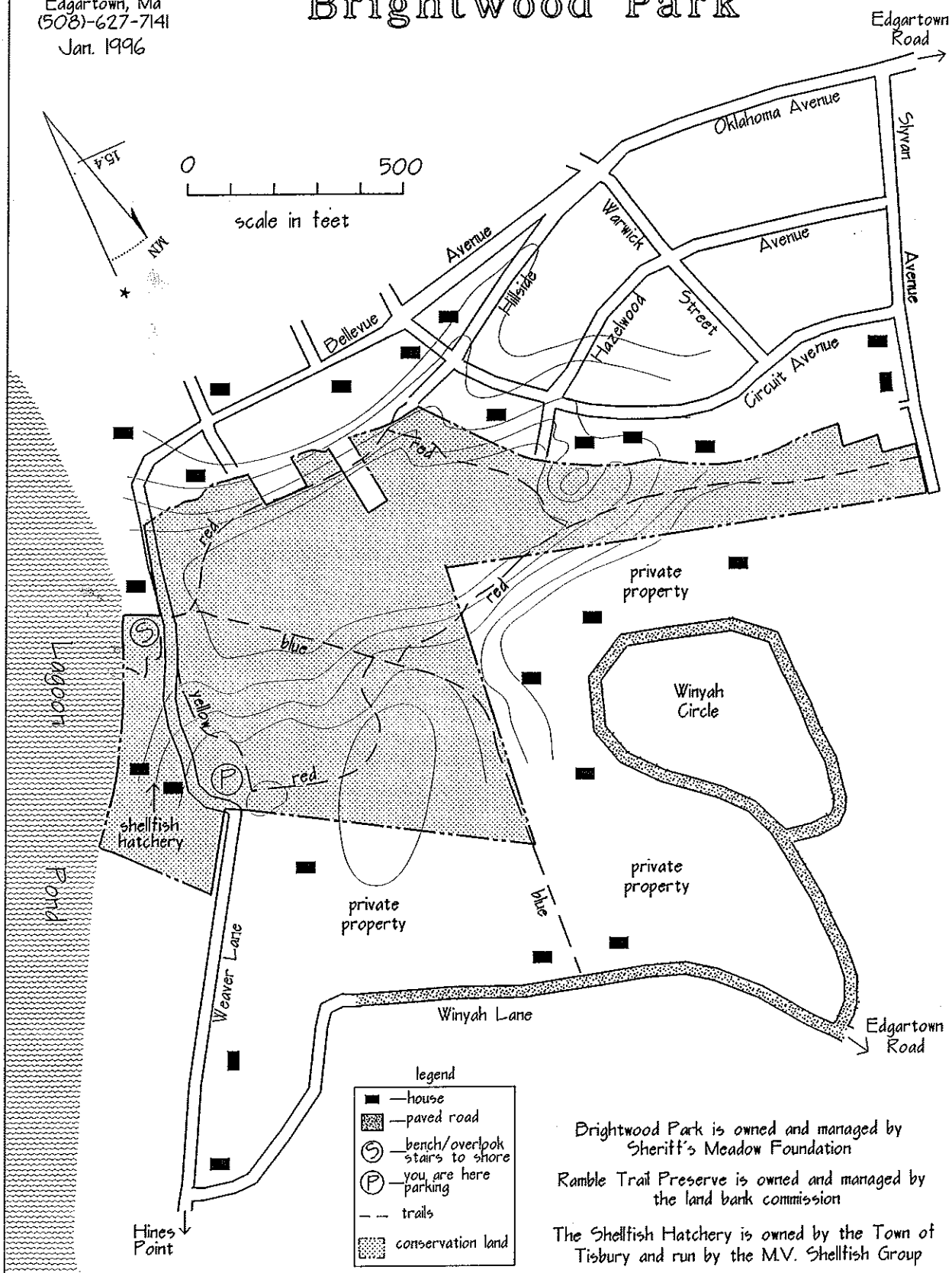
Jan. 1996



Brightwood Park is owned and managed by Sheriff's Meadow Foundation

Ramble Trail Preserve is owned and managed by the land bank commission

The Shellfish Hatchery is owned by the Town of Tisbury and run by the M.V. Shellfish Group