

## Executive Summary

Quenomica Preserve is a 29.4-acre area of conservation land consisting of coastal woodland/shrubland, pastureland, and saltwater pond shoreline that are divided between two areas referenced in this document as Quenomica North and Quenomica South. Quenomica North, the northern 11.7 acres, is located off Meetinghouse Way on the historic Owen Norton and Luce Farm homesteads. Quenomica South, a 17.7-acre disjunct portion of the Preserve, is located approximately 1 mile to the south along Kanomika Road abutting Edgartown Great Pond and was historically used for pasture and waterfowl hunting.

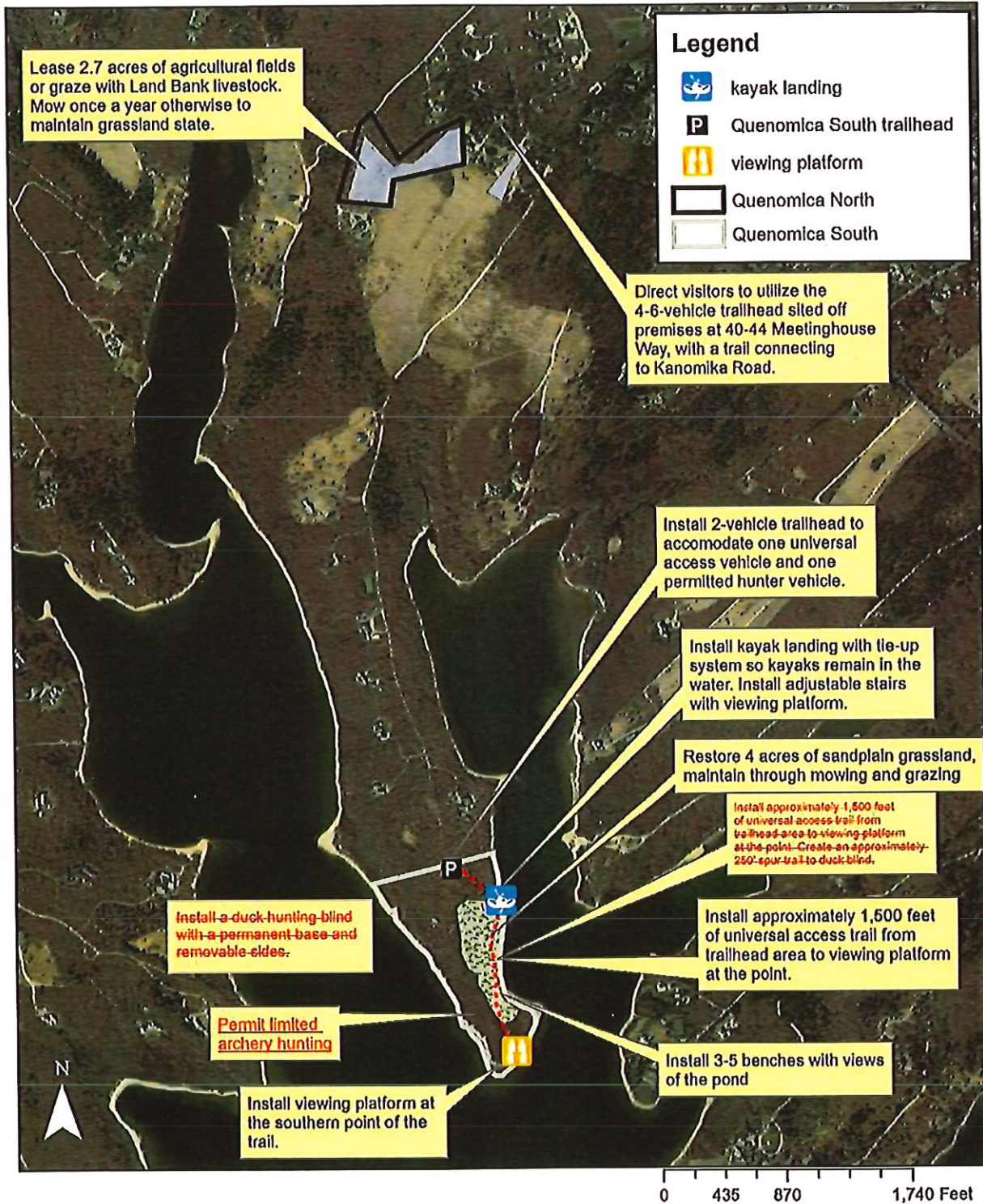
Vegetation and wildlife inventories on the Preserve revealed five commonwealth-listed moth species. The woodlands and grasslands meet primary habitat needs of each of these rare species.

This management plan proposes to create approximately 1,500 linear feet of new universal access trail that connects Quenomica South with a view platform at the point. ~~Additionally, the plan proposes to create approximately 250 linear feet of spur trail to access a permanent duck blind with a light-penetrating deck and removable sides.~~ To maintain and restore the open landscape on the Preserve the plan proposes to restore 4 acres of sandplain grassland at Quenomica South and lease 2.7 acres of agricultural field at Quenomica North within the parameters of the Ashakomaksett Farm Association Covenants and Restriction and Conservation Restriction. A 2-vehicle trailhead is proposed at Quenomica South to accommodate one universal access vehicle and one space for permitted hunters. The plan proposes to direct all other visitors to access the Preserve via an off-premises trailhead to be installed at 40-44 Meetinghouse Way. Connection of the northern and southern portions of the Preserve is proposed via an off-premises trail, at 40-44 Meetinghouse Way, and Kanomika Road. Additional access to the Preserve is proposed via kayak from the pond with access at a kayak landing area comprising adjustable stairs, tie-off system, and platform with a bench. Limited hunting for one deer archer ~~and one duck blind to accommodate three hunters~~ is proposed at Quenomica South. Duck hunting can occur below the mean high-water mark per the Colonial Ordinances of 1641-1647. Access to the pond for the public to duck hunt below mean high-water mark is via Wilson's Landing on Mashacket Cove. In addition, the plan proposes to address invasive species; prohibit dogs and motorized vehicles; maintain the caretaker residence at Quenomica South; and promote rare species habitat where suitable and possible.

The final section of the management plan outlines in detail all planning goals, objectives, and strategies. To be implemented, this plan must be presented at a public hearing and approved by the land bank's Edgartown town advisory board, the Martha's Vineyard land bank commission, and the secretary of the Massachusetts Executive Office of Energy and Environmental Affairs (EOEEA). Additionally, a notice of intent and Massachusetts Endangered Species Act (MESA) review will be filed with the Edgartown Conservation Commission and Massachusetts Natural Heritage and Endangered Species Program (MA-NHESP) for activity proposed in estimated and priority habitat for rare species and activities proposed in and around wetland resource areas.



Proposed Project Planning Map  
Quenomica Preserve, Edgartown, MA



Note: Map prepared by the Martha's Vineyard Land Bank for planning purposes only. The land bank is not responsible for end-users interpretation of the map. Sources: 2019 ortho photograph, USGS topography, hydrology and parcel data - MassGIS and MVC. File: Quenomica\_ProjectPlanning\_map\_2023.jpg Date: March 14, 2023.



### 3. Opportunities

The 29.4 acres of Quenomica Preserve provide several opportunities for the public to interact within these scenic landscapes. They are as follows:

- A. **Access:** A 4-6 vehicle trailhead located off-premises at 40-44 Meetinghouse Way will serve as the primary trailhead for access to the Preserve. An off-premises trail will connect the primary trailhead to Kanomika Road and via that road to Quenomica South. A smaller, 2-vehicle, trailhead is proposed at Quenomica South to accommodate one universal access vehicle and one vehicle for permitted hunters.
- B. **Trails:** An out-and-back 1,500 linear foot universal access trail is proposed from the Quenomica South trailhead to a viewing platform on the southern tip of the point. ~~A spur trail is proposed to access the duck blind and~~ Adjustable stairs are proposed to access the kayak landing. A future loop trail may be possible once the proposed sandplain grassland restoration work is completed.
- C. **Views:** The Preserve offers roadside and interior pastoral views from Quenomica North and sweeping views of Edgartown Great Pond from the pond shore at Quenomica South. Several benches and ~~two~~ one viewing platforms are proposed for Quenomica South.
- D. **Passive recreation:** The Preserve is well-suited for passive recreational use such as hiking and birdwatching.
- E. **Farming:** There are 3.6 acres of pasture on the Preserve that may provide food for livestock. Some of the land was once used for vegetable crops and the potential for this use in the future remains. An agricultural lease is possible for 2.7 acres of the Preserve.
- F. **Hunting and Fishing:** The proximity of the Preserve to residents and roads precludes deer hunting in all but a 5.7-acre area on the point of Quenomica South. The plan proposes to limit the point to archery hunting only for deer (Map 9, page 24).

Quenomica South's closeness to Edgartown Great Pond also offers an excellent opportunity for duck hunting from the shoreline. Colonial Ordinances of 1641-1647 permit duck hunting below the mean high-water mark. Duck hunting is permitted from Edgartown Great Pond Beach and access is available from the town of Edgartown Wilson's Landing on Mashacket Cove across from Quenomica South. A permanent duck blind is proposed for the west side of Quenomica South. The exact location of the duck blind will be determined based on recommendations of the land bank hunting subcommittee.



side of Quenomica South

- a. Mow the understory to create a mosaic of grassland and shrubland species with scattered open-growth oaks.
- b. Preserve pockets of high bush blueberry and scrub oak.
- c. Thin the woodland of trees below 10 dbh and remove saplings.
- d. Maintain the open nature of the restoration area through annual mowing, spot tree removal and seasonal rotational grazing.

**Objective 2: Reduce and control erosion on the Preserve.**

Strategies:

- A. Utilize soil-retention techniques, such as steps and large stones at the base of boardwalks, as necessary.
- B. Site trails on appropriate grades as to minimize erosion.
- C. Reroute trails as necessary.
- D. Prohibit use of motorized vehicles such as dirt bikes, electric bikes, and all-terrain vehicles on the trail system.
- E. Cover trails with appropriate materials if needed to manage unforeseen erosion issues and prevent further surface soil erosion.
- F. Utilize light-penetrable decking on all boardwalks and platforms.
- G. Install adjustable stairs to access the pond shore from the trail system.
- H. Prohibit temporary boat (including kayak) storage on the shoreline and provide a tie-off rack instead.
- I. Prohibit recreational use of the shoreline with the exception of the ~~permanent duck blind platform~~, viewing platform at the point and kayak landing platform.
- J. Explore alternative erosion control measures as such methods are discovered.

**Objective 3: Protect the value of the Preserve as migratory and breeding habitat for wildlife species.**

Strategies:

- A. Retain select snags in woodlands where these trees do not pose unacceptable safety or fire hazard.
- B. Maintain bordering vegetated wetland shrubland along the shoreline of the point.
- C. Monitor changes in vegetation cover during regular property checks and by updating ecological inventory in 2033.
- D. Limit direct access of the shoreline to kayak landing ~~duck hunting blind~~ and viewing platform.
  - a. Site trails with views of the water and install benches.
  - b. Install educational signs regarding river otter habitat.
  - c. Prohibit dogs on the Preserve.
  - d. Prohibit temporary boat storage and boat tie-offs with the exception of the kayak landing.

**Objective 4: Monitor for and control the spread of exotic and invasive**



**species.**

Strategies:

- A. Use appropriate methods such as hand-pulling, repeated in-season mowing and grazing, weed-wrench removal, and girdling as time and funding allow.
- B. Monitor and manage vegetation along and under fence rows through frequent mowing and trimming.
- C. File with the Edgartown Conservation Commission for planned treatments of exotic and invasive species that occur within wetland resource and buffer zones.
- D. File with NHESP for planned treatments that occur in priority habitats.
- E. Monitor for re-growth and continue to manage invasive/exotic species.
- F. Explore other control methods and implement if physical control methods fail.
- G. Dispose of invasive species following approved protocols.
- H. Clean maintenance equipment between properties to avoid the spread of invasive species.

**Objective 5: Reduce forest-fire danger on the Preserve.**

Strategies:

- A. Prohibit open fires on the property, including firepits.
- B. Follow the recommendation of the Martha's Vineyard Commission Community Wildfire Protection Plan, providing recommendations do not preclude attainment of natural conservation objectives.
- C. Remove woodchips and felled trees from the Preserve as necessary.

**Objective 6: Protect natural processes on the Preserve.**

Strategies:

- A. Encourage native plants that support native pollinators.
  - a. Convert lawn areas, where appropriate, into native grassland and forb habitat.
  - b. Use island-grown native plants and/or seed for any restoration or screening projects.
  - c. Implement mowing and grazing regime around flowering times of dominant vegetation where possible.
- B. Wetland resource areas.
  - a. Protect wetland resources areas and buffer zone of wetland resource areas by limiting access and restoring encroaching woodland to a sandplain grassland.
  - b. Utilize light-penetrating decking on all raised boardwalks and platforms.

**Objective 7: Create and manage open habitats.**

Strategies:

- A. Lease approximately 2.7 acres of agricultural fields.
- B. Adhere to the Ashakomaksett Farm Association Covenants and Restrictions (DCRD doc#48685) and the conservation restriction (DCRD 63:105) as they pertain to the leasehold.



- C. Prohibit manure from being stock piled on the Preserve.
- D. Manage any agricultural fields outside of the leasehold through annual mowing and grazing. Utilize these techniques if leasehold itself is unoccupied or unutilized.
- E. Restore 3.5 acres of sandplain grassland habitat at the point and maintain through annual mowing and grazing.
  - a. Retain open growth trees, scrub oak pockets and high-bush blueberry thickets in restoration area.
  - b. Retain low growing understory vegetation and manage as a mosaic of graminoid, herbaceous and low shrub species.
  - c. Limit soil disturbance in the restoration process to allow nitrogen that is released through the cutting of trees to be taken up by retained vegetation, soil microorganisms and soil immobilization.

#### **Objective 8: Plan for climate change adaptation**

##### Strategies:

- A. Minimize soil disturbance property-wide.
  - a. Conduct annual mowing when ground is frozen or dry.
  - b. Utilize rotational grazing to manage woody vegetation.
  - c. Cut trees for sandplain grassland restoration work during the winter.
  - d. Maintain a vegetated upland buffer between the pond and the sandplain grassland restoration area.
- B. Promote carbon sequestration in management practices.
- C. Restore sandplain grassland to allow for the natural migration of bordering vegetative wetland in response to sea-level rise and increase carbon sequestration on the Preserve.
- D. Site the trail at Quenomica South on the highest elevation possible while maintaining good views of the pond from the trail.
- E. Utilize adjustable stairs and a tie-off system for kayaks to accommodate fluctuating water levels and impacts of sea-level rise.

## **B. Recreation and Aesthetics**

Allow limited, low-impact recreational use of the area and create and/or maintain attractive views and landscapes, provided that these uses do not preclude attainment of nature conservation objectives.

#### **Objective 1: Maintain the property open for low-impact recreation.**

##### Strategies:

- A. Open the property for hiking, birdwatching, non-motorized biking, and other passive uses (see project map).
  - a. Open Preserve between dawn and dusk except for stargazing, hunting and fishing.
  - b. Allow horseback riding on Quenomica North in the event additional trails become available elsewhere than the Preserve; otherwise prohibit horses from Kanomika Road and Quenomica South limit



~~horses to Quenomica North if necessary.~~

**c. Encourage horse riders to bag or remove manure from trails**

- B. Install a bike rack at trailheads at both 40-44 Meetinghouse Way and Quenomica South to accommodate visitors arriving via bicycle.
- C. Maintain a "carry in-carry out" litter policy.
- D. Create kayak landing with tie-up rack across from Wilson's Landing and connect to trail system.
- E. Prohibit all overnight boat storage, including outhaul anchors; allow short-term boat storage during the day via the designated tie-off rack.
- F. Monitor impact of passive recreational use on the property annually and manage accordingly.
- G. Use passive methods for assessing use such as trail counters and wildlife cameras.
- H. Protect the significant archaeological nature of the property.
  - a. Utilize surface coverings on trails to minimize exposure of artifacts.
  - b. Prohibit digging or disturbance of the surface, removal of any artifacts from the property, and metal detecting.

**Objective 2: Manage existing roads and trails.**

Strategies:

- A. Maintain approximately 900 linear feet of the existing farm road at Quenomica North and 550 linear feet of driveway at Quenomica South.

**Objective 3: Designate Meetinghouse Way trailhead as the main trailhead for the Preserve.**

Strategies:

- A. Instruct visitors in the land bank map and website to use the Meetinghouse Way trailhead as the primary access to the Preserve.
- B. Install a land bank logo marker on Meetinghouse Way to indicate the trailhead.

**Objective 4: Create 2-vehicle trailhead east of the driveway at Quenomica South.**

Strategies:

- A. Create trailhead off the existing driveway at Quenomica South.
- B. Create and designate one space for universal access.
  - a. Utilize an appropriate soil hardener and compaction tool.
- C. Designate one space for permitted hunters.

**Objective 5: Create new trails as shown on the Project Maps.**

Strategies:

- A. Create approximately 1,500 linear feet of universal access at Quenomica South from the trailhead to the point and an additional ~~250~~ **25** linear feet of spur trail to access the ~~duck blind and~~ kayak landing area.
  - a. Make trail corridors eight feet wide with a maintained tread of 6 feet.
  - b. Site trails so that they are as unobtrusive as possible to nearby



- homes and sensitive wildlife habitat.
- c. Minimize the cutting of trees in the creation of trails.
- d. Allow staff discretion to close or relocate trails or add new trails, such as spur trails for off-property trail connections.
- e. Use surface materials as needed to ensure proper tread.
- f. Install raised boardwalk as use dictates, using light-penetrating grating where feasible.
- g. Expand proposed trail system after the sandplain grassland restoration is complete to include a loop, if possible.
- B. Deter trespassing onto private abutting property.
  - a. Use native plant screening in collaboration with abutters where feasible.
  - b. Install symbolic fencing such as split-rail sections to close or prevent unauthorized off-trail use.
  - c. Install signage as needed.
- C. Mark trails with directional signs.
- D. Close unauthorized trails and install fencing where necessary to define public use areas.
- E. Check and maintain trails monthly.
- F. Maintain existing trail system in good condition.

**Objective 6: Highlight and maintain existing views; expand as fitting.**

Strategies:

- A. Install rustic benches where appropriate.
- B. Maintain existing open space through mowing and grazing.
- C. Install ~~two~~ **one** viewing platforms utilizing light-penetrating decking, ~~one being the duck blind.~~

**Objective 7: Entertain possibilities for other trail links.**

Strategies:

- A. Create new trails as necessary to connect the property to future conservation land and trail easements.
- B. Relocate trails if needed to connect to existing future trails and ways on abutting properties.

**Objective 8: Manage dogs and horses on Preserve.**

Strategies:

- A. Prohibit dogs on the Preserve year-round due to agricultural uses and conflicts with breeding wildlife such as otters and shorebirds.
- B. Post rules and educational signage regarding dogs and wildlife in appropriate locations.
- ~~C. Permit horses on the trail system, excluding the universal access trail on the Quenomica South, providing erosion and trespassing concerns do not develop; encourage horse riders to bag or remove manure from trails.~~

**Objective 9: Prohibit camping**

Strategies:

- A. Prohibit camping on the Preserve unless special permission is granted for scouting and like groups, and if in compliance with appropriate town



bylaws.

- B. Monitor the Preserve for squatters and remove unauthorized campers promptly.

## C. Natural Products

**Objective 1: Allow limited archery hunting ~~(one hunter) and waterfowl hunting~~ at Quenomica South.**

Strategies:

- A. Allow archery hunting (one hunter per week) on Quenomica South during the Massachusetts deer archery season.
- B. Direct archery hunters to park at Quenomica South at the designated trailhead space by permit only.
- C. Monitor hunter use via the on-site caretaker and land bank staff.
- D. Advise permitted hunters of their rights and hunting regulations by directing them to the [mass.gov/hunting-regulations](http://mass.gov/hunting-regulations) website on their permit.
- E. Notify the public of the hunting policy and season dates on the Preserve through the land bank website.
- F. Properly sign the Preserve hunting and property boundaries with "leaving public property and entering private property prohibited".
- G. Utilize a lottery system for both archery and duck hunting.
- H. Acknowledge that waterfowl hunters have the right to hunt below the mean high-water mark per the Colonial Ordinances of 1641-1647 and post the property accordingly. Create a permanent duck blind platform with removable sides utilizing light penetrating decking.
  - a. Consult with the land bank hunting committee as to the exact location of the duck blind.
  - b. Permit duck hunting in the blind for up to 3 individuals.
  - c. Prohibit access to the shoreline for hunting blinds with the exception of the designated blind area.
  - d. Close spur trail to the duck blind for non-hunters during the commonwealth waterfowl hunting season.

**Objective 2: Allow gathering of natural products.**

Strategies:

- A. Prohibit collecting of rare plants and wildlife on the Preserve.
- B. Encourage the gathering of permitted materials to occur within the immediate environs of the trail system, to avoid social trails and trampling of vegetation.

**Objective 3: Lease 2.7 acres of agricultural fields at Quenomica North.**

Strategies:

- A. Conduct public competition to lease agricultural fields.
- B. Mow or graze all open areas regularly, if not otherwise farmed, in order to forestall their conversion to shrubland or woodland.
- C. Allow temporary livestock shelters.
- D. Abide by the Ashakomaksett and Nature Conservancy deeded restrictions, where applicable.



**Objective 4: Provide access to Edgartown Great Pond for fishing where applicable.**

Strategies

- A. Provide fishing access to Quenomica South via the trailhead at 40-44 Meetinghouse Way and by bicycle.
- B. Direct fishing access to the pond via the kayak landing area.

**Objective 5: Provide the Martha's Vineyard Shellfish Group (MVSG) access to Edgartown Great Pond from the Preserve to manage its oyster larvae operation remote site in the pond.**

Strategies:

- A. Permit the MVSG to use the existing path near the caretaker's cottage to access its remote oyster larvae operation.

## **D. Land Administration**

Oversee the Preserve on a regular basis; develop and maintain good relationships with residential neighbors, members of the community, visitors, and the town of Edgartown.

**Objective 1: Help people find the property and avoid trespassing.**

Strategies:

- A. Mark the property boundary on the land bank website and TrailsMV app.
- B. Install "end of public property" signs where appropriate.
- C. Install logo markers on property.
- D. Install gates or fencing as needed.
- E. Post map of property and trails on kiosks and websites as they are updated.

**Objective 2: Maintain good relations with abutters and neighbors.**

Strategies:

- A. Continue working relations with neighbors, the town of Edgartown, and its conservation commission.
- B. Monitor public use on the properties and address trespassing violations promptly.
- C. Revisit the plan by the staff in one year and report to the Martha's Vineyard land bank commission and Edgartown town advisory board.

**Objective 3: Keep Preserve well-maintained.**

Strategies:

- A. Clean up any litter which may occur.
- B. Promptly respond to problems reported by visitors or neighbors.
- C. Employ adequate staff to effectively implement land management goals.

**Objective 4: Keep well-maintained boundaries.**

Strategies:

- A. Locate, GPS, and mark corners of property.
- B. Install split-rail fence along southern boundary of Preserve.
- C. Walk boundaries annually.



- D. Post boundary flags where appropriate.
- E. Correct encroachments as they occur.

**Objective 5: Keep good records of all land management activities and natural events.**

Strategies:

- A. Record all significant events, natural or otherwise.
- B. Continue to update plant and wildlife inventories.
- C. Maintain photographic record of landscape appearance.

**Objective 6: House on-premises caretaker/rangers.**

Strategies:

- A. Maintain cottage for full-time year-round caretaker.
- B. Create vegetative buffer of native plant species to screen buildings from trail system, as necessary.
- C. Decommission cottage if deemed necessary.
- D. Maintain gate on access driveway of Quenomica South to be located south the trailhead.

**Objective 7: Monitor and oversee recreational use Quenomica South.**

- A. House year-round caretaker at Quenomica South to patrol activities on the Preserve such as hunting, boating access and unauthorized night-time uses.
- B. Install trail and road counters to quantify use of the trailhead at Quenomica South.
- C. Install wildlife cameras on the shoreline to monitor wildlife and unauthorized shoreline use.
- D. Utilize a summer ranger on the Preserve, as needed.

**Objective 8: Comply with all applicable regulations and agreements.**

Strategies:

- A. Comply with Massachusetts endangered species act.
- B. File with the Edgartown conservation commission for activities proposed within resource areas and buffer zones of wetlands and districts of special planning concern zones.
- C. Comply with wetlands protection act and Edgartown wetland by-laws.
- D. Request recommendations from the Massachusetts historical commission regarding the proposed activities in the plan.
- E. Follow deed restrictions attached to the parcels at Quenomica North.
- F. ~~Contribute the land bank's share, to the Kanomika Road Association and the Old Farms Trail association, should one be chartered.~~
- G. Contribute the land bank's share to the Kanomika Road association (and, if ever chartered, an Old Farms Trail association) to cover matters managed by such associations, e.g., surface maintenance, speed-limit postings and other postings as to use rules, insurance, etc.



