Undevelopment as a planning tool

The Martha's Vineyard land bank's experience

Swan River, Yarmouth



What has been done?

Cove Meadow Preserve











James Pond Preserve



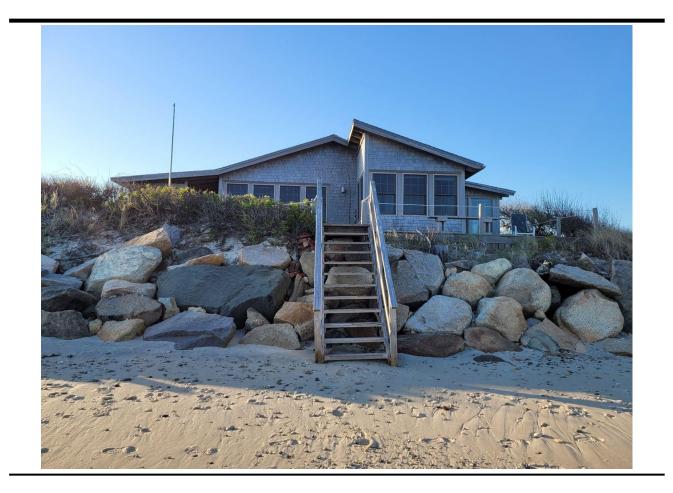


Tashmoo Preserve













Why has it been done?

ecology and geomorphological processes

water quality

scenic vistas

What can be done?

must make sense scientifically

must make sense economically

retail properties are the most expensive

focus on first- and secondcycle development

need to avoid pocking

anti-pocking mechanisms

contract contingencies

negotiated rights-of-firstrefusal

zoning and other planning incentives

proscription on enlargement

septage limitations

district of critical planning concern (DCPC)

plan immediately, fund later