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# Undevelopment as a planning tool

The Martha's Vineyard land bank's experience

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Swan River, Yarmouth

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What has been done?

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# Cove Meadow Preserve

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# James Pond Preserve

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# Tashmoo Preserve

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**Tashmo Preserve**  
**6 acres**

Vineyard  
Sound

Lake  
Tashmo













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Why has it been done?

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ecology and  
geomorphological  
processes

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water quality

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scenic vistas

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What can be done?

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must make sense  
scientifically

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must make sense  
economically

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retail properties are the  
most expensive

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focus on first- and second-  
cycle development

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need to avoid pocking

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anti-pocking mechanisms

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contract contingencies

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negotiated rights-of-first-  
refusal

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zoning and other  
planning incentives

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proscription on  
enlargement

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septage limitations

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district of critical  
planning concern  
(DCPC)

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plan immediately,  
fund later

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