

TOWN OF VINALHAVEN:
COASTAL ACCESS STUDY

DRAFT

prepared by

The Island Institute
&
Eastern Mid-Coast Planning
Commission

September 1989

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1989

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Town of Vinalhaven:
...
Coastal Access Study

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prepared by:

The Island Institute
and
Eastern Mid-Coast
Planning Commission

with funds provided by:

Department of Economic and Community Development
through the Coastal Zone Management Program
and
The Town of Vinalhaven

September 1989

ACKNOWLEDGMENTS

Without the input of a great many people a report of this nature would not be possible. The Island Institute and Eastern Mid-Coast Planning Commission would therefore like to express our appreciation for all the assistance we had from members of the Vinalhaven community to complete this project. In addition to the many interested citizens of Vinalhaven who attended public meetings and hearings, the authors would particularly like to thank the members of the Vinalhaven Planning Commission who devoted substantial comments to the final product and particularly to the Vinalhaven Public Access Committee who constructively guided this project through to fruition.

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ERRATA

pages 17-28 should have been labeled 13-24
(currently there are no pages 13-16)

INTRODUCTION

PUBLIC ACCESS REPORT AND THE COMPREHENSIVE PLANNING PROCESS

The decision to conduct a Public Access Study of this nature is the culmination of much thought regarding access to the shore. This study really began upon the completion of the Vinalhaven Comprehensive Plan in February of 1988. Although that date marked the culmination of a lot of hard work by many individuals in the Vinalhaven community, it should correctly be viewed as the beginning of an ongoing process. It is in this spirit of continuing to reach the goals outlined in the Comprehensive Plan that we offer this Public Access Report on the commercial and recreational access sites of Vinalhaven.

In its most basic form, a Comprehensive Plan is really a series of goals followed by a set of required actions to implement those goals. The Vinalhaven Plan follows this methodology. The plan outlines ten policy goals to guide future growth management actions. One of those ten goals was "To Protect The Waterfronts of the Island and to Provide Public Access." To implement this goal the Comprehensive Plan required that the community develop a "Shoreland Management and Access Plan." This report is that Plan.

Coincidentally, while Vinalhaven was in the process of approving its Comprehensive Plan in early 1988, the Maine State Legislature was debating the merits of a Growth Management Bill which eventually passed House and Senate muster to become that landmark piece of Legislation popularly called "Maine's Growth Management Law." It is important to note the existence of this state law because it requires all communities in Maine to develop state approved Comprehensive Plans on a time table outlined by the comprehensive Planning Office. Vinalhaven has been identified as a Tier III community and will not be required to have a state approved Comprehensive Plan until 1996.

In its preamble to the Growth Management Law, the Legislature established ten state goals to provide direction to the Planning Process. One of these goals was "To Protect the State's Marine Resources Industry, Ports and Harbors from Incompatible Development, and to Promote Access to the Shore for Commercial Fishermen and the Public." Interestingly, this state goal bears a striking resemblance to Vinalhaven's goal of "Protecting Waterfronts of the Island and Providing Public Access."

The authors strongly believe that in completing this report and acting on its recommendation, the Vinalhaven community will be fulfilling both the letter of its existing Comprehensive Plan and the spirit of Maine's Growth Management law.

ACCESS TO PRIVATE PROPERTY

It must be clearly understood by everyone, that identification of a site in this report does not grant the right of public access onto that parcel of land.

An individual who accesses private property without the express or implied permission of the owner is a trespasser. Publication of a site in this report does nothing to alter this fact.

The rights of private property owners must continue to be respected. This respect will hopefully allow the tradition of easy access over private property to continue. Failure by the community at large to respect the rights of the private property owners could result in the exclusion of the public from certain parcels of land. As the island becomes more developed this respect for the private property grows more important.

LAND OWNER LIABILITY

Islanders have traditionally enjoyed an easy right of access over the lands of private property owners. However, in recent years the increase in tort claims has caused many landowners to question the prudence of allowing persons onto their land.

The common law recognized three distinct groups of individuals to whom a landowner owed varying degrees of care; the invitee, the licensee and the trespasser. Maine has abolished the distinction between "licensee" and "invitees." In Maine, all persons rightfully on another's land are owed the same duty of care.

Trespassers are those that use the property of another without the consent of that person. With respect to trespassers a landowner is only liable to those trespassers who are harmed due to the landowner's deliberate and callous disregard of known hazards on the property.

Along with forty-one other states, Maine has passed legislation limiting the liability of landowners who allow the public access to their land for recreational purposes. The statutory language is contained in 14 M.R.S.A. 159-A, which states in part "An owner, lessee or occupant of premises shall owe no duty of care to keep the premises safe for entry or use by others for recreational or harvesting activities or to give warning of any hazardous condition, use, structure, or activity on these premises to persons entering for those purposes."

In other words, the law allows the private property owner to treat the users of his land as trespassers to whom no affirmation duty of care is owed. Section

159-A goes further in stating that the landowner is not ordinarily liable to those persons to whom he expressly gave permission to enter his property.

A 1985 amendment to the law allows landowners who are sued and found not guilty to cover their costs and expenses including reasonable legal fees. This fairly recent expansion of the statute by the Maine Legislature is a clear indication that the law is designed to afford the greatest amount of protection to the landowner.

Landowners should be aware that despite the protection of 14 M.R.S.A. 159-A, there are some situations where they may be held liable for injuries occurring on their property.

The first instance is where the landowner fails to warn the recreational user against a dangerous condition on his land. An example of this situation might be where a landowner has an open well shaft.

The second case where a landowner may be liable is where he charges a fee for entering his land.

In the third instance, if the landowner has an independent duty to act in a certain way and the landowner breaches that duty then the landowner could be held liable.

With the exception of the three cases just mentioned, Maine landowners can rest assured that they will not be liable for injuries to recreational users of their property irregardless of whether the injured person was an invitee or trespasser.

SHORELAND ZONING ISSUES

The first zoning enabling legislation was passed in Maine in the mid 1920's. In the decades that followed, zoning became an accepted land use tool in many Maine communities.

Recognizing a special need to protect both inland and coastal waters in our state, the Maine Legislature passed the Mandatory Shoreland Zoning Act in 1971. In that law the legislation charged the Department of Environmental Protection with developing a model ordinance that could be used by local communities around the state. This model ordinance was originally drafted in 1974 and has been periodically updated in recent years.

The Shoreland Zoning Unit within the Department of Environmental Protection has been working on the most recent revision to the "Model Ordinances" for the past eighteen months. The new draft has gone through substantial public debate and four major revisions. It is scheduled for a final public hearing before the Board of Environmental Protection in the fall of 1989 and is expected to be approved by that same Board by December of this year. To

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Shoreland Zoning Issues

the best of our knowledge, communities will have until June of 1991 to incorporate the changes outlined in the state model into their local ordinance.

These state mandated changes will have a major impact on the existing General Zoning Ordinance of Vinalhaven. At a minimum, Vinalhaven must adopt the mandatory changes by the state imposed deadline.

The fact that the time frame for state mandated changes is arriving at approximately the same time as your review of existing ordinances is fortuitous. The state is encouraging coastal communities to identify and zone Maritime Activities Districts. Although Vinalhaven has already taken a meaningful step in that direction with the creation of a Marine Commercial District on the west side of Carver's Harbor, now might be the perfect opportunity to consider the extension of this type of zoning to pockets of commercial fishing activity in the outlying harbors. Specific recommendations will be made in the commercial fishing section of this report.

As the committee reviews suggested amendments to the Vinalhaven General Zoning Ordinance, it should look to the state mandated Shoreland Zoning Model Ordinance as the glue to bind the other suggestions into a well-organized package.

METHODS

The public access sites inventoried in this report are sites that have been traditionally used and/or are being used now by the community of Vinalhaven in order to gain access to the shore. Both commercial and recreational points of access have been identified in this report.

The 133 sites identified came from community input at two public meetings on Vinalhaven during the month of January with representatives from the local fishing and lobstering community and local residents. Two newly created maps were displayed at the meetings in order to facilitate the community in identifying the location of particular access points. The two maps included; a parcel map of the working waterfront from Old Harbor to Roberts Harbor, drawn to a scale of 1" = 200' and a town wide map drawn to a scale of 3/4" = 1,000'. Data collected for each site identified included ownership, traditional rights of access, and physical description.

Following the identification of all the access sites as viewed by the participants in the public meetings, most of the sites were visited in order to verify their visual descriptions and conditions. All of the sites were then located on the two maps. These maps were posted at the Town Office for several weeks during the month of March for anyone in the community to check the proper location and name of the sites.

With this information, the public access committee invited the local community to attend a hearing in which the sites and their future importance were discussed. On the basis of this hearing, the consultants were able to prioritize sites that appeared to be most important to the community for preservation. These areas are considered important to the community for one of several reasons; 1) they currently play a significant role in providing access to the shore, 2) they are thought to be important sites for the long term preservation of access to the shore and/or 3) their access is currently threatened.

Following the comprehensive inventory of the commercial and recreational access sites in this report, are the discussion and recommendation sections that discuss the results of the public hearing. It is this section that provides the Town of Vinalhaven with a forward looking perspective on those areas along the shore that warrant their attention over the next few years. Recommendations for long term planning and ordinance implementation are made in order to facilitate the Town in making decisions about ensuring public access is available now and in the future.

COMMERCIAL ACCESS

CRITERIA

Ninety-six sites have been identified in this report as commercial access points. The sites are identified numerically on the maps accompanying this report counter-clockwise from the west side of the island to the east side of the island. This information is presented by "cove" around the island since fishermen will fish in areas that are closest to their homes, if at all possible. For this reason, the "coves" are considered as distinct working harbors.

The coves have been grouped in three general areas, as described to us by the local community. These include: The West Side, the Center of Town, and the East Side. The West Side extends from Dyers Cove to the east end of the Reach, the Center of Town extends from the edge of the Reach through Indian Creek, and the East Side extends from the edge of Indian Creek to Winter Harbor. The northern end of the island did not have any commercial access sites identified for this report. Though the coves are presently independently in the following order from West to East:

West Side:

1. Dyers Cove
2. Old Harbor
3. The Reach

Center of Town:

4. Sands Cove
5. Carvers Harbor
6. Indian Creek

East Side:

7. Roberts Harbor
8. Arey Harbor
9. Winter Harbor

there is certainly overlap in use between the coves. Carvers Harbor in the center of Town has the highest use, and is used by fishermen who need services, wharf and repair space, that may not be available in their coves.

The overriding criteria for all sites is that they have been and continue to be used by the commercial fishing industry to gain access to the shore. The best effort has been made to include all sites that have some sort of shoreline access around the entire island, with focus in the center of town, for commercial fishing interests.

The sites identified provide access to commercial fishermen for the following activities; grounding-out, hauling and repairs of boats, boat launching, storage of boats, storage and repair of fishing gear and equipment, haul-outs of floats and lobster cars, and service of boats.

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Criteria

The vast majority of the 96 sites identified are privately owned. The rights of these private owners are not at all in jeopardy through inclusion in this report. Only three sites are owned by the Town of Vinalhaven in the center of town. Though the security of these sites seems assured, it is important to include them in this comprehensive inventory of all coastal access sites for future planning purposes.

Table of Sites

	Land Access poor/good	water access half/whole	lease *1	own *2	# of users low/med/high
1	✓	✓		✓	✓
2	✓a	✓		✓	✓
3	✓	✓		✓	✓
4	✓			✓	✓
5	✓	✓		✓	✓
6		✓	✓b		✓
7	✓	✓		✓	✓
8	✓a	✓j		✓	✓
9	✓	✓		✓	✓
10	✓	✓		✓	✓e
11	✓a	✓		✓	✓
12					✓
13					✓
14	✓	✓		✓	✓e
15	✓	✓		✓	✓
16	✓a	✓j		✓	✓
17	✓	✓j			✓f
18	✓a	✓		✓	✓
19	✓			✓	✓
20	✓			✓	✓
21	✓			✓	✓
22	✓	✓j		✓	✓
23	✓	✓j	✓g		✓
24	✓	✓		✓	✓
25	✓	✓		✓	✓
26	✓			✓	✓
27	✓	✓h	✓c		✓
28	✓	✓h		✓	
29	✓	✓h		✓	
30	✓	✓h		✓	
31	✓	✓h		✓	
32	✓	✓h		✓	
33	✓	✓h		✓	
34	✓	✓j	✓		✓
35	✓	✓		✓	✓e
36	✓a	✓j	✓g		✓

10 / Commercial Access
Table of Sites

	Land Access poor/good	water access half/whole	lease *1	own *2	# of users low/med/high	
37	✓	✓	✓g			✓
38	✓	✓j	✓g		✓	
39	✓d	✓	✓g			✓
40	✓d	✓	✓c			✓
41	✓	✓	✓e			✓
42	✓d	✓	✓g			✓
43	✓	✓	✓			✓
44	✓	✓		✓	✓	
45	✓	✓h		✓	✓	
46	✓	✓h		✓	✓	
47	✓	✓	✓g			✓
48	✓	✓		✓	✓	
49	✓	✓j	✓		✓	
50	✓d	✓	✓c			✓
51	✓d	✓	✓		✓	
52		✓h		✓	✓	
53		✓h		✓	✓	
54		✓h		✓	✓	
55		✓h		✓	✓	
56		✓hj		✓	✓	
56A		✓h		✓	✓	
57	✓	✓		✓	✓	
58	✓	✓		✓	✓	
59	✓	✓h		✓	✓	
60	✓	✓h		✓	✓	
61	✓	✓h		✓	✓	
62	✓	✓h		✓	✓	
63	✓	✓h		✓	✓	
64	✓	✓j		✓	✓	
65	✓	✓j		✓	✓	
66	✓	✓		✓	✓	
67	✓d	✓	✓		✓	
68	✓	✓		✓	✓	
69	✓			✓	✓	
70	✓	✓j		✓	✓	
71	✓	✓			✓	

	Land Access poor/good	water access half/whole	lease *1	own *2	# of users low/med/high
72	✓d	✓j	✓		✓
73	✓			✓	✓e
74	✓	✓		✓	✓
75	✓a		✓c		✓
76	✓	✓j			✓
77	✓	✓j		✓	✓
78	✓a	✓		✓	✓e
79	✓	✓		✓	✓
80	✓	✓h		✓	✓
81	✓	✓h		✓	✓
82	✓	✓h		✓	✓
83	✓	✓h		✓	✓
84	✓	✓h		✓	✓
85	✓	✓h		✓	✓
86	✓a	✓		✓	✓
87		✓		✓	✓e
88	✓a	✓		✓	✓
89	✓a	✓		✓	✓
90	✓	✓		✓	✓
91	✓	✓		✓	✓
92	✓	✓		✓	✓
93	✓	✓		✓	✓
94	✓	✓	✓		✓
95					✓
96	✓	✓j		✓	✓

Key:

*1 site is not owned by the user, rather it is leased or a special arrangement has been made between the owner and the user

*2 site is used by the owner

a = foot access only

d = parking available
fishermen

h = wharves are joined

b = owned by state

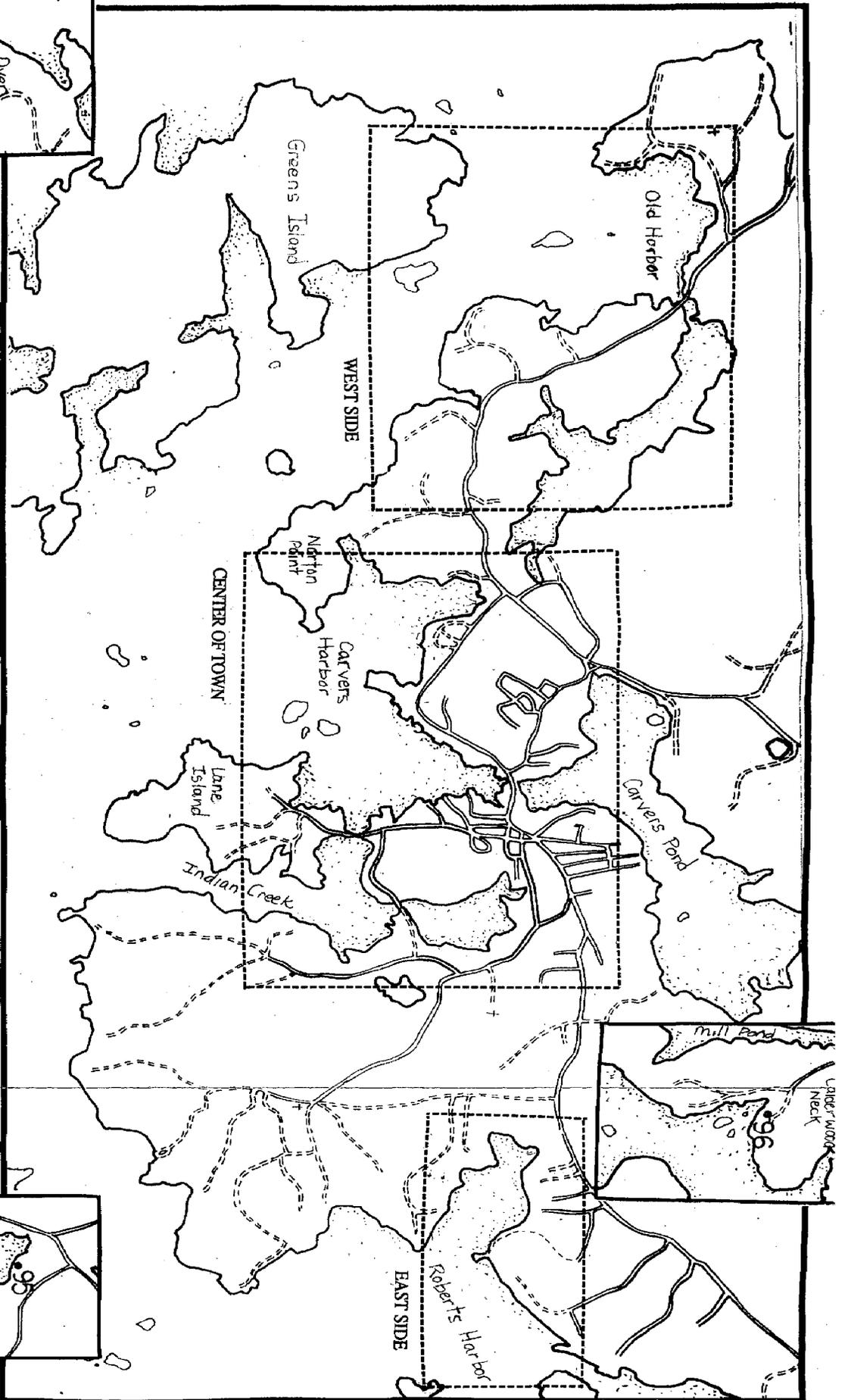
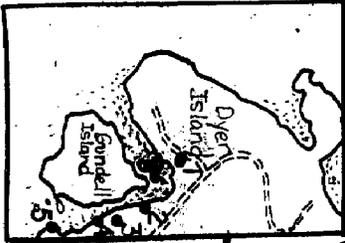
e = family use

g = owned by an association, co-op

j = grounding or hauling site

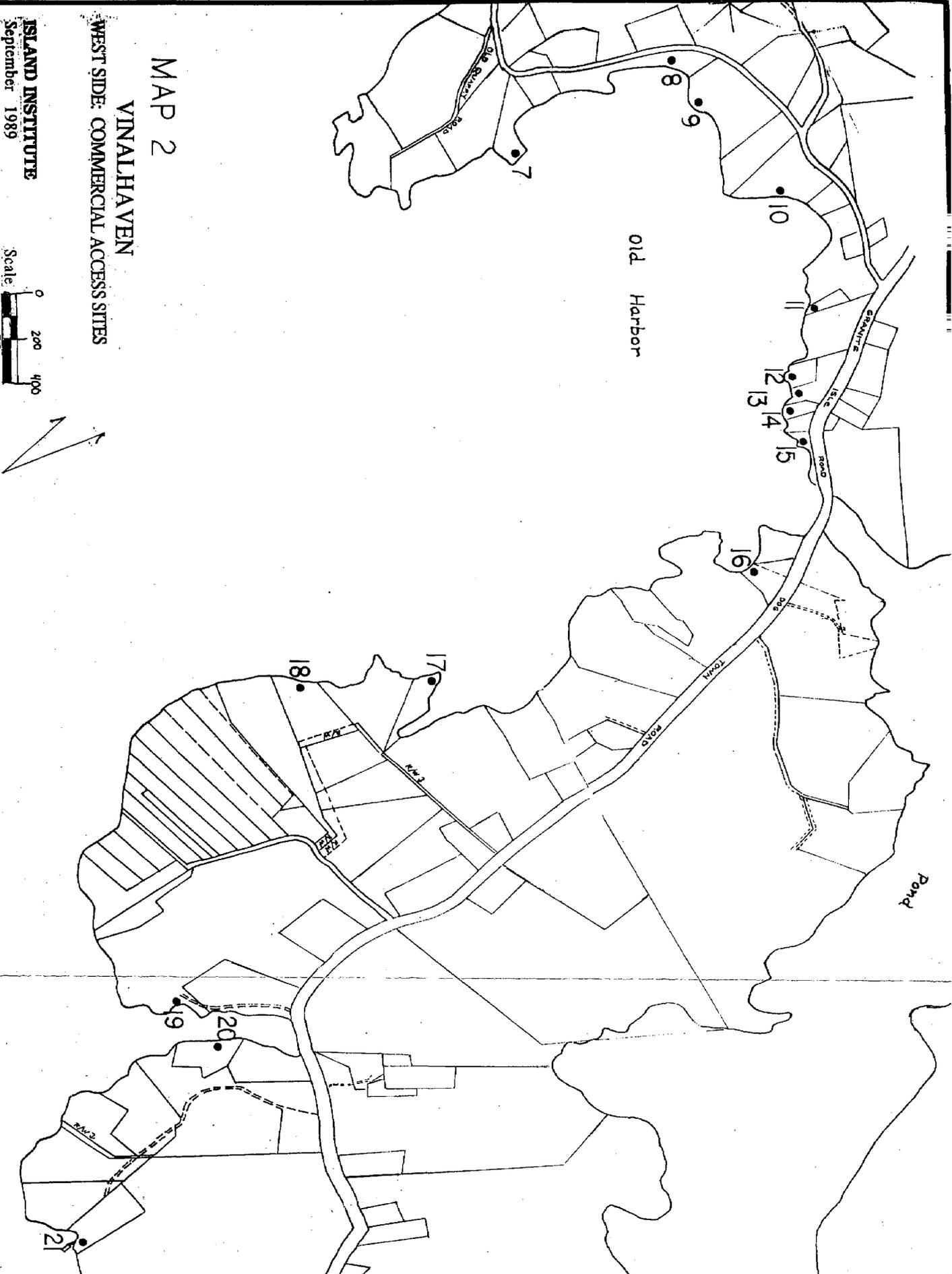
c = owned by Town

f = currently not available to



MAP I
 VINALHAVEN
 COMMERCIAL ACCESS SITES

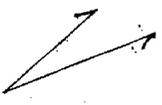


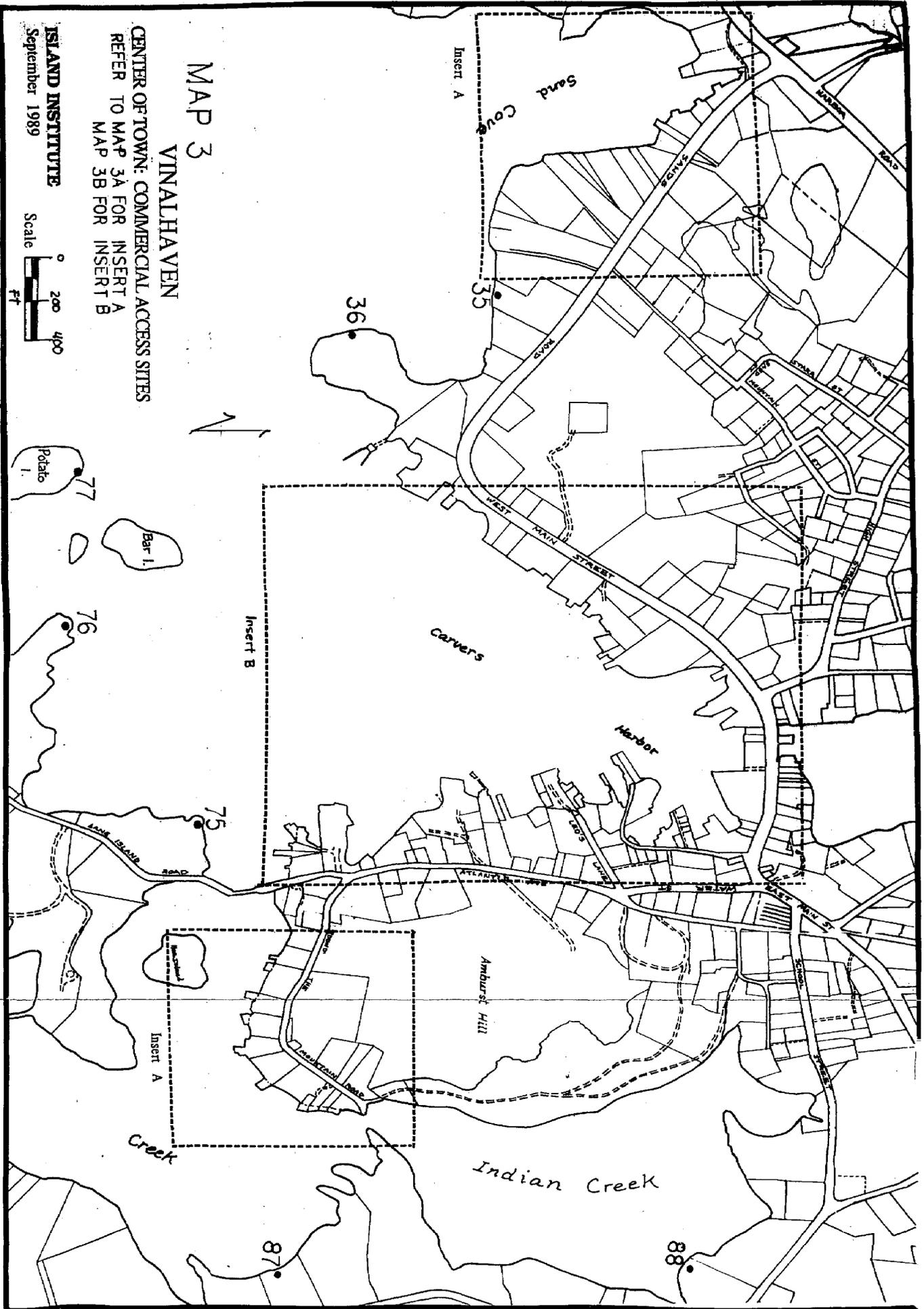


MAP 2

VINALHAVEN
WEST SIDE: COMMERCIAL ACCESS SITES

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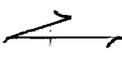
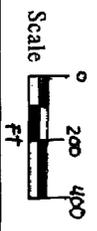
MAP 3

VINALHAVEN

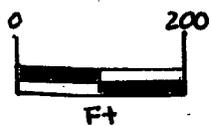
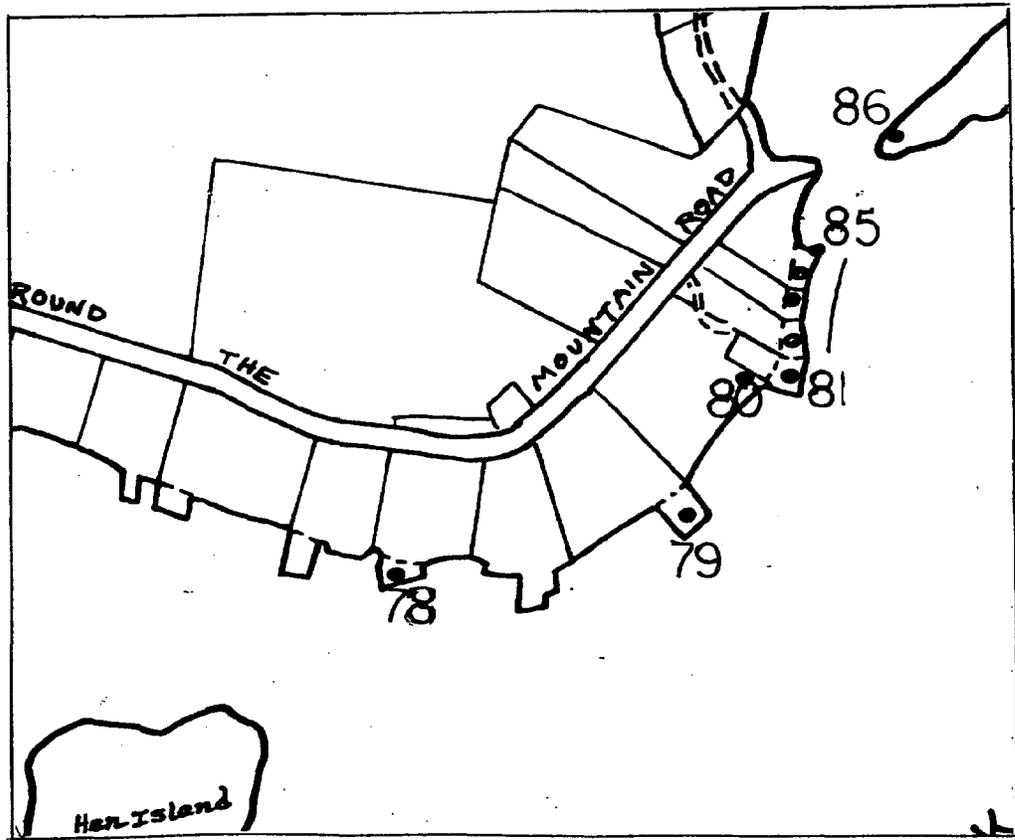
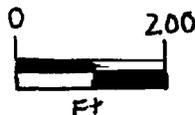
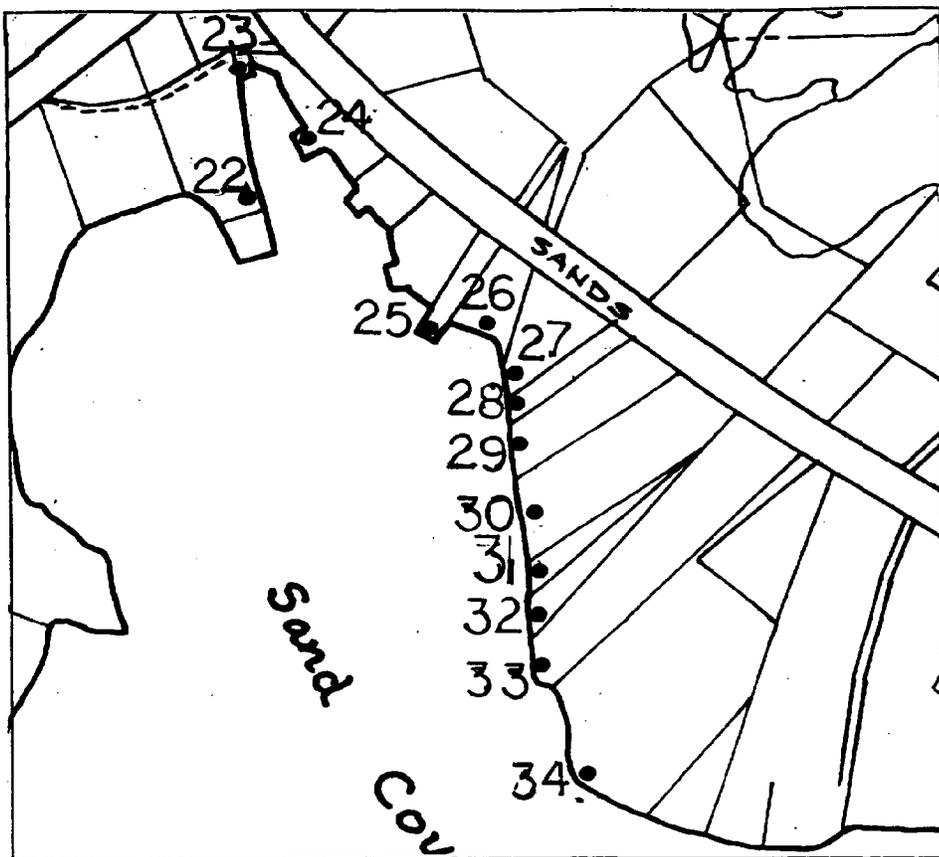
CENTER OF TOWN: COMMERCIAL ACCESS SITES

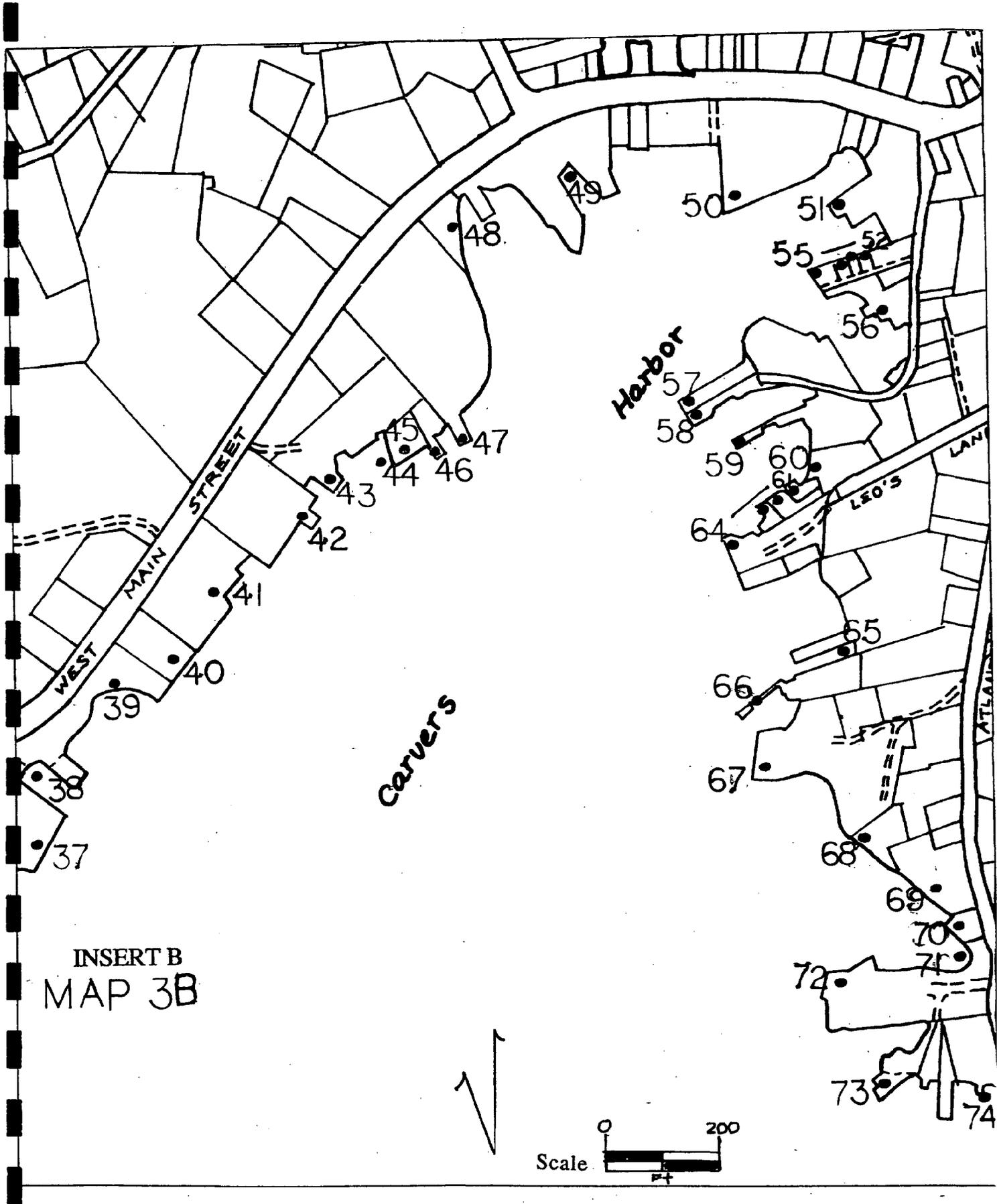
REFER TO MAP 3A FOR INSERT A
 MAP 3B FOR INSERT B

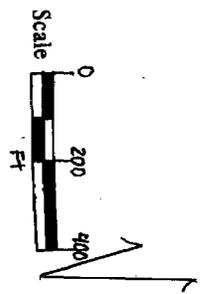
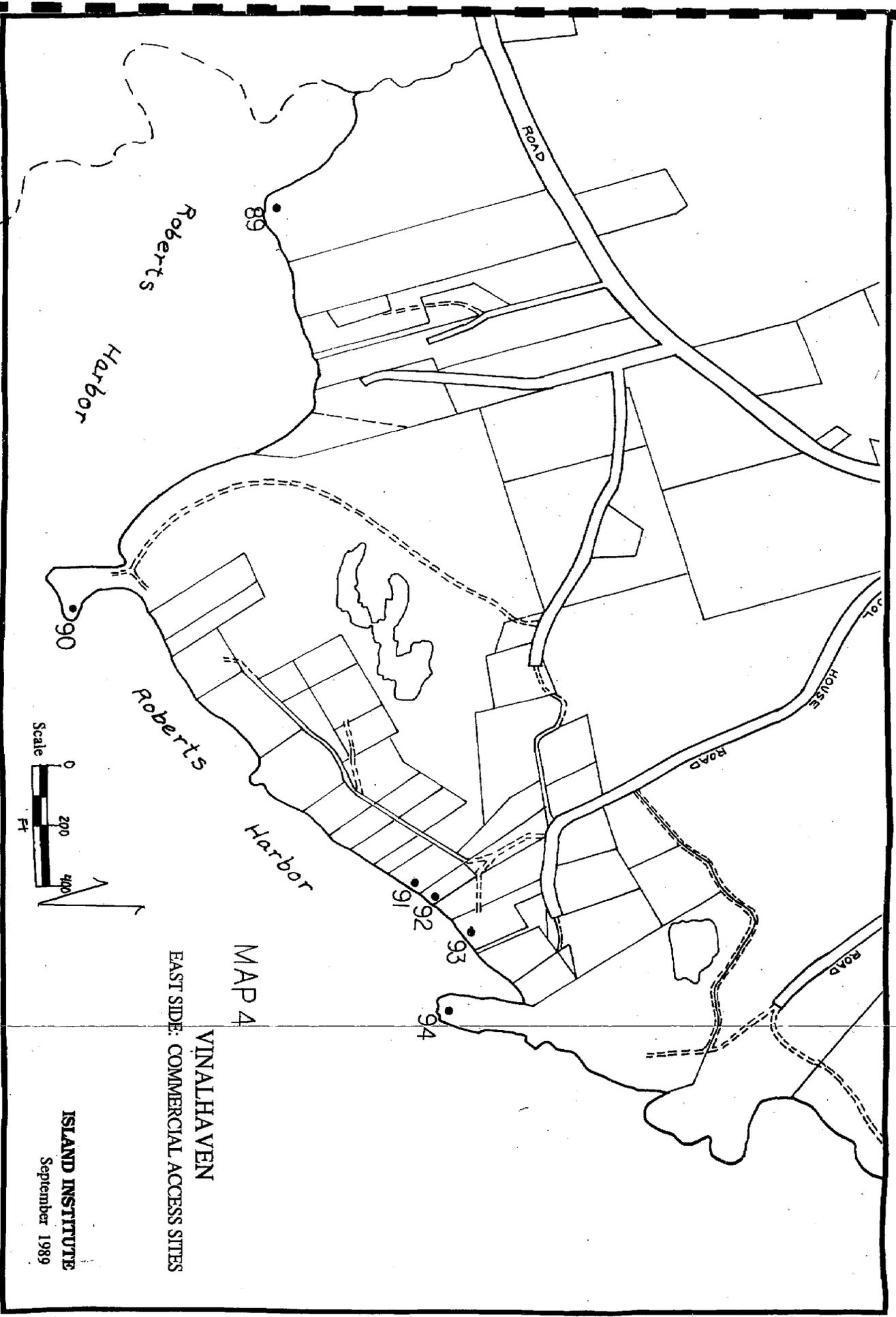
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INSERT A
MAP 3A







MAP 4
VINALHAVEN
EAST SIDE: COMMERCIAL ACCESS SITES

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**INVENTORY OF COMMERCIAL SITES
THE WEST SIDE**

DYERS COVE

Site Name:

Site Number: 1

Ownership: P Warren

Location: Map 5, lot 42

Traditional Rights of Access: Vehicular access is available to the site. There is a wharf at the site which is only accessible from mid to high tide.

Site Description: The site facilities include a half tide wharf and float. The wharf is used as well to store traps.

Comments:

Site Name:

Site Number: 2

Ownership: D. Anthony

Location: Map 5. lot 33

Traditional Rights of Access: There is a residence on the site which provides walking access to the shore. The wharf at this site is only available from mid to high tide.

Site Description: Facilities at this site includes a place to store traps and a grounding out beach.

Comments:

Site Name:

Site Number: 3

Ownership: A. Warren

Location: Map 5, lot 29

Traditional Rights of Access: There is vehicular access available to this site. As with the other sites around Dyers Island, the water dries at low tide so the wharf is only accessible from mid to high tide.

Site Description: This site has a fish house, wharf and a place to store traps.

Comments:

Site Name:

Site Number: 4

Ownership: V. Swears

Location: Map 5, lot 14

26 / Commercial Access
Inventory: The West Side
Dyers Cove

Traditional Rights of Access: There is vehicular access to the site.

Site Description: There is a fish house used by a fisherman at this site.

Comments:

Site Name:

Site Number: 5

Ownership: R. Swears

Location: Map 5, lot 4

Traditional Rights of Access: There is vehicular access available to this site. The wharf can only be used from mid to high tide because the cove dries at low tide.

Site Description: The facilities at this site include; a fish house, wharf, a place to store traps and a grounding out site.

Comments:

Site Name:

Site Number: 6

Ownership: State of Maine

Location: Dyers Cove

Traditional Rights of Access: Access to this site is from the water.

Site Description: Several wharfs are located on the ledges in Dyers Cove which are used to store traps.

Comments:

OLD HARBOR

Site Name:

Site Number: 7

Ownership: N. Guidoboni

Location: Map 27. lot 9

Traditional Rights of Access: Local fishermen use this site to store traps, do repairs, and load and haul their boats. It is accessed by a private road off City Point Road which is wide enough at the shore end for trucks to load and unload. The site is accessible by water at nearly all tides, but cannot be used at extreme low tides.

Site Description: This high stone wharf can handle four boats at a time, two tied up along the front, and one on either side. Spiles along the edges of this relatively large wharf protect the boats from hitting against the stone. A small workshop is located near the wharf for doing small repairs.

Comments: Local fishermen consider this wharf to be the best one in Old Harbor because of the good condition of the stone wharf, the site's accessibility for hauling boats, and its deep water access.

Site Name:

Site Number: 8

Ownership: J. Smith

Location: Map 27, lot 7

Traditional Rights of Access: This site tucked in the western corner of the cove is only accessible by foot.

Site Description: There are no structures at this site, just a small piece of flat land along the shore where the lobsterman can store his car when it is not in the water. The topography rises steeply behind this land, so it is only accessed by foot, over private property.

Comments: Considering the lay of the land, this site is being put to its best use as a commercial fishing facility.

Site Name:

Site Number: 9

Ownership: J. Smith

Location: Map 27, lot 6

Traditional Rights of Access: This site has no wharf but is used by a single fisherman to pull out his lobster car and store his traps. At high tide he can bring his boat to the side of the lobster car and dump his traps. At low tide he can drag his traps up the gently sloped shore. The only land access is by walking over the existing embankment.

Site Description: There is no road to this site and no structures at the site. Above the shore there is an embankment which extends along the western shore of Old Harbor. Along the shore, the area flattens out and has been filled in with great pilings. The use of this area is restricted because it drains completely at low tide.

Comments: This is one of three haul-out sites used by the fishermen in Old Harbor.

Site Name:

Site Number: 10

Ownership: S. Warren

Location: Map 27, lot 4

Traditional Rights of Access: This site is used by three members of a fishing family. These men store their traps, do small repairs, and load their boats at this site. A single boat can tie up along one side of the wooden wharf. This site is accessible by a small dirt road off City Point

28 / Commercial Access
Inventory: The West Side
Old Harbor

Road. The road can accommodate a four-wheel drive truck. The site goes dry at low tide.

Site Description: The facilities at this site include a wooden wharf and a boat house "locker". Next to the wharf facility is a gently sloping gravel beach which is an ideal site for grounding-out.

Comments: The site is being well used according to local fishermen who claim it has everything a fisherman needs, though they would prefer the wharf was made of a more durable material.

Site Name:

Site Number: 11

Ownership: H. McDonald

Location: Map 27, lot 1A

Traditional Rights of Access: This site is used by a family member who goes from this site. The wharf is accessible only at high tide. The site is only accessible by a foot path off City Point Road. The fisherman lives nearby and can therefore walk to the site.

Site Description: The workshop at this site had been used to store and fix traps and to paint pot buoys, however, it's present condition has limited it's use. Punts are moored off the wharf. Water leaves the site at low tide exposing a small beach.

Comments:

Site Name:

Site Number: 12

Ownership: V. Ames, L. Walker

Location: Map 28, lot 9

Traditional Rights of Access:

Site Description: There is a workshop at this site.

Comments:

Site Name:

Site Number: 13

Ownership: C. Guilford

Location: Map 28, lot 8

Traditional Rights of Access:

Site Description: This site is used by a fisherman.

Comments:

Site Name:

Site Number: 14

Ownership: Scudder

Location: Map 28, lot 7

Traditional Rights of Access: This site used to be a dealership where gas was available and lobsters were sold. Now there is a wooden catwalk at the site used by three fishermen in a family to store traps, haul boats, and ground out. This site is accessible from Granite Isle Road and a private drive. This access had frequent use when the site was a dealership. Flat beds and pick up trucks would drive directly to the shore to pick up lobsters.

Site Description: The facilities at the site include a wharf and float. A pulling line is located off the wharf which allows skiffs to be tied up off shore. At low tide, the site dries out. Adjacent to the wharf the terrain slopes gently and provides a good site for boats to be cleaned.

Comments:

Site Name:

Site Number: 15

Ownership: Van Guilford

Location: Map 28, lot 5

Traditional Rights of Access: This site is used by a fishermen to store traps and load boats. It is also used to tie up punts. It is accessible directly off Granite Isle Road. The site dries at low tide.

Site Description: There used to be a repair shop located at this site which was destroyed during the storm of 1978. The fisherman who owns this site lives directly across the street and can walk to the wharf.

Comments:

Site Name:

Site Number: 16

Ownership: T. Grant

Location: Map 28, lot 3

Traditional Rights of Access: The site is used by local fishermen for grounding-out. There is also a granite wharf used by the owners of the property for recreational purposes. This site can only be used at high tides. A driveway provides walking access to the site from the house on the property.

Site Description: The land to this site drops gradually to the shore where there is a rocky beach. A float extends off the wharf and a pulley line is used to access the punts off shore.

30 / Commercial Access
Inventory: The West Side
Old Harbor

Comments: This is one of three grounding out sites in Old Harbor and therefore has an important role in providing local fishermen with a place to clean their boats. The wharf however, is not currently used by the fishermen of Old Harbor.

Site Name:

Site Number: 17

Ownership: J. Upton

Location: Map 20, lot 1C-7

Traditional Rights of Access: The site is not currently used by fishermen because the property surrounding the beach is privately owned. Fishermen used to use the site to ground out their boats.

Site Description: At the eastern end of the cove, this area drains out at low tide opening a spot for cleaning off the hulls of boats. Behind this small patch of sandy beach the topography rises steeply limiting the land based accessibility of the site.

Comments: Though this site is not accessible to local fishermen, it is thought that it could provide a significant contribution to the fishing activity in Old Harbor.

Site Name:

Site Number: 18

Ownership: M. Mesko

Location: Map 20, lot 1C-2

Traditional Rights of Access: This site has a half tide float. There is a residence on the property which provides access to the shore.

Site Description: Facilities at this site includes a pulley line and a place to store traps. The owner of the site has a mooring in the harbor and uses the float to tie up his dinghy.

Comments:

THE REACH

Site Name:

Site Number: 19

Ownership: J. Jr. and R. Carlson

Location: Map 15, lot 2

Traditional Rights of Access: This site is used by a fisherman to store his traps and his outboard and to work on repairs. This site is accessed directly off a private road off Dog Town Road.

Site Description: This site is located on the west shore of Creeds Cove. There is no wharf at this site, though there is a large working fish house which is used for repairs, building traps, working on ropes, and painting pot buoys. Along the flat and narrow cove, floats and traps are stored. The fishermen's outboard also lays out alongside the floats.

Comments:

Site Name:

Site Number: 20

Ownership: R. Young heirs

Location: Map 16, lot 11

Traditional Rights of Access: The owner of the property uses the wharf to store his traps and equipment, work on small repairs and ground out his boat. A small private road off Dog Town Road provides access to the site.

Site Description: This property lies directly across the cove from the previous site. There is a small wooden wharf and fish house on the shore end of the property. Steep banking separates the wharf from the driveway and the area to store traps. A float has been placed off the wharf to give enough depth of water for the fisherman to tie up his boat. The wharf is too small for storage of traps, so the fisherman has to carry his traps over the banking in order to lay them out. A small beach at the end of a cove is used for grounding-out.

Comments:

Site Name:

Site Number: 21

Ownership: K. Holbrook

Location: Map 16, lot 15

Traditional Rights of Access: This site is currently used by the fisherman who owns it. A town road provides access to the property line. From the property line to the shore, another parcel of private land must be crossed.

Site Description: There is a fish house and an old stone crib wharf on the shore. The fisherman's residence and workshop are also on the property.

Comments:



INVENTORY OF COMMERCIAL SITES

THE CENTER OF TOWN

SANDS COVE

Site Name:

Site Number: 22

Ownership: Peterson

Location: Map 17, lot 29

Traditional Rights of Access: This site has a full tide stone wharf and can be accessed on land by vehicle.

Site Description: Facilities at this site include the stone wharf, a workshop and place to store traps. There is also a careening beach to ground-out the boats.

Comments: According to the local fishing community this is one of the best sites in Sand Cove because of its excellent accessibility.

Site Name:

Site Number: 23

Ownership: Sand Cove Associates

Location: Map 17, lot 28

Traditional Rights of Access: This site is available to local fishermen who rent space from Sands Cove Associates. It is used to ground out boats and is accessible at all tides. It is also used to haul traps and service boats. The road access is via Sands Road to a private road that goes through several lots.

Site Description: This site is located at the head of Sand Cove. A large stone and gravel wharf in good condition accommodates hundreds of traps and has room enough for a truck to drive to its edge. Two bait floats are attached to the wharf. The wharf can handle several boats at once. Alongside the wharf, the ground slopes gently where there is a beach and a site for cleaning boats.

Comments: This is considered a valuable site for local fishermen because of the facilities it provides and its accessibility at all tides.

Site Name:

Site Number: 24

Ownership: W. Hutchinson

Location: Map 17, lot 27

34 / Commercial Access
Inventory: Center of Town
Sands Cove

Traditional Rights of Access: There is a half tide wharf available at this site. Access to this site on land is by car.

Site Description: Facilities at this site include a beach for grounding-out boats, a wharf and workshop.

Comments:

Site Name: Site Number: 25

Ownership: Mark Olsen Location: Map 17, lot 24

Traditional Rights of Access: There is vehicular access to this site. The wharf can only be accessed from mid to high tide.

Site Description: This site has a wharf and a place to store traps.

Comments:

Site Name: Site Number: 26

Ownership: Gene Guilford Location: Map 17, lot 22

Traditional Rights of Access: There is vehicular access to this site.

Site Description: There is no wharf at this site, and the fisherman uses the nearby town wharf. Facilities include a workshop/fish house and a place to store traps.

Comments:

Site Name: Site Number: 27-33

Ownership: see following 7 sites Location: Map 17
lots 16-23

Traditional Rights of Access: This large stone wharf crosses seven parcels owned by fishermen who all have access to the wharf for

storing traps, doing repairs, and loading their boats. The wharf is only accessible to half tide.

Site Description: A series of small fish houses abut this long stone wharf used by the fishermen. The land is nearly flat to the shore; and a small access road connects the various parcels. The site is only accessible to half tide.

Comments: Six of the seven sites are owned by the fishermen who use them. Site 30 is the one exception.

<u>Site Name:</u>	<u>Site Number:</u> 27
<u>Ownership:</u> Town of Vinalhaven	<u>Location:</u> Map 17, lot 23
<u>Site Name:</u>	<u>Site Number:</u> 28
<u>Ownership:</u> J. Philbrook	<u>Location:</u> Map 17, lot 21
<u>Site Name:</u>	<u>Site Number:</u> 29
<u>Ownership:</u> J. Philbrook	<u>Location:</u> Map 17, lot 20
<u>Site Name:</u>	<u>Site Number:</u> 30
<u>Ownership:</u> R. Colson	<u>Location:</u> Map 17, lot 19
<u>Site Name:</u>	<u>Site Number:</u> 31
<u>Ownership:</u> Olsen, Crossman	<u>Location:</u> Map 17, lot 18
<u>Site Name:</u>	<u>Site Number:</u> 32
<u>Ownership:</u> H. Alley	<u>Location:</u> Map 17, lot 17
<u>Site Name:</u>	<u>Site Number:</u> 33
<u>Ownership:</u> R. Walker	<u>Location:</u> Map 17, lot 16

36 / Commercial Access
Inventory: Center of Town
Sands Cove

Site Name:

Site Number: 34

Ownership: S. Jaques

Location: Map 17, lot 15

Traditional Rights of Access: This site is used for hauling lobster cars and storing floats. The site is privately owned and is rented to several local fishermen. Access is via private property. Parking is not available along Sands Road and one must cross this property in order to get access to the shore.

Site Description: There is a large building on this property which is now used as a workshop. Floats are stored on either side of the building though there is an increasing problem of storage space since the property is privately owned.

Comments: With permission of the current owners, this site provides the one of two places for fishermen to store their floats in Sands Cove. However this use can not be assured in the future as it is already getting congested.

Site Name:

Site Number: 35

Ownership: R. Walker

Location: Map 17, lot 9

Traditional Rights of Access: This site used by several members of the family can be accessed by car. There is full tide access to the shore.

Site Description: There is a wharf at this site which is also used to store traps. There is a workshop at the site for the fishermen to do small repairs to their gear.

Comments:

Site Name: Smith Point at Grimes Park

Site Number: 36

Ownership: American Legion

Location: Map 17, lot 5

Traditional Rights of Access: Though part of Grimes Park, a small beach area has been traditionally used by fishermen to lay their floats. There

is no land access, except by walking through the park so fishermen usually use their skiffs to get at their floats.

Site Description: This site is part of Grimes Park, a wooded picnic area, that is next door to the ferry terminal on the island. The western shore of Smith Point is mostly rocky except for one strip of sandy beach. This is the location where two floats are hauled and stored during the winter months.

Comments: This is one of two sites in Sands Cove that provide a place for fishermen to haul their lobster cars. Though both are in private ownership, this site is less vulnerable to a change in land use as it is surrounded by a local community park owned by the American Legion.

CARVERS HARBOR

Site Name: Bay State Wharf

Site Number: 37

Ownership: Bay State Lobster Company

Location: Map 17, lot 4

Traditional Rights of Access: This is one of two land based commercial fishing facilities in Vinalhaven. This facility is open to all fishermen who sell their fish to Bay State. This facility, directly off West Main Street provides ample parking for the fishermen. Large four wheel trucks and bait trucks can back up directly to the wharf to pick up lobster. The wharf at this site is available at all tides. The site is used for storing traps, and floats.

Site Description: This facility is located at the western edge of Carvers Harbor next to the Ferry Landing. It is the first in a line of working wharfs in Carvers Harbor. The wharf is in good condition and provides room for storage. It can handle one boat at a time to unload lobsters. Gas is available to the fishermen, though no ice or other services are available. A large unoccupied building is part of the facility.

Comments: The facility is an important asset in Carvers Harbor since as it is one of two commercial sales outfits. The wharf is currently large enough to handle boats as they come in and unload their lobsters and gear. Parking is not a problem at this site. The building associated with the site is not being used and could perhaps help bring in revenue if repaired to store traps, equipment and provide space for repairs.

Site Name: Bay State grounding out site Site Number: 38

Ownership: Bay State Lobster Company Location: Map 17, lot 4

Traditional Rights of Access: Though privately owned, this site is used by fishermen to ground out their boats and to transport pots and traps on and off their boats. There is room at the site to drive a truck to the ramp.

Site Description: Located between Bay State Lobster Wharf and the Co-Op, this site provides room for a single boat to ground out. This narrow slice of land between wharfs drains at low tide and turns to mud. A stone wall with spiles along one edge provides a place for the fishermen to haul their boats for repairs or maintenance. It has also been a place where moorings and traps are hauled for repairs.

Comments: This site serves several functions for the fishermen who conduct their business out of Carvers Harbor. Located between two vitally important commercial wharfs, this grounding out site gets used frequently by the local fishermen. Since a stone wall abuts one side of the site, it provides another service to the fishermen.

Site Name: Fishermen's Co-Op Site Number: 39

Ownership: a cooperative Location: Map 17, lot 3

Traditional Rights of Access: This facility provides electricity, gas, fuel, bait, ice, and hauling and loading space for members of the Co-Op. The Co-Op deals solely with lobster and crab. The Co-Op has its own parking lot on the opposite site of West Main Street. Traps and floats are often stored in the parking lot. Usually a backhoe is used to move the floats back and forth. An additional five parking spaces are available to the fishermen in front of the Co-Op.

Site Description: The Co-Op is an organization of local lobstermen, and as a member each lobsterman earns profits of the Co-Op's earnings. The members at the Co-Op represent 30% of the total fishing community. The facilities at the Co-Op include a large unloading dock, a small wharf and floats. The large building is used for unloading and storing. Large ten wheeled trucks can back directly into the building to unload. The back side of the building, which faces the wharf, is open to allow easy transport of the bait to the awaiting fishing boats. One boat can tie up at

a time to the wharf. Each lobsterman is asked to stay no longer than is needed to conduct business. In order to add space for fishermen to unload, get supplies, and services, floats are set up during the peak lobstering season. These floats can handle up to five boats at a time. Business with the Co-Op can normally occur without substantial delays, although periodic hold ups do occur.

Comments: This site is heavily used and relied upon for fishermen who do not have their own wharfs and who fish out of Carvers Harbor. This facility, and Bay State are the only two land based fish buyers along Vinalhaven's waterfront.

Site Name: Fish Plant Wharf

Site Number: 40

Ownership: Town of Vinalhaven

Location: Map 17, lot 2

Traditional Rights of Access: This site, formerly leased to Pen Bay, is used by fishermen and recreational boaters. The facilities at this site include a stone wharf and float. Fishermen use this site to haul and store traps, and do repairs on their seining nets. This is one of two town owned wharfs on Vinalhaven's waterfront. The western side of the wharf is used by any commercial fisherman and the eastern side is reserved for business with Pen Bay Fish and Cold Storage.

Approximately 20 vehicles can park in the lot provided by Pen Bay Fish and Cold Storage. Tractor trailers are able to maneuver and use the wharf for loading and unloading.

Site Description: The stone wharf extends 200 feet and can hold three boats on a short term basis for hauling and repairs. The town owned float is used by commercial and recreational users. The site is also used by the oil boat to unload fuel.

Comments: This sites provides a very good wharf facility for the local fishermen. It is one of two places available to fishermen to repair their seining nets. The parking facilities at this site appear to be adequate and are shared by commercial and recreational users. This was the only local buyer for seafood other than lobster and crabs.

Site Name: Town boat launch

Site Number: 41

Ownership: Town of Vinalhaven

Location: Map 17, lot 1

40 / Commercial Access
Inventory: Center of Town
Carvers Harbor

Traditional Rights of Access: This site provides a gravel ramp for launching fishing boats and a stone wharf to load supplies and to tie up dinghies.

Site Description: This facility was formerly leased to Pen Bay by the Town. In addition to the stone wharf, the Town sets off floats from the wharf to make the site available at all tides. This area is used by fishermen to tie up their boats, load gear, and get supplies. The gravel ramp also allows fishermen to haul and launch their boats. Ice is available for the fishermen at this Town owned facility.

Comments: This wharf and launching site is an important area for the fishermen using Carver's Harbor. As a Town owned site, fishermen have a place to conduct much of their fishing trade and haul their boats. Therefore the local fishing community highly value this site.

Site Name: Calderwoods Wharf

Site Number: 42

Ownership: W.W. Bunker and Sons

Location: Map 18, lot 69

Traditional Rights of Access: This facility offers short term wharf space for both recreational and commercial boats. Boaters, whether commercial or recreational, can get fuel, supplies and ice at the general store associated with the wharf. Parking for this facility is shared with the Harbor Wharf which has commercial non-marine related shops. Half of the lot is generally available to the commercial fishermen.

Site Description: This site is located next to the Town owned launching site. The wharf is 40 ft. long and has space to tie up one or two boats at a time. There are also two floats available at this site, each of which can hold one boat at a time. Punts tie up to this wharf all year long.

Comments: This site is stressed for access as the parking lot is congested during much of the year. Because of the vulnerable location of this site relative to the surrounding uses, the continued availability of the wharf to fishermen should be carefully considered by the community.

Site Name: Harbor Wharf

Site Number: 43

Ownership: K. Cowles

Location: Map 18, lot 68

Traditional Rights of Access: Presently the property is in private ownership and the owners are sympathetic to the fishermen. The block of buildings surrounding this site had been owned by Bay State Fishing Company. At that time, the use of the property was marine related, providing adequate parking and wharf space for the fishermen. Parking for this facility is now shared with two other fishing interests, Hopkins and Calderwoods Wharfs.

Site Description: This site is located off West Main Street between Hopkins and Calderwoods. There is a single float at this site which holds up to 4 dinghies or skiffs. Within the block owned by Mr. Cowles, there is a boat supply store, a fish market and several non-marine related businesses.

Comments: Since the site is now zoned marine commercial, any new non-marine related use should be prohibited.

Site Name:

Site Number: 44

Ownership: C. Toleman, J. Thomas

Location: Map 18, lot 67

Traditional Rights of Access: This site has a full tide wharf and vehicle access.

Site Description: The facilities at this site include a wharf, workshop and a place to store traps.

Comments:

Site Name:

Site Number: 45-6

Ownership: D. Dyer

Location: Map 18, lot 66

Traditional Rights of Access: There is a full tide wharf at this site as well as vehicle access.

Site Description: In addition to the wharf there is a place for the fisherman to store traps and a workshop to do repairs on the gear.

Comments:

Site Name: Hopkins Yard

Site Number: 47

Ownership: K. Hopkins

Traditional Rights of Access: Hauling, repair services, and storage facilities are available to both commercial and recreational boats at this site. The property is approximately one acre in size and can store up to 50 boats.

Site Description: Boats of nearly any size that frequent the Vinalhaven waters can be serviced here. Haul and storage fees at this site have increased dramatically over the past five-ten years, which is a concern to the commercial fishermen. This site is used primarily for yearly repairs and maintenance by the fishermen and as a storage facility for the recreational boats. Some commercial boats are stored at this site over the winter, though 70% of all commercial vessels are kept on their moorings during the winter. This facility can handle most repairs a fishing vessel might require and has the equipment needed to haul a boat for these services. Smaller repairs such as engine servicing, welding, and electronic work can also be handled at this boat yard.

Comments: Without access to this boat yard to service boats, fishermen would have a difficult time working the Vinalhaven waters. This is the only place along Vinalhaven's shoreline where commercial boats can do any kind of major repairs on their boats as well as yearly maintenance work.

Site Name:

Site Number: 48

Ownership: M. Lemso

Location: Map 18, lot 64

Traditional Rights of Access: By land, there is vehicle access. This area of the harbor dries out at low tide, so there is just half tide access by water.

Site Description: The facilities at this site include a workshop, wharf, and a place to store traps. There is also a residence at the site.

Comments:

Site Name: The Bowery

Site Number: 49

Ownership: H. Hopewell

Location: Map 18, lot 62

Traditional Rights of Access: This site provides an excellent grounding-out spot for fishermen and a potentially good wharf. Many of the local fishermen use this grounding-out site for boat repairs and maintenance. Historically the wharf had been used by several fishermen. It is now in private ownership and is rented by one fisherman. This fisherman still uses the storage building, and stores his traps on the wharf. Access to this site is from West Main Street though there is no parking available. The one fisherman who rents the site has a key to unlock the gate.

Site Description: This site is located behind Carvers Harbor Apartments. The stone wharf at this site is collapsing. The wharf is 100 ft. long and is missing the piles, but a boat is able to rest against it.

Comments: This grounding-out facility is considered one of the best for the fishermen who use Carver's Harbor because it is easy to get to.

Site Name: Town Float

Site Number: 50

Ownership: Town of Vinalhaven

Location: Map 18, lot 59

Traditional Rights of Access: This site has a major parking lot located in the center of Town. The lot can hold up to 75 cars and is available to anyone on a first come first serve basis. There is also a stone wharf, float and ramp at this site.

Site Description: The parking lot, located in the center of town, has concentrated use during the spring and summer months when the town itself is more populated. The cement ramp at this site is used to haul floats and small recreational boats.

Comments: This site in Carver's Harbor is one of only two places available to fishermen to haul traps and repair nets. It is considered by the local fishing community to be a very important site for commercial uses.

Site Name: The Sail Loft

Site Number: 51

Ownership: W. Patten

Location: Map 18, lot 56

44 / Commercial Access
Inventory: Center of Town
Carvers Harbor

Traditional Rights of Access: This site has a traditional fishing wharf that is centrally located in Carvers Harbor. This part of the Harbor is tidal and therefore cannot be used during low tide. The site used to be a boat yard and so there is a large parking lot associated with the site. Today the site is used by a fishing family which rents from the owner.

Site Description: The facilities at this site include a granite 100 ft long wharf and a parking lot that could hold eight to ten cars. The parking lot is closed off for parking vehicles and is used to store traps and pots.

Comments: This wharf site and potential boat yard has potentially good access with a parking lot located directly off West Main Street. It is a place where fishermen can tie up their boats to load gear and get supplies. With major repair work, the site could again be used to haul boats.

Site Name: T Dock

Site Number: 52-56a

Ownership: see following 6 sites

Location: Map 18,
lots 49-54

Traditional Rights of Access: This extended wooden wharf has its own small access road used by the fishermen who own the lots. Tucked in the upper reaches of Carvers Harbor there is only half tide access.

Site Description: These lots all joined have a wooden wharf shared by the owners. This wharf is used to store traps. There are also workshops at this site. One of the sites is landlocked (56a) but has vehicle access and a workshop. In addition to these facilities there is a grounding-out beach at site 56.

Comments: This wharf is considered by the local community to be picturesque and vital to the fishing industry.

Site Name:

Site Number: 52

Ownership: W. Lloyd

Location: Map 18, lot 54

Site Name:

Site Number: 53

Ownership: J. Bickford

Location: Map 18, lot 53

Site Name:

Site Number: 54

Ownership: J. Philbrook

Location: Map 18, lot 52

Site Name:

Site Number: 55

Ownership: R. Toleman

Location: Map 18, lot 51

Site Name:

Site Number: 56

Ownership: P. Osgood

Location: Map 18, lot 49

Site Name:

Site Number: 56a

Ownership: H. Day

Location: Map 18, lot 50

Site Name:

Site Number: 57-58

Ownership: J. Poole & Wadleigh

Location: Map 18,
lots 45-6

Traditional Rights of Access: This site has vehicle access and a half tide wharf.

Site Description: Facilities at this site include a wooden wharf, and storage space for traps. There is no workshop at this site.

Comments:

Site Name:

Site Number: 59-63

Ownership: Bennett family

Location: Map 18,
lots 26-29,44

Traditional Rights of Access: This site includes a series of half tide wharfs used by the fishing family who own the lots. There is vehicle access to this site.

Site Description: Facilities at this site include 5 wharfs, a grounding-out site and several workshops.

46 / Commercial Access
Inventory: Center of Town
Carvers Harbor

Comments:

Site Name: Leo Lane

Site Number: 64

Ownership: W. Holmquist

Traditional Rights of Access: Fishermen have traditionally used this site as an access to the grounding-out site at the Creelman property. A town road is accessible three fourths of the way to the shore. The road turns into a private drive and has a turn around by the shore which allows four to five cars to park. Fishermen will park here and walk across a Town owned right of way to get to the Creelman property and Dyers Wharf. The wharf at this site can be accessed at all tides.

Site Description: The facilities at this site include a workshop, bait shed, traps storage and wharf, and parking for the fishermen using the nearby grounding-out site.

Comments: As the current owner of this property is a fisherman, he is agreeable to having other fishermen use it as an access to a nearby grounding-out site. There is currently a problem with the parking because of a boundary dispute with the adjacent landowners.

Site Name: Shags

Site Number: 65

Ownership: Creelman

Traditional Rights of Access: Several fishermen use the site to ground-out their boats for small repairs and maintenance. As this property is privately owned, there is not accessible parking. Fishermen park at the Holmquists or at Hopewells and walk with any needed equipment for repairs and maintenance work to their boat.

Site Description: The sand beach at this site provides an excellent grounding-out area for fishermen to clean off the hulls on their boats.

Comments:

Site Name:

Site Number: 66

Ownership: T. Dyer

Location: Map 18, lot 16a

Traditional Rights of Access: There is a full tide wharf at this site as well as vehicle access.

Site Description: Facilities at this site include a workshop, bait shed, wharf and a grounding-out site. The owner of this site who uses the wharf allows other fishermen to use the grounding-out site.

Comments:

Site Name: Hopewell Wharf

Site Number: 67

Ownership:

Location: Map 18, lot 13

Traditional Rights of Access: This site is used by two fishermen to store their traps and small punts. The stone wharf can accommodate three boats at a time. The wharf is also used by recreational boaters; yachtsman and the traveling Sunbeam. A private drive off Atlantic Avenue is used for parking up to ten vehicles. A float is attached to the wharf and can be accessed at all tides.

Site Description: Located in Carver's Harbor, this site has a stone wharf in good condition and a float. The wharf is located on flat terrain at the end of a private drive. There is a small yard and fish house used for storage associated with this site. One fisherman goes from this site.

Comments:

Site Name:

Site Number: 68

Ownership: L. Romer

Location: Map 18, lot 12

Traditional Rights of Access: This small wharf is used by one fisherman to store his traps and supplies and to load these supplies onto his boat. The site is accessible from a private drive off Atlantic Avenue and dries out at low tide.

Site Description: As one of many small private wharfs in Carver's Harbor, this wooden wharf is equipped with two workshops for the

48 / Commercial Access
Inventory: Center of Town
Carvers Harbor

fisherman who uses the site. One workshop is located directly on the wharf and the second is located on land beside the wharf.

Comments:

Site Name:

Site Number: 69

Ownership: E. Doughty

Traditional Rights of Access: This is one of a series of small privately owned wharfs that use site # 71 for parking. The wharf is used by a fisherman to store his fishing gear and load his boat. It is also used to tie up his dinghy.

Site Description: This site is located on the eastern shore of Carver's Harbor. The wharf is in good condition. On this same property is a residence.

Comments:

Site Name:

Site Number: 70

Ownership: A. Osgood

Location: Map 18, lot 6

Traditional Rights of Access: This site for grounding-out is large enough to accommodate five boats and is available to any fisherman. Access is difficult at this site because it is surrounded by private property. Fishermen will park at Osgood's and then walk along the beach to get to this grounding out site.

Site Description: Fishermen use this site as they do the previous site. Once the waters drain, a gravel ramp provides access to the water for the fishermen to clean the hulls of their boats.

Comments:

Site Name: Alfred's wharf

Site Number: 71

Ownership: A. Osgood

Location: Map 81, lot 6

Traditional Rights of Access: In addition to the grounding-out site, Mr. Osgood owns this stone wharf which is used by the local fishermen to store their traps and do minor repairs on their buoys, ropes, and traps.

Site Description: Tucked in Carver's Harbor, next to the Crab Plant, this site provides a wharf in good condition and a small boat house for repairs.

Comments: This site is considered a very important site to the commercial fishermen who fish out of this area. .

Site Name: The Crab Plant

Site Number: 72

Ownership: E. Bissell

Location: Map 18, lot 5

Traditional Rights of Access: This site used to be a crab processing plant, owned by Bay State, though now it is in private ownership and is used by several fishermen in the area. The site is now primarily used for grounding-out, and provides plenty of parking for the local fishermen who are using the wharfs along this stretch of Carver's Harbor. It is estimated that 20 cars can park on this property.

Site Description: In addition to the large parcel of land now used for parking, there is a 100 foot wooden wharf, associated with the crab plant. The wharf, though currently in disrepair, is being retained for marine related use in the future.

Comments: This is the largest marine commercial deep water wharf on the east side of the harbor. This large parcel of land provides plenty of parking, as well as a substantial building for marine commercial use.

Site Name:

Site Number: 73

Ownership: F. Young

Location: Map 18, lot 4

Traditional Rights of Access: This site is used by a family of fishermen to conduct their commercial fishing business. The workshop on site is used to store traps and do minor repairs. Access is from a private road that runs directly to the wharf.

50 / Commercial Access
Inventory: Center of Town
Carvers Harbor

Site Description: This site is located to the south of the crab plant. The facilities at this site include a wharf, bait shed and workshop. Boats can tie up to the wharf along its front and both sides.

Comments:

Site Name:

Site Number: 74

Ownership: Jeff Moyer

Location: Map 18, lot 1

Traditional Rights of Access: The boat house on the property is used by fishermen to have repairs done on their boats. This site is accessible at all tides for shallow bottomed boats. As with the previous site, it is possible to drive directly to the wharf.

Site Description: The house associated with this property is located adjoining the wooden wharf. One boat can tie up to the wharf at a time though at low tide rocks are exposed. In addition to the wharf and boat house, there is a gravel ramp on the shore. This is used to haul outboards and floats. A workshop on the adjoining property is used to build small boats and floats.

Comments:

Site Name: Lane's Island bridge

Site Number: 75

Ownership: Town of Vinalhaven

Location: Map 13

Traditional Rights of Access: This site is used by fishermen for pulley lines to provide all tide access to their dinghies.

Site Description:

Comments:

Site Name:

Site Number: 76

Ownership: G. O'Keefe

Location: Map 13, lot 9

Traditional Rights of Access: At the entrance of Carvers Harbor, this grounding-out site has traditionally been used by many of the local

fishermen. Floats are stored at this site over the winter to dry out. Access to this site is difficult as the property surrounding it is privately owned. There is no direct road access. Fishermen will bring their dinghy by water to get their boat to the site to do maintenance work.

Site Description: The topography at this site gently slopes to the shore where there is a gravel beach. Floats are easily dragged on shore during the high tides, and then can be moved inland once the tide recedes. There is also an old stone wharf piling at this site, evidence of its earlier use.

Comments: This site is currently not used very often, because there is no vehicle access across the private property.

Site Name: Potato Island

Site Number: 77

Ownership: Paul's Lobster Company

Location:

Traditional Rights of Access: This site has the same use as the previous site. Access presents a difficulty, particularly since access is by water only.

Site Description: This property has a beach shore, which has been the traditional site for the fishermen to haul their boats and floats. There is a ramp down to the shore, to ease the movement of floats in and out of the water.

Comments:

52 / Commercial Access
Inventory: Center of Town
Indian Creek

INDIAN CREEK

Site Name: Site Number: 78

Ownership: Steve Rosen Location: Map 18, lot 160

Traditional Rights of Access: This small wharf and its facilities are used by a single lobstering family, the owners of the property. It is used by the fishermen to repair traps, store rope, and store and repair pot buoys. The property owners have only to walk from the house down to the wharf to get access to the wharf.

Site Description: The facilities at this site include a small wooden wharf, a bait house, fish house and shop. The shop is currently used to conduct the business described above. The bait shop had been used to store fish, now the fishermen go into Carver's Harbor to sell their lobster. There is a sharp rise in the topography at the Rosen site, so that Round the Mountain Road is higher in elevation than the wharf.

Comments:

Site Name: Site Number: 79

Ownership: G. Walsh Location: Map 18, lot 158

Traditional Rights of Access: This site is used by the property owners who are fishermen. It is used by the family to store their traps and do repairs on the equipment (ropes, buoys, traps). The wharf is used to load the supplies onto boats and to the dinghies. One can get access to the water here only by crossing this property.

Site Description: The facilities at this site include a large building, that had been used to build boats, and a wharf. The boat house is now used to store and repair traps. There is a steep slope from Round the Mountain Road to the water's edge, upon which the boat house and wharf are built.

Comments:

Site Name: Site Number: 80-85

Ownership: see following 6 sites

Location: Map 18,
lots 153-156a

Traditional Rights of Access: As with the large stone wharf in Sands Cove, this wharf is accessed and used by several fishermen. There are five boat houses situated along the wharf's edge which are used by the fishermen to do repairs. Traps are also stored along the entire wharf. There is a small road off Round the Mountain Road that can accommodate a truck. As well, the paved portion of Round the Mountain Road ends in front of this wharf, so fishermen can park directly in front of the wharf to get to their boats and boat houses.

Site Description: The topography drops off at this point so that the road and wharf are close to sea level. Unlike the previous sites, these parcels of land are used exclusively for fishing. There are no residences associated with these lots. Trucks can be driven to the wharf, one at a time, to unload supplies onto the wharf and into the boats. Approximately five boats can tie up along the length of this wooden wharf.

Comments: This is one of a few sites along Vinalhaven's working waterfront where several commercial fishermen can conduct their business with individual loading sites and storage facilities.

Site Name:

Site Number: 80

Ownership: S. Davis

Location: Map 18,
lot 156a

Site Name:

Site Number: 81

Ownership: R. Philbrook

Location: Map 18, lot 156

Site Name:

Site Number: 82

Ownership: R. Dyer

Location: Map 18, lot 155

Site Name:

Site Number: 83

Ownership: J. Littlefield

Location: Map 18,
lot 155a

54 / Commercial Access
Inventory: Center of Town
Indian Creek

Site Name: Site Number: 84

Ownership: J. Littlefield Location: Map 18, lot 154

Site Name: Site Number: 85

Ownership: J. Chille Location: Map 18, lot 153

Site Name: Site Number: 86

Ownership: E. Hamilton Location: Map 18, lot 3

Traditional Rights of Access: This site is used by an individual fisherman to haul his floats and store his traps. There is a small wooden repair shop on the site which is used by the fisherman to fix traps, mend ropes and paint buoys. A long private road off Boston Road is used to get access to this site from the east.

Site Description: Located across a small private foot bridge from the extended wooden wharf (80-85), this site has one building used for repairs. There is no wharf at this site. Since the ground slopes gently to the shore, it is a good site for hauling traps and lobster cars. At one point, there was a wharf at this site, however there are no remains of this prior use.

Comments:

Site Name: Site Number: 87

Ownership: Osgood Location: Map 19, lot 1

Traditional Rights of Access: This site is used by the fishing family who owns the wharf and residence on the property. It is used to haul floats and outboards. The wharf is used to store traps and the fish house is used for minor repairs. A private drive is used to get access to the water from the residence.

Site Description: This site is located at the tip of a flat peninsula facing Indian Creek. As this site is close to the mouth of the creek, it does not

drain at low tide. On either side of the wooden wharf, the fishermen are able to haul their floats.

Comments: .

Site Name:

Site Number: 8 8

Ownership: Dickey

Location: Map 19, lot 12

Traditional Rights of Access: This site is used by the landowner to store his traps and do minor repairs on his equipment (traps, buoys, ropes). The only access to the site is via private property. The site is also used to store his dinghy.

Site Description: This Pond drains at low tide, and the owner has to play the tides in order to bring his dinghy to his wharf. The only entrance to this wharf by land is via the small private foot bridge located at the end of Round the Mountain Road.

Comments:

INVENTORY OF COMMERCIAL SITES

EAST SIDE

ROBERTS HARBOR

Site Name: Site Number: 89

Ownership: Charles Mullen Location: Map 25, lot 17

Traditional Rights of Access: This site has a half tide wharf.

Site Description: There is a residence on this property which provides the owner with access to the shore. Facilities at this site include a workshop and wharf. A mooring is located off the site.

Comments:

Site Name: Site Number: 90

Ownership: L. Coombs Location: Map 26, lot 6

Traditional Rights of Access: This deep water wharf is presently being used by the owner who is a fisherman. The owner has his own parking for the site and has access from his private drive.

Site Description: This site is located at the southern end of Robert's Harbor. There is a large granite wharf at this site which is approximately 10 feet long and 100 feet across the front of the wharf. The wharf is built off a small promontory that defines one end of the Harbor.

Adequacy Analysis:

Site Name: Site Number: 91

Ownership: Beckman Location: Map 26, lot 16

Traditional Rights of Access: This site is used by a single fisherman to conduct repairs on his buoys and traps. It is also used to store his traps and load supplies onto his boat. This is a half tide wharf, as are the two sites to the west. Road access is from a private drive off School House Road.

Site Description: There is no residence on the property. The facilities include a wooden wharf in good condition and a large repair shop.

Adequacy Analysis:

Site Name:

Site Number: 92

Ownership: Conway

Location: Map 26, lot 15

Traditional Rights of Access: This site is used by a single fisherman to store his traps and equipment and to load these supplies onto his boat. There is only half tide access to the site. By land, access is from the private drive associated with the property.

Site Description: This site is used primarily for fishing, as there is no residence on the property. There is a wooden pier and fish house at this site.

Comments:

Site Name:

Site Number: 93

Ownership: A. Poole

Location: Map 26, lot 14

Traditional Rights of Access: This site is used by the property owner to conduct his fishing business. His shop is used to do minor repairs on his equipment and store traps. The wharf is used for loading supplies and tying up the owner's dinghy.

Site Description: The facilities at this site include a wooden wharf and a small repair shop located upslope from the wharf. This property, including the residence, is located on a steep hill. The wharf is difficult to access by vehicle.

Comments:

Site Name: Old Bay State property

Site Number: 94

Ownership: E. Marion

Location: Map 26, lot 10

Traditional Rights of Access: This property used to be owned by Bay State Fishing Company. At that time, the three buildings on the site were used regularly: a saw mill, fish house and storage barn. The property has recently been sold to a private landowner who is leasing the rights to use the wharf to a single fisherman. Access to this site is via private property. When the site was used more actively for fishing, trucks would transport fuel, supplies and fish to the site from the center of town.

Site Description: This stone wharf is located at the tip of a man-made peninsula at the northern end of Roberts Harbor. The wharf faces Narrows Island, and grants all tide access for small lobster boats passing through the channel to Arey Cove. In the past, this site was actively used. It supplied gas and bait to fishermen and offered a location for the fishermen to sell fish.

Comments: For fishermen who do not live in the area of Carvers Harbor, but live on this end of the island, this site provides good access and an excellent facility for fishing.

AREY'S HARBOR

Site Name:

Site Number: 95

Ownership: James Poole

Location: Map 30, lot 13

Traditional Rights of Access: This is a traditional right-of-way (family property) for access to dinghy.

Site Description: In addition to the right of way, this site is used to store traps. An old workshop is on the site though currently not used.

Comments:

WINTER HARBOR

Site Name:

Site Number: 96

Ownership: H. Gross

Location: Map 9, lot 76

Traditional Rights of Access: This site is used by the owner and his family who used the adjoining property and Western Island for trap storage.

Site Description: There is a residence on this property as well as a careening beach used to clean the hull of the fishing boats used by the family.

Comments:

DISCUSSION AND RECOMMENDATIONS

This part of the report is divided into two sections: discussion and recommendations. The discussion section summarizes the findings of the inventory and discusses the adequacy of different uses (haul-outs, repairs) for each cove. In addition this section highlights sites that are currently threatened. The recommendations section provides the Town of Vinalhaven with recommendations to preserve the working waterfront. The recommendations are enumerated to help the Town prioritize their efforts.

WEST SIDE:

DYERS COVE

DISCUSSION:

This northwest facing cove is well protected. Currently there are five commercially used fishing sites that are privately owned and one state owned site in the cove. As the properties are privately owned by the individuals who are using the sites, access is currently not a problem. Each one of these sites has only half tide access by water as the cove is very shallow at low tide.

Dyers Cove defines the western end of commercial activity and therefore has a significant role to play in keeping access open for fishermen on this shore.

RECOMMENDATIONS:

Based on the input from the local fishing community, this area provides enough wharf space and commercial access for the fishermen who live and work this cove. To preserve the existing access in Dyers Cove the Town should:

1. Attempt to secure the existing "water dependent uses" in the current shoreland zoning Ordinances in Dyers Cove;
2. Monitor land use changes along this cove to ensure these limited sites can be retained for commercial fishing interests; and
3. Ensure the State owned wharf (# 6) remains available to the local fishermen.

OLD HARBOR

DISCUSSION:

Along the commercial waterfront, Old Harbor has the largest number of users on the west side. There are 12 commercial sites all privately owned. These sites provide fishermen with places to haul and store gear, do small repairs on pots and buoys, ground-out their boats, haul lobster cars and land their boats. Most of the commercial users do not own the properties with shore access so their use is contingent upon the good will of the property owners.

One site in particular (Guidoboni's wharf, #7) is used by a fair number of fishermen because of the quality of the site, the all tide access, and its facilities. There is excellent vehicular access to the site. The continued accessibility of this site is very important, as it can support the use of more than one fisherman, provides parking, and versatility in use for haul-outs, storage, and repairs.

One site (#17) in Old Harbor has been lost to private use. It was one of just four sites to ground-out boats. As careening beaches (grounding-out sites) are limited along Vinalhaven's waterfront, the loss of a single site is significant. Efforts to keep the remaining careening beaches open (#10,14,16) should be made in the future by the Town.

Along the two and a half miles of shoreline in Old Harbor, only 20% is used commercially, mostly by fishermen who do not own the properties. Of the total 12 commercial sites, half of these have wharves. These six wharf sites should therefore remain available to commercial interests.

RECOMMENDATIONS:

As this area represents the highest use on the west side of the island the Town should:

1. Examine the possibility of obtaining easements on privately owned wharves, as they become available, to ensure their continued availability to the fishing community;
2. Attempt to secure the existing "water dependent uses" in the current shoreland zoning Ordinances in Old Harbor; and
3. Monitor availability of grounding-out sites since there is a limited number of sites currently available.

THE REACH

DISCUSSION:

In the stretch of land between Old Harbor and Sands Cove, there are three commercial sites. Each of these are owned and used by fishermen, and have an

62 / Commercial Access
Discussion: The West Side
The Reach

associated residence. Two of the three sites have wharves (#20, 21) though the ladder is in disrepair.

RECOMMENDATIONS:

Based on feedback from the local fishing community this area is not currently threatened and therefore the Town should simply monitor land use changes in this area to protect the commercial fishing interests and so that not all of the sites are lost.

CENTER OF TOWN:

SANDS COVE

DISCUSSION:

The center of Town is defined by three distinct coves: Sands Cove, Carvers Harbor, and Indian Creek. These areas represent 70% of the total commercial fishing industry along Vinalhaven's entire waterfront. The efforts of the community to preserve a working waterfront should be focused in this busy area, the Center of Town, where fishermen have traditionally preferred conduct their business.

Based on discussions with the local fishing community, Sands Cove contributes significantly to the activity in the center of Town. It appears there are presently enough storage, wharf and repair sites, though grounding-out and haul-out sites are limited.

In Sands Cove, there are a total of 15 sites, most of them found along the eastern shore of the cove. Ten of these sites are on adjoining properties, seven of which form a long stone wharf used by the various landowners (#27-33). There is only one other shared arrangement like this on Vinalhaven in Indian Creek. Therefore this concentrated area for commercial activity should be thought of a single site for commercial access.

Most of the sites are used by the landowners so access is currently not an issue, though if the properties were sold a significant commercial area would also be lost.

All of the sites provide a place for fishermen to do their repairs and store traps. However there are only three places where boats can ground-out (#22-24) and two places where fishermen can haul-out their floats and lobster cars (#34, 36). The above mentioned sites are privately owned; to this date access has been granted to the fishermen though there is no guarantee that these places will remain open for their use in the future.

Recommendations:

To ensure the continued productivity of this area the Town should:

1. Consider purchasing or acquiring an easement on one of the existing private sites for grounding-out and haul-outs in the event the availability of any of these sites diminishes.
2. Continue monitoring the availability of the extended wharf site (#27-33) to commercial fishermen in the event any of the shorefront properties becomes inaccessible through private ownership.

CARVERS HARBOR

DISCUSSION:

Forty one sites have been identified in Carvers Harbor, which represents 43% of the total number of sites identified for the entire waterfront. This harbor is actively used by fishermen who live in and around the harbor area. In addition fishermen who work other areas of the waterfront will use Carvers Harbor for services, such as fuel, they can not get in their own area. Many of the sites within Carvers Harbor provide all of the services needed by fishermen to conduct their business, including, grounding-out, servicing boats and equipment, loading and unloading and selling their fish.

Ninety percent of the sites are privately owned including the only two commercial facilities on the island (The Bay State Lobster Company #37, and the Co-op #39). Four of the sites in Carvers Harbor are owned by the Town. A majority of the individually owned sites have their own storage and repair provisions (60%), however the grounding-out, and haul-out sites are few, and shared by the fishermen.

Many of the sites that are privately owned are used by the owners of the properties, or are jointly owned by a few fishermen. Some of these sites, considered to be critical to the fishing community, are often owned by fishermen who share wharves, storage and/or repair space, and vehicle access. They include: the T Dock (#52-56A) and the sites on Leo's Lane (#61-64). There is potential threat to these sites because they are already being crowded by non-commercial interests, potentially restricting access. In addition these sites are vulnerable to changes in land-use. If one lot is sold, there is a greater potential for the adjoining lots to be sold. The fish houses associated with many of these sites have the potential for being converted to other uses if this is not prohibited. These areas represent approximately 26% of the total sites in Carvers Harbor.

There is a significant portion of the total number of sites not owned by the users, where the use is threatened for a variety of reasons. One example is the Sail Loft (#51) which is owned by non-commercial interests and the Crab Plant (#72)-though this site is being held for future marine related use. Other sites have lost access and include: the Bowrey (# 49), Shags (#65), Osgood's grounding-out site (#70), Lane's Island (#76), and Potatoe Island (#77). Two sites are threatened because of a lack of parking places including Calderwoods (#42) and the Harbor Wharf (#43). With changes in land uses from commercial fishing to non-marine related occurring on properties adjacent to these wharf sites, their existence is threatened. In total these sites represent 20% of the sites in Carvers Harbor.

This inventory has demonstrated that nearly 50% (26% + 20%) of the sites in Carvers Harbor, though currently used by fishing interests, have a potential threat of becoming non-marine related.

In Carvers Harbor, there are only two places to repair nets; the Fish Plant Wharf (#40) and the Town Float (#50). Along Vinalhaven's entire waterfront there are just two places to haul boats, both sites are privately owned and in Carvers Harbor. The Fishermen's Co-op (#39) has limited capacity and can only be used by members of the Co-op, leaving Hopkins Boat Yard (#47) as the major facility for boat hauling and repairs. Carvers Harbor has as well the one launch site (#1) which is owned by the Town. As the number of these sites are limited, they have a significant role in providing services to the local fishing community.

All the shore property from the ferry landing to the Mill Stream is zoned marine commercial which includes sites 37 to 49 or just 13% of the total commercial sites identified along Vinalhaven's waterfront. All the other sites identified in Carvers Harbor and along the waterfront have less restrictive zoning to protect marine related uses.

RECOMMENDATIONS:

Based on the input received from the local community, Carvers Harbor represents a significant portion of Vinalhaven's working waterfront. Nearly half of all activity takes place in this harbor, bringing in fishermen from the east and west sides of the island for services that are not available elsewhere (ie. boat launching and long term boat storage). Most of the sites are privately owned with nearly half of those having potentially threatened access. For these reasons the Town should:

1. Restrict any new building activity within the marine commercial zone that are not marine related.
2. Ensure existing fish houses and any boat structures are not transferred to non-marine related uses.
3. Examine the feasibility of obtaining easements on existing private wharves, in the event they become available, to ensure their continued availability to commercial fishing interests in the future.
4. Monitor the use of the boat yard, which at the present time is adequately supplying services to the fishing community. If at some point there is insufficient storage, alternative sites for a boat yard should be considered.
5. Consider acquiring land for parking of non-marine related businesses away from the shore to relieve the congestion in Town, if the congestion is only

providing a few parking spaces for access for unloading and the handicapped.

6. Secure existing Town owned properties, which provide services that are not available at any other sites (ie. net repairs, large parking areas, boat launching).
7. Examine the feasibility of acquiring additional commercial wharf space to ensure there is adequate space available for commercial fishing in the future.
8. Continue monitoring the availability of sites to ground-out and haul-out. Should their availability diminish, the Town should consider purchasing or acquiring an easement to use one or two of the careening beaches.
9. Monitor changes in land use and be prepared to make zoning or purchase decisions to ensure that adequate access is available for repairs and storage.

INDIAN CREEK

DISCUSSION:

Eleven sites are identified in Indian Creek, all of which are privately owned. The fishermen who use this creek use Carver's Harbor to get gas and supplies and to sell their lobster. The sites in Indian Creek unlike any other area are used by the owners, and shared in some cases by a family of fishermen. Many of the sites have a residence with walking access to the shore. All of the sites are used for storage and repairs, and all but one site has wharves. Two of the sites are used for hauling lobster cars and floats. There is one long extended wooden wharf which serves a similar purpose to the extended stone wharf in Sands Cove.

The topography of this area has dictated the use of the sites, and all but site #87 drain at low tide. At high tides the fishermen must take their boats around Lane's Island to get to their wharves as there is no passage under the Lane's Island bridge. At low tide the area drains to a mud flat and consequently there are no places to ground-out.

RECOMMENDATIONS:

The wharves in this area are currently adequate to meet the needs of the fishermen who use the area. However to maintain the fishing use of the small parcels the Town should:

1. Monitor existing wharf sites so that these access points are secure in the future for commercial fishing interests.
2. Extend the marine commercial zoning district to include productive fishing sites in this cove.

EAST SIDE:

ROBERTS HARBOR, AREY HARBOR AND WINTER HARBOR

Discussion:

Six sites are identified in Roberts Harbor for commercial fishing. Each of these sites have privately owned wharves. Two additional sites have been inventoried in Arey Harbor and Winter Harbor. Roberts Harbor is the last active harbor along Vinalhaven's working waterfront. The east side of the island represents 8% of the total sites along Vinalhaven's waterfront. All of the sites in Roberts Harbor but one, are used by the owners. The Old Bay State Company property (#94) is currently being leased to a single fishermen, and according to the local community provides excellent facilities that at some point in the future should be restored. Half of the sites have residences on the property where the others are used exclusively for their shore access, and have no structures. The site in Arey Harbor provides a traditionally used right-of way and in Winter Harbor the site is used for grounding-out.

Recommendations:

Based on comments made by the local fishing community there is one site in Roberts Harbor that could provide access for a number of fishermen who live in the area. In the event there is a loss in access along the east end of the island (#94), the Town should consider obtaining an easement on available private wharves.

RECREATIONAL ACCESS

CRITERIA:

Thirty-nine sites have been identified in this report as recreational access points. The sites are identified numerically on the map accompanying this report. The criteria for inclusion in this report will be outlined in the following paragraphs.

The prime requisite for all sites is that they be coastal. The authors realize there are a substantial number of inland recreational sites located on Vinalhaven that will not be included in this report.

The access points identified are those sites where island residents have traditionally gone to engage in a variety of recreational pursuits such as bird watching, clamming, picnicking, swimming, small boat launching, and just admiring the view. In every site identified, residents engaged in a wide range of recreational activities.

The majority of sites identified in this report are privately owned. As we mentioned in the introduction, the rights of private property owners should be recognized and respected.

Eleven of the sites identified are in the public domain, owned by either the town of Vinalhaven or the Federal Government. While their continued availability as access points would seem assured, it is important to inventory them at this time for future planning purposes. Finally, there are several sites in private ownership where an easement has been given to a separate entity. Access to these sites is governed by the express terms of that easement.

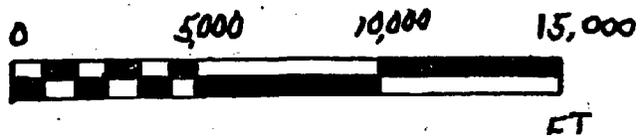
70 / Recreational Access
Graph of Recreational Sites

	Site Name	Ownership	Current Uses	Degree of Use	Comments
1	Smiths Point	American Legion	Picnicking, Parties, Hiking	Medium	Newly rated site. Important to preserve public access
2	Sands Cove	Multiple Owners	Access to boats, scenic views	Low	Site is used by both recreational and commercial users.
3	Creeds Cove Causeway	Town of Vinalhaven	Clamming, scenic views	Low	
4	Old Harbor Bridge	Town of Vinalhaven	Swimming, canoeing	Low	
5	City Point	Brownsword (Pvt.)	Scenic views, picnicking, sunsets	Medium	Favorite spot for islanders in the off season.
6	Bill Brown Trail	Scudder	Hiking, bird watching, scenic views	High	The beauty and undeveloped nature of this site should be preserved
7	Pumpkin Bridge and Pond Road	Town of Vinalhaven and Private Owners	Canoeing, kayaking, ice boating, skating	Low	Wide variety of recreational activities pursued at this site
8	Granite Island Bridge	Vinalhaven (Mun.)	Small boat access, scenic views	Medium	As part of a town way this site appears secure for future use
9	The Basin	Ross (Pvt.)	Hiking, picnicking, scenic views	Low	Geographically, this site is important as it is the only site securing the eastern shore of the basin
10	Basin Falls	Roberts	Hiking, clamming, picnicking, lobstering, kelp gathering, recreational boating	High	This site provides a multitude of uses. Its future preservation as an access site is extremely important
11	Old Lobster Pound (The Basin)	French	Bird watching	Low	
12	Wharf Quarry	French	Picnicking, hiking	Low	Access to this site is very difficult
13	Ames Farm	Reynolds (Pvt.)	Small boat access, clamming	Low	This site provides the only access to Crockett Cove
14	Rial Calderwood Beach	Bunin	Picnicking, small boat access, swimming	Low	Future development may adversely impact this site

	Site Name	Ownership	Current Uses	Degree of Use	Comments
15	Browns Head Lighthouse	U.S. Government least to Vinalhaven	Picnicking, scenic views	Low	Town should make an effort to obtain a fee simple interest in the lighthouse property, should the Federal Government make it available
16	Perry's Creek and Roy Dyer Trail	Vinalhaven Land Trust	Hiking, birding	Medium	This site is gaining popularity as a recreation access point
17	Indian Ladder	Roberts	Smelting	Low	
18	Rabbit Lodge	Roberts	Picnicking, hiking, clamming	Low	As the only access site identified on Long Cove, this site merits future preservation
19	Polly Cove	Gordon (Pvt.)	Swimming, camping, picnicking	Low	Geographically, this site is very important to access on Carver Cove
20	East Home Beach	Goldman	Hiking, picnicking	Low	
21	Ritz Beach		Scenic views, hiking, picnicking	Low	
22	Starboard Rock	Hoyt	Hiking, picnicking, scenic views	Medium	Historic landmark with spectacular views
23	Mill River Access	Town of Vinalhaven	Small boat access	Low	Steep banks make access difficult
24	Carrying Place Bridge	Lane	Small boat access, duck hunting, clamming	Low	
25	Calderwood Neck Bridge	Town of Vinalhaven	Scenic views	Low	Steep access and no parking limits use of this site
26	Hall Causeway	Grange	Small boat access, hunting, fishing	Low-Medium	This is an important access point for a variety of sporting activities
27	The Meadow		Small boat access, wildlife viewing	Low	
28	Poor Farm	Hildreth	Clamming	Low	This site receives very little use

72 / Recreational Access
 Graph of Recreational Sites

	Site Name	Ownership	Current Uses	Degree of Use	Comments
29	Olson's Sand Bar	Olson	Clamming	Low	This site receives little use. Public is discouraged from access
30	The Breakers	Jenny	Hiking, clamming, picnicking, scenic views	Low	Open exposure provides vistas in all directions
31	Geary's Beach	Town of Vinalhaven	Clamming, swimming, birding, picnicking	Medium-High	This town owned beach includes a half mile of shore frontage
32	Arey's Neck	Town of Vinalhaven	Nature walks, picnicking	Medium	This site has difficult access to the water
33	Butts Wharf	Jenny	Scenic views	Low	Very infrequent use of this site
34	Old Town Dump	Town of Vinalhaven	Scenic views	Medium	This site is well-used by residents
35	Brightwell's Wharf		Scenic views	Low	There is little public use of this site
36	Indian Creek Bridge	Hamilton	Hiking, scenic views	Low	Access to this site is discouraged by the owner
37	Lane's Island Bridge	Town of Vinalhaven	Fishing, swimming, small boat access	High	This site receives a high degree of use
38	Lane's Island Pulley Lines	Dwyer	Sailing classes	Medium	This site provides an important recreation opportunity to island youngsters
39	Lane's Island	The Nature Conservancy	Scenic views, birding, nature walks	High	As one of the most important public access sites on the island it should remain protected and open to the public



INVENTORY OF RECREATIONAL ACCESS SITES

THE WEST SIDE

Site Name: Smiths Point

Site Number: 1

Ownership: American Legion

Traditional Rights of Access: The park area, which is owned by the American Legion has traditionally been considered a public park. It is accessed by footpath from the ferry landing parking lot. It is used for a variety of social functions such as picnicking, parties and hiking.

Site Description: This site is exposed on three sides with views of Sand Cove, The Harbor and out to Greens Island. The topography varies from flat to rocky. There is a beach on this north side of the point with rocks and ledges on the south and east sides. The vegetative cover is mixed with a grassy picnic area shaded by stands of spruce.

Comments: Due to the public service philosophy of the Legion, we feel there should be a close liaison between the Town and the Legion for the continued preservation of this site for public use.

Site Name: Sands Cove

Site Number: 2

Ownership: Multiple Owners

Traditional Rights of Access: This site is primarily used by commercial fishermen for the storage of gear. Access from shore is by foot path and vehicle. Water access is available at almost all tides. From a recreational point of view the main attraction of the site is scenic views and access to pleasure boats.

Site Description: The site is the location of a number of old fish houses scattered along the shore. The landcover is primarily rock and grass. Open views of the cove are offered all along the site.

Comments: This site is considered important by the community because, in part, of the commercial interest that uses the site. For both commercial and recreational groups, therefore, this site has a high priority.

Site Name: Creeds Cove Causeway

Site Number: 3

Ownership: Town of Vinalhaven

Traditional Rights of Access: In the past this site has provided access for commercial and recreational clammers and musselers, the site can be

accessed by foot and at high tide, by boat, and is a known stopping place for scenic views.

Site Description: The site drops off from the main road down to a gravel beach. Views of the Reach and Talbot Island.

Comments: This site is not used very frequently.

Site Name: **Old Harbor Bridge**

Site Number: **4**

Ownership: Town of Vinalhaven

Traditional Rights of Access: Access to this site is on the bridge which provides the access to Old Harbor Pond.

Site Description: This site is used primarily for swimming and canoeing.

Comments: The fact that this site straddles a town road should insure its access into the future.

Site Name: **City Point**

Site Number: **5**

Ownership: Brownsword

Traditional Rights of Access: This site has long been a favorite picnicking, parking, and sunset watching spot. It is primarily used by islanders out of season.

Site Description: This site is located at the end of a private dirt road. There is a granite block landfill with very steep sloping ledges. There are panoramic views of Western Bay and Hurricane Sound. Due to the steepness of the slope there is no deep water access.

Comments: This site is one of the favorite spots on the island for sunset watching.

Site Name: **Bill Brown Trail (to Basin)**

Site Number: **6**

Ownership: Scudder

Traditional Rights of Access: Access to this undeveloped, wild land is on foot on clearly marked trails. Vehicles must be left out on Granite Island Road. The site is used primarily for hiking, bird watching and views.

Site Description: The trail leads off the town road, through woods to a grassy shore. The walking is easy on well traveled trails. Upon reaching the shore the visitor comes upon a salt marsh. The land continues to remain in an wild undeveloped state. Branches lead to the Basin, Old Harbor Pond, and Otter Pond.

Comments: Due to the beauty of the spot and its proximity to Carvers Harbor this site generates strong support by the community.

Site Name: **Pumpkin Ridge, Pond Road
(Old Harbor Pond)** Site Number: **7**

Ownership: Town of Vinalhaven and Private Landowners

Traditional Rights of Access: Access to these sites is off a town road which leads to an old woods road, privately owned. Islanders and visitors use the pond for canoeing and kayaking in the summer and ice boating and skating in the winter.

Site Description: The site is surrounded by homes and undeveloped land. The pond water, although fresh is brackish. There are nice views to the North and Northwest of the pond.

Comments: Due to the concentration of use and the variety of different recreational activities we feel this is an important site to preserve for public access.

Site Name: **Granite Island Bridge** Site Number: **8**

Ownership: Town of Vinalhaven

Traditional Rights of Access: This granite causeway and low bridge has long been a favorite access point with islanders. It is an excellent spot for the launching of small boats. Due to the fact that the site is part of a town way, its future access would seem assured.

Site Description: This site encompasses a granite causeway with a low bridge. The town road has a small pullout area providing minimal parking space. There are great views of the Basin with Dyers Harbor in the foreground and Rockland in the distance. There is a gradual slope of the land to a marshy mud flat.

Comments: Since this site is part of a town way, it's future accessibility should be assured.

Site Name: **The Basin** Site Number: **9**

Ownership: Ross

Traditional Rights of Access: Access to this site is over an unimproved wood road. There is no vehicle access. This site has traditionally been used by islanders for hiking, picnicking and views.

Site Description: The site is reached by an easy walk to a primitive camp site. There is a wonderful expanse of scenery from the granite bluff with immediate views of the basin and the western bay beyond. From the bluff a narrow trail winds down the steep slope to the water. The granite outcroppings are covered with pines and huckleberry.

Comments: Due to its beauty and undeveloped state, this site should be considered for future public access.

Site Name: **Basin Falls**

Site Number: **10**

Ownership: Williams

Traditional Rights of Access: Access to this privately owned property has been by footpath and boat. The site has been traditionally used for kelp gathering, clamming, lobstering, picnicking and recreational boating. Access is discouraged by the owners during the summer months.

Site Description: This site is accessed from a forested canopy to a marsh which opens onto a granite strewn shoreline. The area has a pristine natural beauty and offers spectacular views of West Penobscot Bay. Reversing falls are formed by this narrow bottleneck by tides racing into and out of the basin.

Comments: This site is considered by the community to be one of the most important recreational access points on the island. Due to the diversity of the site, a wide range of recreational activities can be utilized. Due to the strong public support for continued access to this site, we strongly recommend that future public access rights be assured should the present ownership change.

Site Name: **Old Lobster Pound, the Basin** Site Number: **11**

Ownership:

Traditional Rights of Access: This little used site is accessed on foot from a road.

Site Description: This quiet spot envelops this visitor in its tranquility. Ospreys and herons can frequently be seen fishing in the old pond. The shore is rocky and moss covered with spruce woods guarding access to the high ground.

Comments: This site receives very little use.

Site Name: **Wharf Quarry**

Site Number: **12**

Ownership: French

Traditional Rights of Access: This site, located on property has provided islanders a variety of recreational pursuits. The site is used as a picnic spot and for exploring and hiking over the old quarry. We should note that vehicular use of this road is discouraged. Access from the water is available at the Old Granite Wharf.

Site Description: This site encompasses the remains of an old quarry. Much of this quarry machinery is still usable. There is a residence on this site with the remains of structures dating from quarrying days. It was at this site that the granite for the St John the Divine cathedral was quarried. A granite wharf compliments the quarry. Outstanding views of upper Hurricane Sound and the Camden Hills are available from this site.

Comments: Access to this site is very difficult.

Site Name: Ames Farm

Site Number: 13

Ownership: Reynolds

Traditional Rights of Access: This site is accessible by both road and water. It has been traditionally used for launching small craft into Crocketts Cove. The site also provides access for a limited amount of clamming. As with most of the recreational access sites on Vinalhaven, it is private property.

Site Description: The site is occupied by a renovated farm house. It offers views to the north and south along Crocketts Cove. The land is steeply sloped down to 100 feet from shore then bottoms out to a grassy area. The vegetation cover is primarily grass with a few oak trees. The rocky shore only allows water access at 1/2 tide and above.

Comments: This site is infrequently used.

Site Name: Rial Calderwood Beach

Site Number: 14

Ownership: Bunin

Traditional Rights of Access: This site provides boat access at all tides. It is accessible on the landward side via an old woods road and foot path. The present owners have subdivided some of the property and access to Calderwood Beach in the future appears uncertain. Traditionally this site has been used by teenagers, school groups and islanders in the off season. It is one of the favorite island picnic spots.

Site Description: This site is accessed by a short steep grassy bank before broadening out into a gradually sloping gravel beach punctuated by granite outcroppings. At present there is an open field behind the beach with no cottages in the immediate vicinity. It is anticipated that a house will be built at this beach site in the near future.

Comments: Due to the wide range of recreational activities enjoyed by all ages the town should continue to monitor development activity around this site. Should the opportunity arise in the future for the town to obtain an interest in Calderwood Beach then that action should be pursued.

Site Name: **Browns Head Lighthouse**

Site Number: **15**

Ownership: U.S. Government (Lease to Vinalhaven)

Traditional Rights of Access: Traditionally, the grounds of this site have enjoyed free access. Presently, it is leased to the Town and the grounds remain open to the public. Lighthouse Cove is a traditional picnic spot.

Site Description: This rock bound site has a vegetative cover of grass, and woods leading to a rocky cove to the west of the point. Excellent views are afforded of the thorofare, North Haven and the Camden Hills.

Comments: This site is presently used for housing town employees.

Site Name: **Perry's Creek/Roy Dyer Trail** Site Number: **16**

Ownership: Vinalhaven Land Trust

Traditional Rights of Access: Recently established trails open to the public cross the property from the North Haven Road to Perry's Creek.

Site Description: A secluded hiking, birding, and exploring area in broken spruce forest with rocky high points.

Comments: Although a recent acquisition, this area has become a very popular coastal access point.

Site Name: **Indian Ladder**

Site Number: **17**

Ownership: Roberts

Traditional Rights of Access: This unusual site is a traditional smelt run. In the past it has experienced moderate use, but it is increasing because of land trust involvement with nearby land.

Site Description: This secluded site presents the visitor with a stream and waterfall emptying into a long tidal inlet. There is a steep decline from the highland down to the waters edge. Mixed spruce and hardwoods surround the stream. The narrow view up the creek presents no visible buildings.

Comments: This site is under conservation easement to the Vinalhaven Land Trust.

Site Name: **Rabbit Lodge**

Site Number: **18**

Ownership: Roberts

Traditional Rights of Access: Access to this site is by foot. Due to the steep terrain on the east and west sides of Long Cove this site provides the only reasonable access to Long Cove. The site is used as an access point by hikers, clammers and picnickers.

Site Description: The land on this site is primarily spruce clad with a grassy slope leading to the water. There are nice views to the south and north with a reasonably good anchorage at the mouth of the cove.

Comments: Perhaps due to the steep sides of the cove, this site receives very little use.

THE WEST SIDE

Site Name: **Polly Cove**

Site Number: **19**

Ownership: Gordon

Traditional Rights of Access: Access to this site is via Town Road with the exception of the last 100 Ft. which must be negotiated on foot.

Site Description: This site has been a traditional camping, swimming and picnic spot for islanders. The cove is surrounded by a coarse gravel beach. The Hurricane Island Outward Bound School uses this spot to bring their pulling boats to shore.

Comments: This site should be carefully monitored.

Site Name: **East Home Beach**

Site Number: **20**

Ownership: Goldman

Traditional Rights of Access: This site is one of the largest undeveloped parcels of land on the east side of the island. From the land it is accessed by foot and can also be accessed by boat. Seaward access is available on all tides.

Site Description: A woods road leads down to a rock and gravel beach. The variety of natural flora and fauna make this site a very attractive spot for hikers and picnickers.

Comments: The town should continue to monitor this site for future inclusion as a public access point.

Site Name: **Ritz Beach**

Site Number: **21**

Ownership:

Traditional Rights of Access: This privately owned site at the entrance to Winter Harbor is used for picnicking and hiking. Access is by a driveway into the property.

Site Description: The site is the location of a home. It overlooks a gravel beach with a sand bar to a nearby island. The gradual slope of the beach make low tide the best time to use the water. The visitor can catch outstanding views of Eastern and Seal Bay.

Comments: This site has traditionally been well used.

Site Name: **Starboard Rock**

Site Number: **22**

Ownership: Hoyt

Traditional Rights of Access: Access to the site is by foot or (discouraged by owner) boat. A historic landmark used by hikers and picnickers, with the permission of the owner, for many years.

Site Description: High granite bluff with spectacular views of Winter Harbor, Seal Bay, etc.

Comments: No parking available. Starboard Rock is generally accepted as one of the premier coastal landmarks of Vinalhaven.

Site Name: **Mill River Access**

Site Number: **23**

Ownership: Town of Vinalhaven

Traditional Rights of Access: This site is accessed down a steep slopes to the river. A new guard rail makes access difficult.

Site Description: This site has no improvements. The vegetation cover is primarily grass which intersects marshland along the shore.

Comments: This is an important site in providing small boat access to the Mill River.

Site Name: **Carrying Place Bridge**

Site Number: **24**

Ownership: Lane

Traditional Rights of Access: This site is accessed via the old granite bridge and adjacent sloping ledge. It proves an excellent site for the launching of small boats. Traditionally this site has provided access for duck hunting and clamming.

Site Description: The granite bridge is the focal point of this site. The adjoining ledge gives way to marsh. Substantial mud flats are visible at low tide.

Comments: This site has received little use.

Site Name: **Calderwood Neck Bridge**

Site Number: **25**

Ownership: Town of Vinalhaven

Traditional Rights of Access: Due to the steep decline from road to shore this site does not provide good access to the shore. The site is included in this inventory for future consideration as an access site.

Site Description: This site is located on the road to Calderwood Neck. There is no parking area and the land slopes very steeply down to the water. There is a southerly view over to Meadow Pond.

Comments: This site receives very low use.

Site Name: **Hall Causeway**

Site Number: **26**

Ownership: Grange

Traditional Rights of Access: Traditionally, this site has been utilized for its visual access. The site is accessed off the "Round Island" Road. The site is situated near the church and Grange Hall which provides parking space for this site. This site has also been used to launch punts for hunting and fishing.

Site Description: This site is located near the Latter Day Saints Church and a Grange Hall. There is a steep decline off the road down to a rocky shore. The site provides exposure to the north and south.

Comments: This site is regarded by islanders as an important access point.

Site Name: **The Meadow**

Site Number: **27**

Ownership:

Traditional Rights of Access: This meadow has traditionally been used as a spot to launch small boats. The area is an important wildlife habitat.

Site Description: This meadow is an open grass covered site which descends into a marshy area. There is no development in this immediate area.

Comments: Due to the unique nature of this habitat, its preservation for public access should be noted.

Site Name: **Poor Farm**

Site Number: **28**

Ownership: Hildreth

Traditional Rights of Access: This site has traditionally provided access to Smith Cove for clamming. The land is privately owned and the public is discouraged from accessing the site.

Site Description: The site has a mixed vegetative cover of fields and trees. Grass footpaths meander to the shore.

Comments: This site receives little use.

Site Name: **Olson's Sand Bar**

Site Number: **29**

Ownership: Olson

Traditional Rights of Access: This privately owned site is accessed by road with the owners permission.

Site Description: This property is the only land approach to the sand bar and Brown and Stoddard Islands. This site has traditionally been used for clamming, birding, and hiking.

Comments: This site has been considered one of the traditional clamming spots on the island.

Site Name: **The Breakers**

Site Number: **30**

Ownership: Jenny

Traditional Rights of Access: This beach area has traditionally been used by islanders for beach walks, clamming and picnicking. Up to this point it has been possible to drive right up to the beach. The land is privately owned. The owner has requested visitors to use the adjacent state beach.

Site Description: This rock and sand beach offers an open exposure to all vistas. A stone wall protects the site from high tides and storms. The site offers wonderful views of the east side of the island.

Comments: This privately owned site is strategically located in reasonable proximity to Carvers Harbor. The town should continue to monitor use at this site.

Site Name: **Geary's Beach**

Site Number: **31**

Ownership: Town of Vinalhaven

Traditional Rights of Access: Geary's Beach is widely used by islanders and visitors alike. It is accessed by a town road to a public parking area. The diversity of the site makes the area appealing to a wide range of individuals. Clammers, swimmers, birders and picnickers all find their interests rewarded at this site.

Site Description: This site opens on a large cove with a sand/gravel beach. There is a picnic area with table and trash cans. There is a gradual slope to this beach, making it a good site for young swimmers.

Comments: This site is very highly regarded by islanders and should most definitely be preserved.

Site Name: **Arey's Neck**

Site Number: **32**

Ownership: Town of Vinalhaven

Traditional Rights of Access: This town park is accessed by a town road with a parking pull off 0.2 miles from where the access path leads into the woods. This site does not provide good access to the ocean

Site Description: This site is used by the public for nature walks and picnicking. The site has a mixed vegetation cover of woods and open fields. Upon reaching this shore there is an open view of Arey's Cove.

Comments: This park should definitely should remain as part of the town park system.

Site Name: **Butts Wharf**

Site Number: **33**

Ownership: Jenny

Traditional Rights of Access: This privately owned site is used very sporadically by people in the off season. Access is around the shore or across lands.

Site Description: This upland grass gives way to a flat, muddy beach. There is a view to the southwest across Arey's Cove and over to Narrows Island.

Comments:

Site Name: **Old Town Dump**

Site Number: **34**

Ownership: Town of Vinalhaven

Traditional Rights of Access: At end of a town road off Pequot Road, with public parking lot. Beautiful views from elevated point.

Site Description: Grassy area with steep slope to the water.

Comments: This site is well used by island residents.

Site Name: **Brightwells Wharf**

Site Number: **35**

Ownership:

Traditional Rights of Access: This property is accessed by foot. At high tide the site may also be accessed by boat. At present it has almost no use from the general public.

Site Description: The site has a mixed vegetative cover. Heavy over growth in the upland descends to a steep rocky shore. The site presents beautiful views of Indian Creek.

Comments: This site was identified as a 6 rod town landing. If only for this reason, it should be preserved in the record for future investigation.

Site Name: **Indian Creek Bridge**

Site Number: **36**

Ownership: Hamilton

Traditional Rights of Access: This footbridge has traditionally been used by walkers and joggers. Access to this site has been discouraged by the landowner.

Site Description: This granite and wood footbridge provides an excellent vantage point for views of Indian Creek and the Atlantic beyond.

Comments: This site receives limited use due to the wishes of the owner.

Site Name: **Lane's Island Bridge**

Site Number: **37**

Ownership: Town of Vinalhaven

Traditional Rights of Access: This site has traditionally been utilized by both recreational and commercial users. The site is used for recreational fishing and swimming. Commercial users tie the pulley lines of their punts to the bridge. All tide access is available.

Site Description: The Long's Island Bridge is supported by a granite causeway on either side. To reach the water requires a climb down a steep granite embankment.

Comments: This site receives a high degree of use by islanders, for both recreational and commercial purposes.

Site Name: **Lane's Island Pulley Lines**

Site Number: **38**

Ownership: Dwyer

Traditional Rights of Access: This site had been used to bait trawl, but now is used for a private dock and by ARC sailing classes. Access to this site is via a private drive off Lane's Island Road. Water access is available at all tides.

Comments: This site provides a valuable recreation resource for island youngsters.

Site Name: **Lane's Island**

Site Number: **39**

Ownership: The Nature Conservancy

Traditional Rights of Access: This site is one of the most popular recreation spots on the island. The site is accessed by footpaths which lead off of a way. It is managed by the Nature Conservancy as a nature preserve and is open to the public.

Site Description: As one approaches this site the eye is greeted with a gentle roll to the land the landscape is dotted with pockets of juniper, bayberry, and raspberry with grasses providing the rest of the vegetative cover. The land slopes gradually to a sand and gravel beach. It is an extremely good site for children due to its gentle slope. Beautiful views are witnessed in all directions.

Comments: Due to its natural beauty and its proximity to Carver's Harbor, it is very important that the towns monitor this site to ensure that it remains protected and open to the public. The town of Vinalhaven and the Vinalhaven Land Trust should both work with the Nature Conservancy to ensure the preservation of this unique site.

DISCUSSION AND RECOMMENDATIONS

For purposes of analysis, we have bisected the island on a north-south line from Carvers Cove to Carvers Harbor. Discussions and recommendations will be made for each section.

WEST SIDE OF VINALHAVEN

DISCUSSION:

Eighteen sites have been identified as recreational access sites on the west side of the island. Five sites are presently in the public domain and the rest are in private ownership. Interestingly, there is a very even geographic distribution with nine sites located in the northern end of the sector and nine sites located from the Basin south toward Carvers Harbor. It should also be mentioned that this side of the island does have two public inland recreational sites.

RECOMMENDATIONS:

1. The town of Vinalhaven should initiate a substantial extension of its lease with the Federal Government for the Brown's Head Lighthouse property. Should the opportunity present itself to obtain a fee simple interest in the property then that possibility should be seriously explored.
2. The town should approach the American Legion to formalize the public's right to use this area. Assuming that the American Legion wanted to retain title to the property, the public's right to use this land could be accomplished by an express easement or lease.
3. Basin Falls is considered by the Vinalhaven community as one of the most important recreational access sites. The town and/or Land Trust should make every effort to work with the owner of this property to ensure some level of public access to the Falls.

EAST SIDE OF VINALHAVEN

DISCUSSION:

Twenty-one sites were identified as recreational access sites on the east side of Vinalhaven. In a near reflection of the distribution on the west side of the island, eleven sites were identified in the northern end of this sector with the remaining ten sites located from Arey Cove down through Carvers Harbor. This side of the island also has three inland public recreational sites. Although

it was certainly not planned this way there is almost an equal distribution of coastal access sites in the four quadrants of the island.

RECOMMENDATIONS:

1. With rumors persisting that the Nature Conservancy may be disposing of its Lane's Island Reserve, the town should research the 1968 gift of deed and closely monitor the Nature Conservancy. This site, used by approximately fifty people a day in the summer months and so close to Carver's Harbor, is extremely important to the recreational access needs of Vinalhaven.
2. East Home Beach is one of the largest undeveloped parcels in the northeast quadrant of the island. This area of the island also lacks a public recreational access site. We recommend that the town explore the possibility of obtaining an easement to this beach area.

HAY LANDINGS

CRITERIA

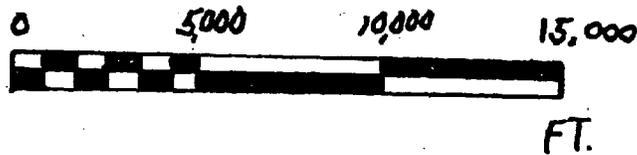
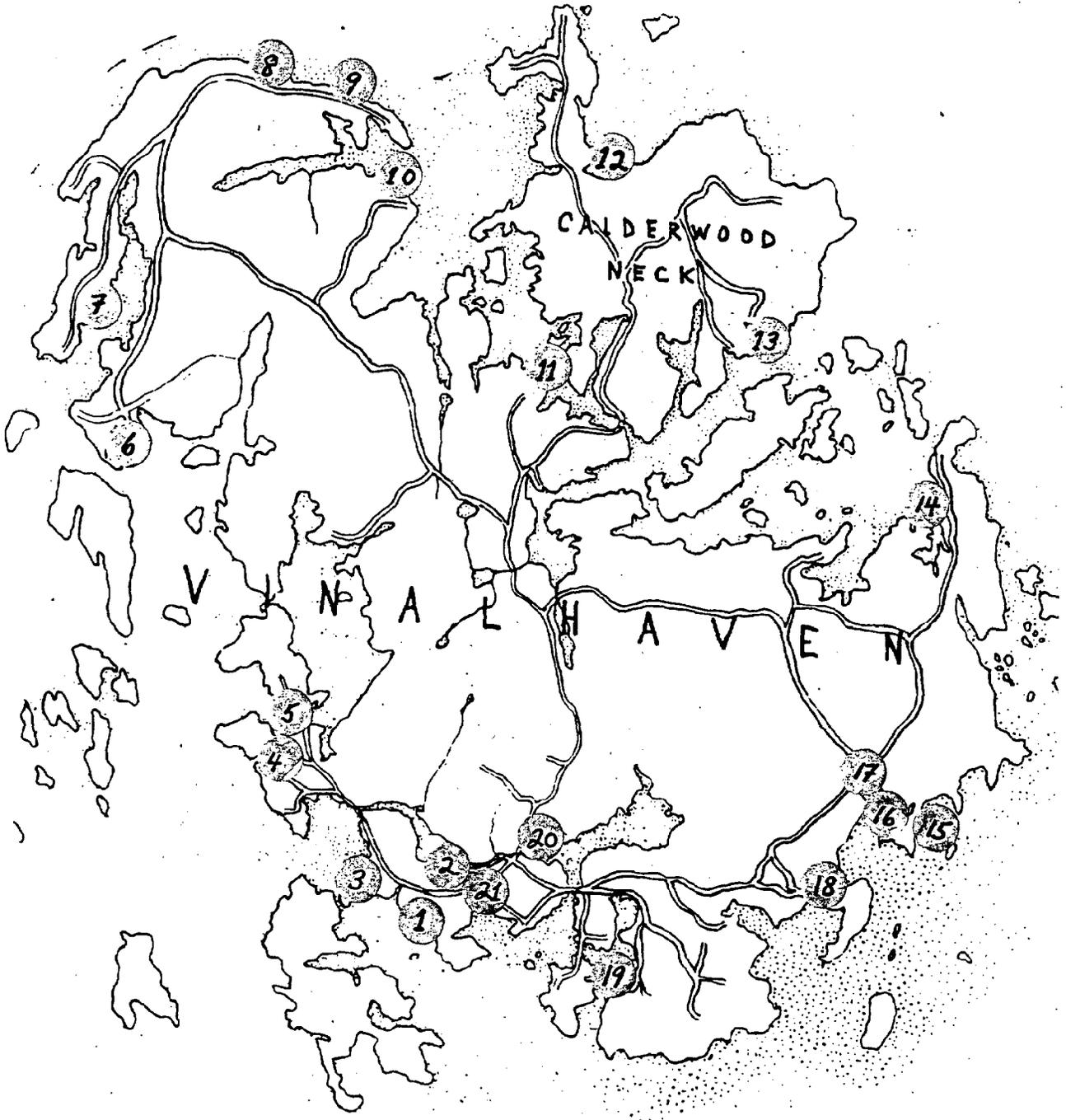
From 1979 to 1980 Del Webster conducted a thorough investigation into the Town Ways and Hay Landings of Vinalhaven. His work referenced 186 Town Ways. Some of these Town Ways terminated at a so-called Hay Landings or Town Landings.

On the attached map, 21 of the Hay Landing sites have been identified. As Del mentioned in his 1980 study, transportation by boat was the most practical way to trade in the 1800's. The Hay Landings facilitated trade in all of the island commodities. As the twentieth century progressed, road infrastructure improved dramatically thus relegating many of these Hay Landings to distant memories.

Recommendations:

1. The Public Access Committee should physically view the 21 Hay Landing sites identified in this report. That review would indicate the level of development on or near the site, the proximity of existing town roads and topographical features.
2. Should the Committee determine to further investigate any of the Hay Landing sites the following steps should be followed:
 - Research the type of interest the town had on the day the Hay Landing was created. Did the town acquire a fee simple interest or an easement? Those landings created prior to 1820 would have to comply with the statutory requirements of Massachusetts in effect at the time.
 - If an easement was created, what was the scope of the easement? Did it allow a team of horses "in hay season?" Some historical research into the period would be appropriate.
 - Research issues of discontinuance and abandonment of the road leading to Hay Landing. If a Hay Landing site is a long way from a present town road the status of that road must be researched. Under 23 M.R.S.A. 3026, if a town voted to discontinue a town road prior to 1965, title to the thread of the road reverts to the abutting property owners and no public easement over the road would remain. The same results apply if the road was deemed abandoned for a period of thirty or more consecutive years prior to 1965.
 - Assuming research to this point has provided a glimmer of hope that the public interest in a Hay Landing may still exist, then a formal title search should be conducted to the specifications of the "Maine Title Standards."

- Assuming all the preceding research was on its side the town could then seek a Declaratory Judgment in Superior Court.



INVENTORY

Hay Landing (H.L. 1)

Road laid out from Captain Carver's Mill to Havilla Pease's shore for town landing.

Hay Landing (H.L. 2)

Town road at Deep Hollow to Old Harbor Pond.

Hay Landing (H.L. 3)

State aid road laid out between Uncle Tom's Cabin and Lane's Cottage.

Accepted March 6, 1950.

Hay Landing (H.L. 4)

Bridge near Dyer's Island.

Laid out by selectmen on April 1, 1875 and accepted on April 17, 1875.

Hay Landing (H.L. 5)

Town landing near school house to Tittle Basin Falls to mountain between Robert and Edward Barton.

Laid out by selectmen on February 10, 1864 and accepted on March 7, 1864.

Hay Landing (H.L. 6)

Marsh by William Vinal's land to John Leadbetter's shore for town landing.

Hay Landing (H.L. 7)

James Crockett's fish house to town road leading from Sam Young's to schoolhouse.

Laid out by selectmen June 20, 1817.

Hay Landing (H.L. 8)

Schoolhouse south district to Samuel Young, Jr.'s cove for town landing.

Accepted May 4, 1811.

Hay Landing (H.L. 9)

Town road near David Young's cove to Theophilus Hopkins.

Laid out by selectmen August 20, 1820 and accepted on September 20, 1820.

Hay Landing (H.L. 10)

Shore of Samuel Norton property to town road between Moses Mills and Paul Myrick.

Laid out by selectmen on August 29, 1827 and accepted on September 10, 1827.

Hay Landing (H.L. 11)

East Robert Green's to Mill Dyke to town road and brook between J. Ames and B. Mills.

Laid out by selectmen on September 18, 1858 and accepted on March 7, 1859.

Hay Landing (H.L. 12)

East side of James Calderwood's mill to where road divides itself thence to shore for town landing.

Laid out by selectmen on November 8, 1808.

THE EAST SIDE

Hay Landing (H.L. 13)

Shore of Winter Harbor to town road near Jonathan Calderwood.

Laid out on March 22, 1828.

Hay Landing (H.L. 14)

William Vinal Bridge to Anthony Coomb's shore for town landing.

Hay Landing (H.L. 15)

Beach near Jonathan Burgess gate at town road near John Lindsay.

Laid out by the selectmen on December 23, 1854 and accepted on March 26, 1855.

Hay Landing (H.L. 16)

Shore at Benjamin Coomb's grist mill to town road near John Lindsay.

Laid out by selectmen on April 2, 1830.

Hay Landing (H.L. 17)

Arey's Harbor to town road near Dan Smith.

Laid out by selectmen on August 20, 1827 and accepted on September 10, 1827.

Hay Landing (H.L. 18)

George Laturm's to town road opposite Crosby Arey.

96 / Hay Landings
Inventory: The East Side

Accepted on April 4, 1853.

Hay Landing (H.L. 19)

Town road near Israel Carver's to Indian Creek for a town landing.

Accepted on May 15, 1820.

Hay Landing (H.L. 20)

Daniel McKellar's District #4 road around Folly Brook Hill to shore.

Laid out by selectmen on November 15, 1856 and accepted on March 16, 1857.

Hay Landing (H.L. 21)

James Fernald's store to William Smith Jr.'s wharf.

Laid out by selectmen on December 23, 1854 and accepted on March 26, 1855.

DISCUSSION:

From 1979 to 1980 Del Webster conducted a thorough investigation into the Town Ways and Hay Landings of Vinalhaven. His work referenced 186 Town Ways. Some of these Town Ways terminated at a so-called Hay Landings or Town Landings.

On the attached map, 21 of the Hay Landing sites have been identified. As Del mentioned in his 1980 study, transportation by boat was the most practical way to trade in the 1800's. The Hay Landings facilitated trade in all of the island commodities. As the twentieth century progressed, road infrastructure improved dramatically thus relegating many of these Hay Landings to distant memories.

RECOMMENDATIONS:

1. The Public Access Committee should physically view the 21 Hay Landing sites identified in this report. That review would indicate the level of development on or near the site, the proximity of existing town roads and topographical features.
2. Should the Committee determine to further investigate any of the Hay Landing sites the following steps should be followed:
 - Research the type of interest the town had on the day the Hay Landing was created. Did the town acquire a fee simple interest or an easement? Those landings created prior to 1820 would have to comply with the statutory requirements of Massachusetts in effect at the time.
 - If an easement was created, what was the scope of the easement? Did it allow a team of horses "in hay season?" Some historical research into the period would be appropriate.
 - Research issues of discontinuance and abandonment of the road leading to Hay Landing. If a Hay Landing site is a long way from a present town road the status of that road must be researched. Under 23 M.R.S.A. 3026, if a town voted to discontinue a town road prior to 1965, title to the thread of the road reverts to the abutting property owners and no public easement over the road would remain. The same results apply if the road was deemed abandoned for a period of thirty or more consecutive years prior to 1965.
 - Assuming research to this point has provided a glimmer of hope that the public interest in a Hay Landing may still exist, then a formal title search should be conducted to the specifications of the "Maine Title Standards."
 - Assuming all the preceding research was on its side the town could then seek a Declaratory Judgment in Superior Court.

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