

## Property Use Reports

November 4, 2021



Summer 2021

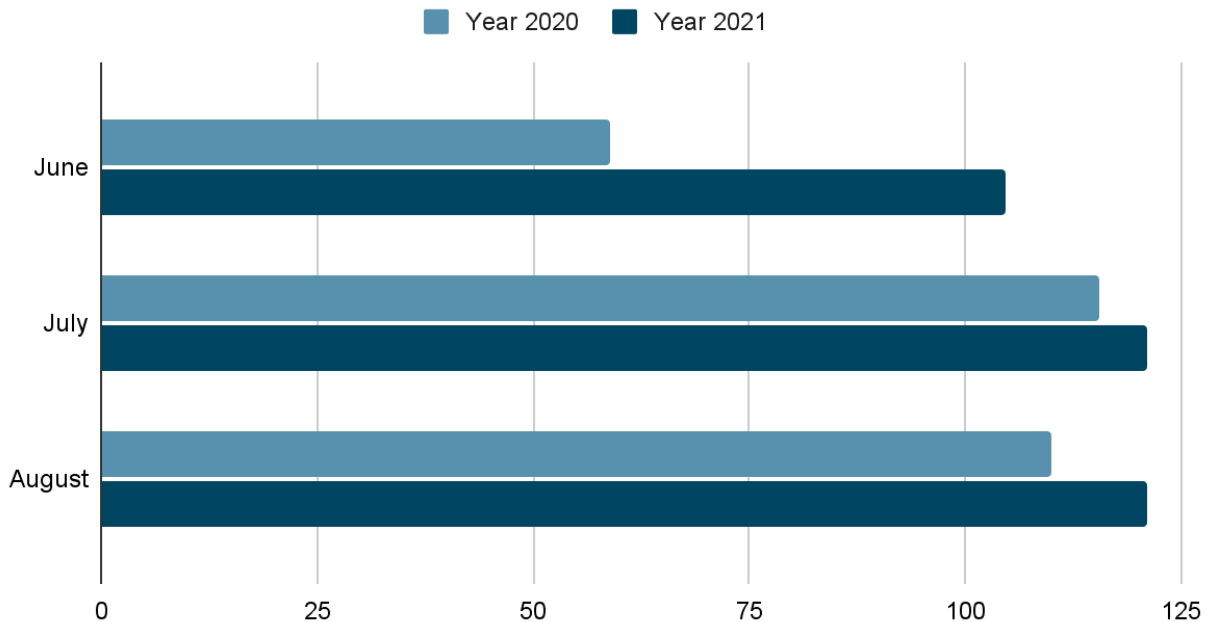
## Tashmoo Preserve

**DATA:** Tashmoo Preserve is a very highly-trafficked property, as evidenced by the fact that, in the months of July and August, the lot was full for an average of roughly 2.5 hours per day.

Average daily visitors in June increased from 59 to 105, although July and August use remained roughly as it had in 2021. The busiest month, and the month with the most consistent coverage by property attendants, was July: the property saw 3,633 visitors, and 1,005 vehicles. This comes to an average of 34 vehicles per day, and 121 visitors. This is consistent with 2020 data, which was 34 vehicles per day, and an average 115 visitors per day.

It is safe to assume that the data are consistent because Tashmoo Preserve is so frequently at capacity, and would probably not be able to handle a heavier degree of use. Please see more data attached at the end of the Tashmoo Report.

### Average Daily Visitors



**ANECDOTAL NOTES:** Tashmoo remains a top priority for summer rangers, as the parking lot fills up often and requires constant vigilance. In addition, the sandiness of the lot, and the varying degrees to which vehicles might get stuck, requires staff to be there to guide vehicles into spots where they will not get stuck. On a least one occasion in 2021, a tow company had to be called.

Monthly Data		Daily Avg	Total
June	Vehicles	33	262
	Bicyclists	3	26
	Walk-ons	11	88
	Visitors	105	837
	Vehicles turned away	3	25
	Time lot full	51	410
	Dogs	5	39
July	Vehicles	34	1005
	Bicyclists	7	210
	Walk-ons	13	376
	Visitors	121	3633
	Vehicles turned away	8	230
	Time lot full	158	4740
	Dogs	4	112

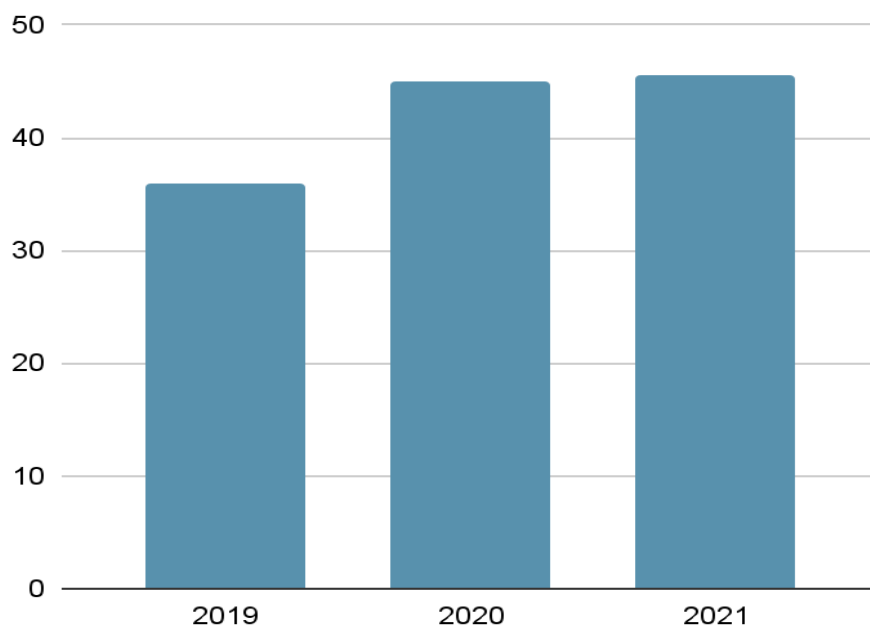
August	Vehicles	35	599
	Bicyclists	5	89
	Walk-ons	10	178
	Visitors	121	2056
	Vehicles turned away	8	124
	Time lot full	154	2470
	Dogs	2	28

## Wilfrid's Pond Preserve

**DATA:** Wilfrid's Pond saw 3,027 visitors over 65 total days of attending in 2021. This makes for an average of 47 visitors per day, nearly identical to 2020's average of 46 visitors per day. The property was only attended for one day in September, so September data are inadmissible. It makes sense that the property saw increased use after the Land Bank's acquisition and opening of the Tashmoo Preserve, which likely drew more visitors down Herring Creek Road. It has been common practice among Tashmoo rangers to recommend beachgoers consider Wilfrid's as an alternative destination when the Tashmoo lot is full.

Wilfrid's Pond's peak use was seen in the month of July, where it saw 1,467 total visitors, 477 vehicles, with its 9-car trailhead filling up for a total of 1,190 minutes, just shy of 20 hours. Looking at the weekly data, Wilfrid's was predictably at its busiest on holidays and weekends. It saw 97 visitors on 7/5/21, which was its daily high for the summer. It was not uncommon for the property to reach upwards of 80 visitors on Saturdays and Sundays in July and August. For a more detailed breakdown of the property use data by month, please see the table at the end of the report.

### Average Daily Visitors: Wilfrid's Pond



**ANECDOTAL NOTES:** It became a habit among rangers at nearby Tashmo Preserve to recommend Wilfrid's Pond as an alternative when the Tashmoo lot is full. This should no longer be recommended, especially on weekends, as Wilfrid's is a very small property and can not handle the overflow from a popular property like Tashmoo Preserve.

**RECOMMENDATIONS:** Based on the increased need for ranger presence at other properties, such as Squibnocket and James Pond, it would potentially be wise to no longer have staff at Wilfrid's Pond. The trailhead is small enough that it can more or less regulate itself; the issue of people parking in the opening between two trees (to the right of the parking lot when facing the trail) could be solved with the installation of split-rail fencing. If staff numbers allow, and a presence is desired at Wilfrid's Pond, limiting attending to weekends could also be an option. Rarely was the property ever too busy during the week.

Monthly Data		Daily Avg	Total
June	Vehicles	11	103
	Bicyclists	3	24
	Walk-ons	7	66
	Visitors	34	305
	Vehicles turned away	0	0
	Time lot full	4	35
	Dogs	4	33
July	Vehicles	16	477
	Bicyclists	3	86

	Walk-ons	13	392
	Visitors	49	1467
	Vehicles turned away	1	41
	Time lot full	40	1190
	Dogs	3	91
August	Vehicles	15	384
	Bicyclists	3	87
	Walk-ons	12	300
	Visitors	48	1255
	Vehicles turned away	1	22
	Time lot full	26	667
	Dogs	3	73

## Chilmark Pond Preserve

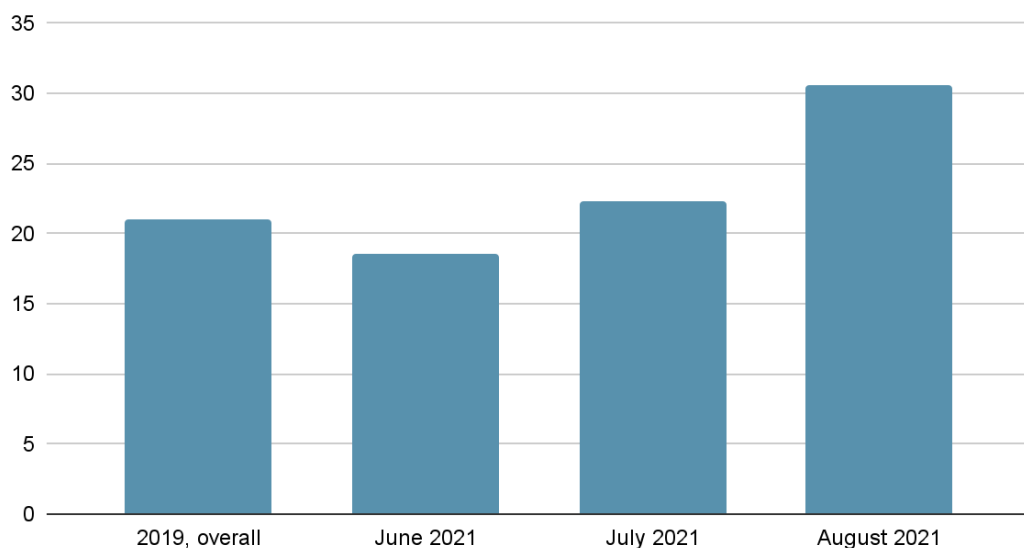
### DATA:

Chilmark Pond was not attended in 2020 due to staff limitations amid the COVID-19 pandemic. It was attended in a limited capacity during 2021, and was routinely monitored by the summer rangers who lived in the Chilmark Pond house, as well as by the ranger manager.

This property was attended intermittently, anywhere from two to six days per week, as staff numbers allowed. Average property visitation increased as the summer went on. It is a property that is popular with repeat visitors, from surfers, anglers and kayakers. Even still, the lot did not fill up very often. Over the course of the season, the lot only filled up for a grand total of 305 minutes.

Per the 2019 Property Use Report, Chilmark Pond saw an average of approximately 21 visitors per day. This is more or less consistent with the 2021 data, which show averages of 19 visitors per day in June and 22 per day in July, though the number increased to 31 in August. This is most likely due to the fact that the property was lightly attended in the month of August, but did see some high use days with upwards of 40 visitors. This likely skewed the data.

### Average Daily Visitors





**ANECDOTAL NOTES:**

While Chilmark Pond is frequented by surfers, and can occasionally become busy, it is a relatively low-maintenance property.

In 2021, it was attended in a very limited capacity; in 2020 it was not attended at all. Challenges with Chilmark Pond are largely situational: when the pond's water levels are low, visitors occasionally try to walk around the perimeter, trespassing on private property. Signage was installed to address this, but will likely need to be updated in 2022. Also, when Portuguese Man-o-War arrive, they often show up at the barrier beach. This is addressed by signage on the trailhead kiosk.

A common occurrence at Chilmark Pond is that people will leave their kayaks or other watercraft down by the launch area, often overnight or for multiple days. When this occurs, it is imperative that summer rangers notify the ranger manager or the field crew.

**RECOMMENDATIONS:**

Chilmark Pond can likely stand to go unattended or be subject to limited staffing if the Land Bank needs to shift its personnel around in order to cover its newly acquired properties.

The property was unattended in 2020 with little to no issue. For issues such as beach clean-up, this could be something that could be assigned to summer rangers living in the Chilmark Pond House. In addition, housing summer employees at the Chilmark Pond house provides a passive presence that inhibit mischief and be on call for emergency situations.

## Great Rock Bight Preserve

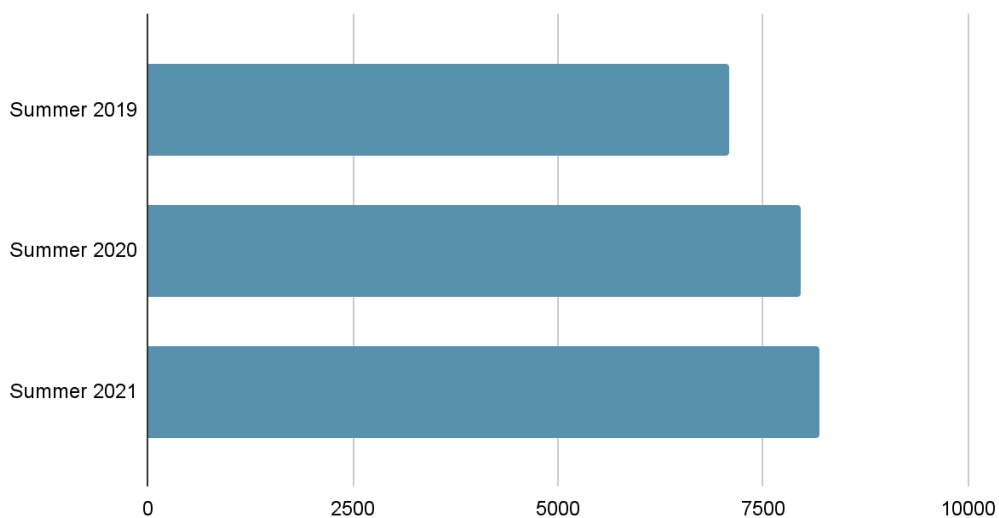
### DATA:

Great Rock Bight is one of the most popular Land Bank beaches, and is a challenge to manage due to its relatively limited parking area. It requires a consistent presence in the trailhead as people often seek to park in areas that are designated as no-parking zones, or will occasionally even park along Brickyard Road. Because of this, rangers must routinely check, when the lot is full, that no vehicles are parked further down the road, with visitors leaving their cars and walking in on foot.

In addition, if staff numbers permit, there needs to be a ranger on the beach. A primary reason for this is to make sure that people understand the limit of public ownership. Also, to deter dogs during the hours of 10am - 6pm.

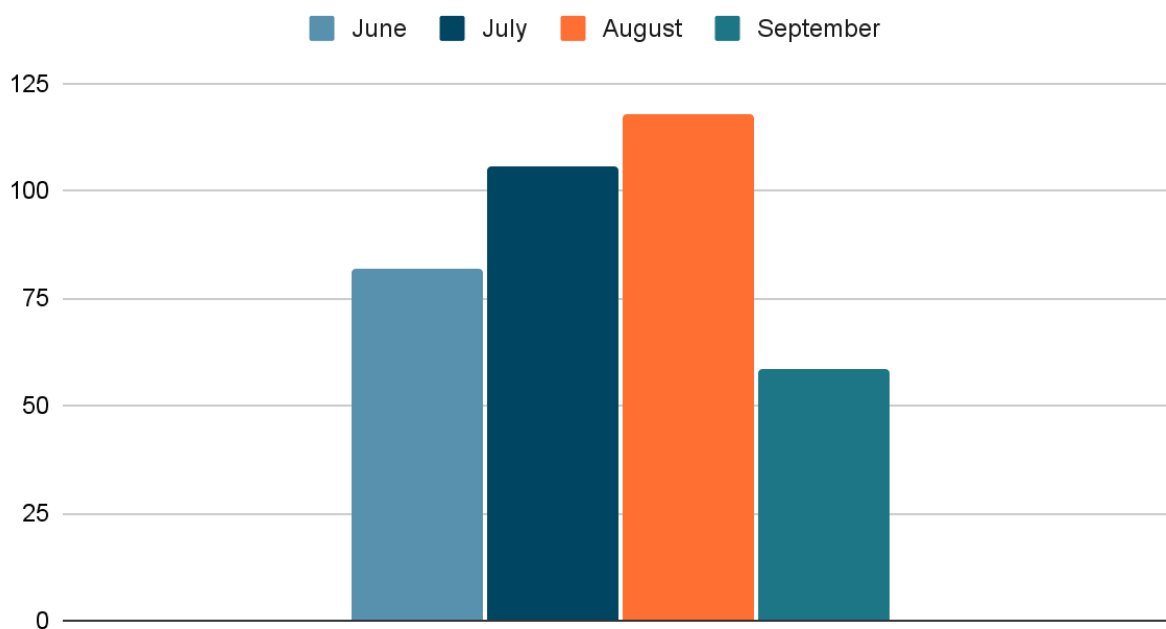
The property saw a total of 8,176 visitors this season. This is an increase from years past, though it also must be noted that the property was attended for a greater number of days than usual, starting June 8, and ending on September 18. Summer 2019 saw 7,090 visitors, while Summer 2020 saw 7,949 visitors.

Total Visitors



The busiest month for Great Rock Bight this year was August. It saw an average of 118 visitors per day. Next, naturally, was July, which saw 106 on average, and June, which saw 82. September saw a decrease in visitation, with an average of just 59 visitors per day. As is common season to season, the Land Bank usually begins to lose staff around the beginning of August. When this occurs, it is important to shuffle remaining staff around to ensure that Great Rock Bight remains covered for as many days as possible.

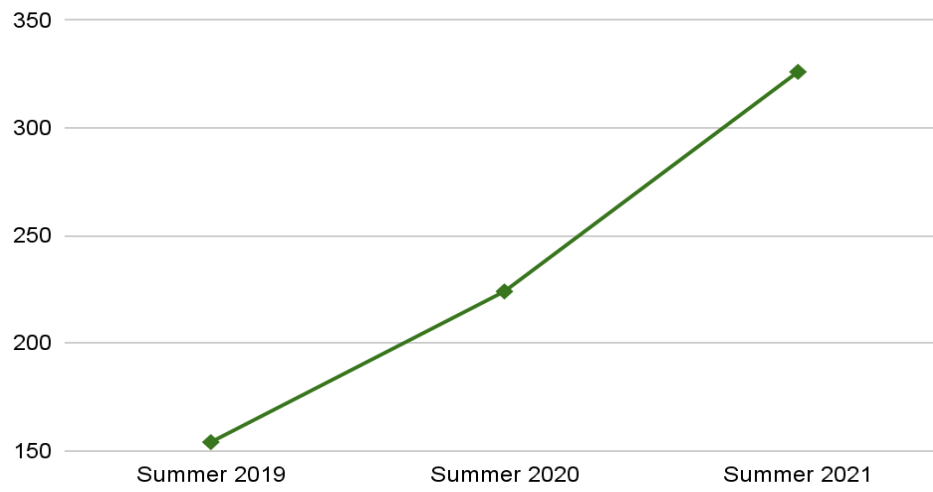
### Average Daily Visitors



It is also worth noting that, as with last year, there was an increase in the number of dogs tallied at the property. In 2019, only 154 dogs were counted. In 2020 there were 224, and in 2021 there were 326. Therefore, the total number of dogs frequenting Great Rock Bight has more than doubled in the last two years. This makes it imperative that signage, rules, and enforcement of rules are a top priority. It is likely that these numbers also increased due to the longer attending season for Great Rock this year, but it is still indicative of a larger matter: the dog policy must be clear, enforced, and widely known.

In addition, and as mentioned earlier, since staff numbers have not allowed for a consistent presence down on the beach, it is difficult to ensure that dogs are not going onto the beach between the hours of 10:00 am and 6:00 pm, when they are prohibited from doing so.

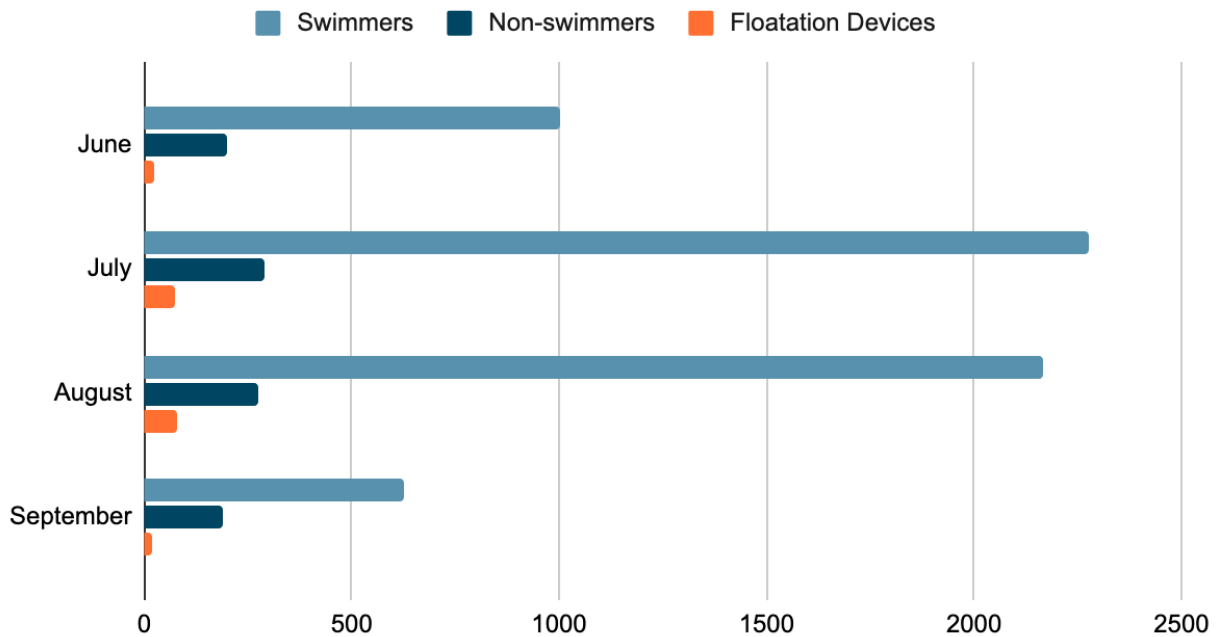
## Total Dogs



## Manaquayak Preserve

**DATA:** Manaquayak Preserve is one of the Land Bank's most well-trafficked properties and is also among its most challenging to manage. This year, Ice House Pond was attended by rangers at the Wintergreen Lane trailhead and the swimming perch, as well as the Lambert's Cove Road trailhead.

### Ice House Pond Dock Data



The data from the perch are the most crucial, as this is the most precise count of how many people swim in the pond each day, as well as how many people simply walk to the perch to admire the pond.

In the month of June, per the perch data, there were 1001 swimmers, 22 of which used permitted flotation devices. There were also 202 people who just stood on the dock to admire the pond. In July, there were 2,276 swimmers, 74 of which used approved flotation devices. 290 people stopped at the perch to view the pond, but did not swim.

July was the pond's busiest month, with an average of 73 swimmers per day. The busiest day of July, and of the entire season, was 7/21, which saw 119 swimmers. In August, the pond saw 2,169 swimmers, averaging 72 per day.

Property use tapered in September, which saw a total of just 627 swimmers, averaging 21 per day. An additional note: data from 2021 are not necessarily comparable to data from 2020, as last year the pond was opened in a limited capacity, using a reservation system. For this reason, the 2020 data will not be included in this report.

Monthly Data		Average	Total
June	Swimmers	44	1001
	Non-swimmers	9	202
	Floaties etc.	1	22
Monthly Data		Daily Avg	Total
July	Swimmers	73	2276
	Non-swimmers	9	290
	Floaties etc.	2	74
Monthly Data		Daily Avg	Total
August	Swimmers	72	2169
	Non-swimmers	9	276
	Floaties etc.	3	77
Monthly Data		Daily Avg	Total
September	Swimmers	21	627
	Non-swimmers	6	190
	Floaties etc.	1	21

#### ANECDOTAL NOTES:

Visitors to the pond tend to come back more than once, and many local swimmers include a visit to the pond in their morning routine. Because of this, it works best to station rangers at this pond as regularly as possible. In 2021, from Monday-Friday, the same rangers worked the

Wintergreen access and perch. Wednesdays through Sundays, the Lambert's Cove Road access had the same ranger. The Lambert's Cove Road trailhead sees fewer regular repeat visitors, so it is not as critical to station the same rangers there day in and day out; however, given the nature of the Wintergreen access, it is good to have the same rangers there to encourage an open, comfortable, and productive line of communication with the public and the regular swimmers.

Monthly Data		Average	Total		Average	Total
June	Cars	13	159	Walk-ons	14	167
	People in Cars	21	252	Total Visitors	41	491
	People arriving on bikes	9	111	Swimmers	35	417
	People on horses	1	2	Hikers w/o dogs	5	66
	Bikers on trails	2	18	Hikers w/ dogs	2	18
	Vehicles Turned Away	1	15	Time lot full (min)	3	37
	Visitors Turned Away	2	26			
Monthly Data		Average	Total		Average	Total
July	Cars	16	455	Walk-ons	19	543
	People in Cars	29	830	Total Visitors	55	1592
	People arriving on bikes	7	198	Swimmers	46	1342
	People on horses	1	2	Hikers w/o dogs	5	147
	Bikers on trails	1	25	Hikers w/ dogs	2	53
	Vehicles Turned	3	89	Time lot	33	965



	Away	17		full (min)	207	
	Visitors Turned Away	7	195			
Monthly Data		Average	Total		Average	Total
August	Cars	12	365	Walk-ons	19	557
	People in Cars	24	734	Total Visitors	47	1418
	People arriving on bikes	6	179	Swimmers	41	1231
	People on horses	1	2	Hikers w/o dogs	6	177
	Bikers on trails	1	11	Hikers w/ dogs	2	44
	Vehicles Turned Away	3	89	Time lot full (min)	18	495
	Visitors Turned Away	7	214			
Monthly Data		Average	Total		Average	Total
	Cars	9	274	Walk-ons	7	195
September	People in Cars	15	438	Total Visitors	23	675
	People arriving on bikes	2	60	Swimmers	16	473
	People on horses	1	2	Hikers w/o dogs	5	151
	Bikers on trails	1	6	Hikers w/ dogs	2	69
	Vehicles Turned	1	17	Time lot	5	122

	Away	667		full (min)		
	Visitors Turned Away	1	24			

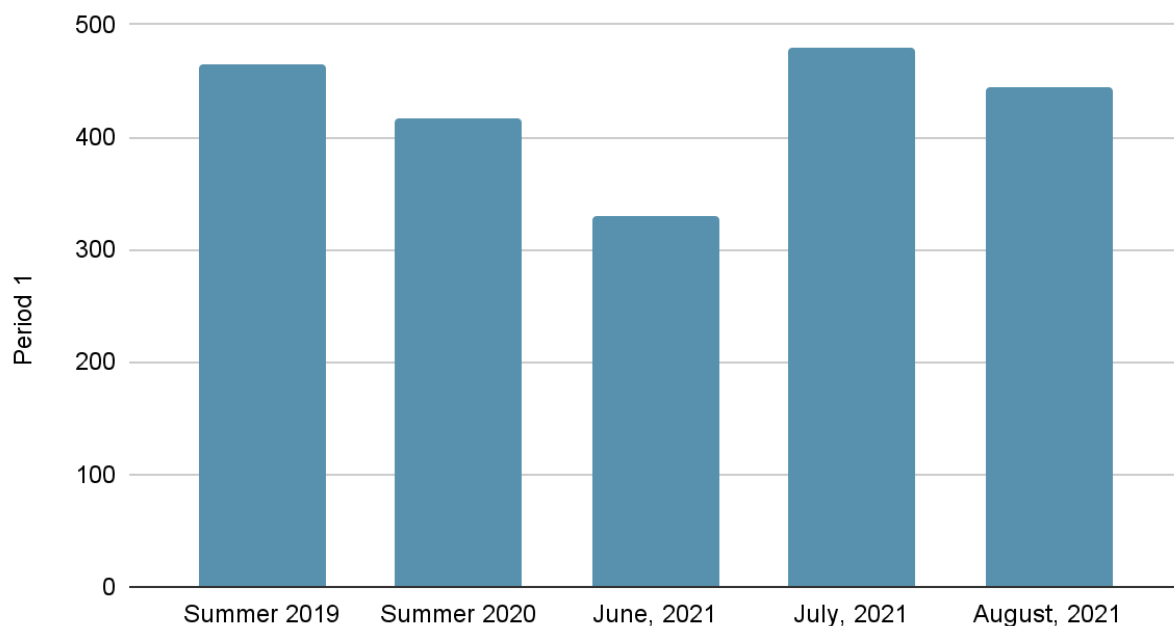
## Aquinnah Headland Preserve - Moshop Beach

### DATA:

Visitation at Moshup Beach remains very consistent on both a year-to-year basis and month-to-month. In 2019, the average daily visitation was 464 visitors per day. This dropped to 416 in 2020, likely due to the COVID-19 pandemic.

In 2021, the monthly breakdown was as follows: June saw 330 daily visitors, July saw the highest number of daily visitors, at 480 on average. In August, things leveled out for an average of 445 visitors per day. By averaging out the monthly averages, it comes to a season average of 419 consistent with the data from previous years.

### Average Daily Visitors



### ANECDOTAL NOTES:

Because the Land Bank does not manage the parking lot at Moshup Beach, this is a relatively straightforward property to attend. Primary responsibilities of the summer rangers, aside from counting visitors, include: trash pickup, enforcement of the dog policy, sweeping the mat that leads to the beach from the road and keeping an eye out for Portuguese Man-o-war. The best way to count Moshop visitors is with clickers. This season, rangers used multiple clickers to keep

track of multiple categories, which worked well. There was a small amount of confusion regarding the dog policy at the start of the summer, but it was resolved that no dogs, except for service animals, are permitted on the beach. This is especially important when the bird fencing is up, as there were plover chicks on the beach this year.

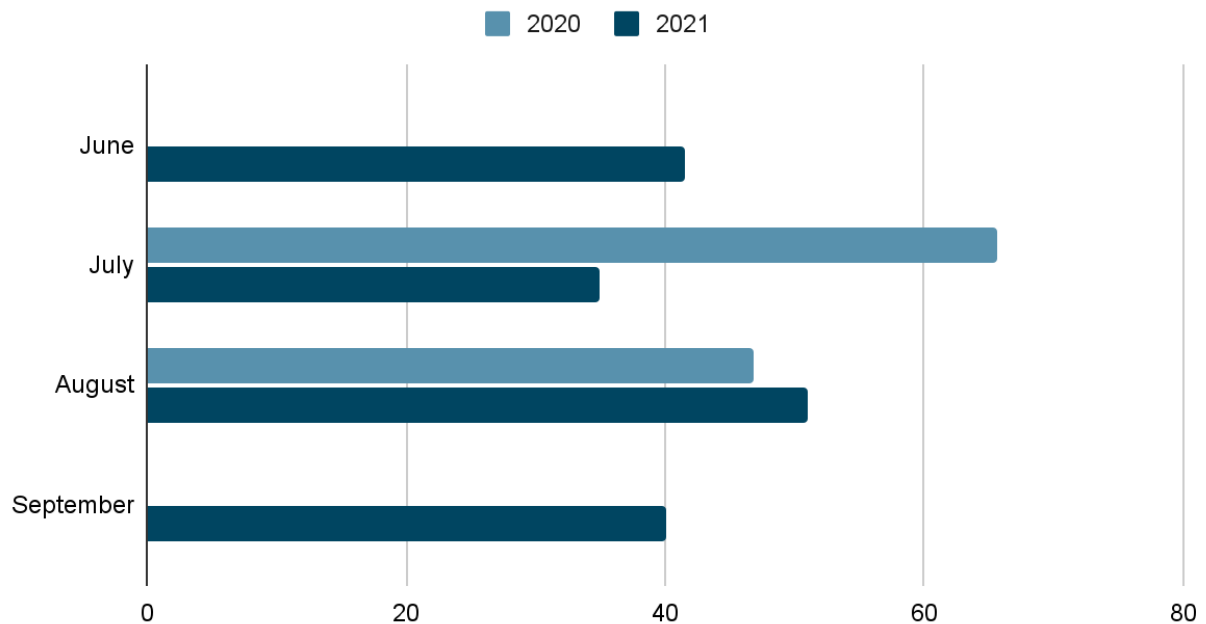
## Sepiessa Point Reservation

### DATA:

Sepiessa Point sees relatively light use. It is only monitored on weekends, when use is heaviest. Even still, the southerly trailhead did not fill up a single time in the 2021 season, and not a single visitor was turned away. Overall, there was a decline in use from last year to this year. For example, last year, in the month of July, the property saw an average of 66 visitors per day. This dropped off steeply: in July 2021, the average was just over half of that, an average of 36 visitors per day. There are no 2020 data for the months of June and September.

One concern with Sepiessa is the potential for multiple trailers to be parked in the southerly trailhead at one time. This, however, did not prove to be much of a problem, since the trailhead never did actually fill up. The month of June only saw an average of one trailer per day; the month of July only saw 2 trailers per day; and the month of August saw the highest number of trailers per day, at 5 per day. Still, this did not pose a problem.

### Average Daily Visitors



### ANECDOTAL NOTES:

The main issue with Sepiessa this year was an extended period of confusion over the location of the Land Bank's property boundary with The Quansoo Beach Association on the barrier beach. This was finally resolved when the beach was surveyed. The boundaries are marked by

two buoys/flags on poles on the westernmost boundary (shared with QBA). A t-post and wooden signs were installed on the ocean and pond sides; it remains to be seen if they will be washed away in the winter. The boundary on the eastern side is marked by lengths of pipe put in by surveyors. Due to the changing nature of the shoreline, sometimes these are not visible. To account for this, t-posts and wooden signs were installed at this boundary as well.