

Wellfleet National Seashore Homeowners Association
P.O. Box 1100
Wellfleet, Massachusetts 02667

August 17, 2005

2005 Annual Meeting minutes

The Annual Meeting of the Wellfleet National Seashore Homeowners Association was held Sunday morning, August 14th at the Wellfleet Public Library meeting room. The Association Bylaws calls for the annual Meeting to be held on the first Sunday in August, but the meeting room had been already been signed for when our request was entered.

Paul and Meg Conor set up a delicious refreshment array of cake, coffee and cold drinks for those attending. Paul and Meg have been setting up the refreshments for many years and have decided to make this their last year, so a volunteer is needed to provide this service for next year. We thank Paul and Meg for their efforts. Great job!

President Tony Sager and Vice President Dan Arons were both unable to attend the meeting, so Peter Watts called the meeting to order at 10:00 A.M. Peter noted that Helen Aaron was leaving the Executive Board this year and thanked her for her many years of service. Helen has been on the Board since the Association's conception in 1978, when the Town of Wellfleet arbitrarily discriminated on the NSP District by raising only our taxes in response to the State's mandate for 100% valuation. She was instrumental in the Associations action to get the Town to rescind their action.

Peter called for a motion to accept the minutes of the 2004 Annual Meeting, which were sent to all members and were available at the entrance table. A motion was made, seconded and a unanimous voice vote approved the minutes.

Dave James gave the Treasurer's report, showing a net loss in revenue of \$45.78 over the year. The treasury balance as of August 1, 2005 was \$3434.79. A decrease in membership and the higher cost of mailings and post office box fees were the determining factors of the loss.

A motion to increase the membership dues from \$5.00 to \$10.00, starting in 2006 was made, seconded and approved by unanimous vote.

The nominating Committees slate of officers and Executive Board was announced by Peter and are as follows,

President	Dan Arons
Vice President	Susanna Chivian
Secretary/Treasurer	Tony Sager
Executive Board (3 yrs)	Jim Sexton and Dave James

No changes were made from the floor and the slate was accepted by unanimous vote.

Peter noted that the USGS report on the ground water lens and flows of the Outer Cape was available at the CCNS Headquarters and is a very thorough and informative report. The report is also available on the CCNS web site at www.nps.gov/caco.

The GUPACA (Gull Pond Area Conservation Association) announced that their Annual Meeting was to be held 4:00 P.M. Monday afternoon, August 15th at the Gstalder home on Valley Road.

The first speaker of the day was the new Superintendent of the CCNS, George Price. Superintendent Price supplemented his talk with a PowerPoint slide presentation, which highlighted his past service with the National Park Service and the key issues used to maintain the parks. Supt. Price has been with the NPS for 30 years, of which 20 years have been in Massachusetts. He has served at Minuteman Park, Lowell, the regional headquarters and most recently, Superintendent of the Boston Harbor Islands Parks.

He emphasized the positive programs of the CCNS such as the protection of the Piping Plovers and their re-growth from 20 to 90 nesting pairs and the wetland restoration projects at East Harbor (Pilgrim Lake) and Hatches Harbor. Since restoration to natural salt marshes, the biologists have seen a seven fold increase in animal life. Also mentioned were the projects at the Highland Center and the transportation problems at Coast Guard Beach.

Supt. Price noted that he was very interested in alternative energy issues and is proposing a wind turbine at the Highland Center. This wind turbine issue becomes a regional issue as all Towns consider wind turbines and their visual impact on the Seashore and surrounding environs.

The University of Vermont is conducting a survey of all Seashore Property owners for the NPS to obtain our opinions of management practices. I suggest we all complete these survey sheets.

Town Assessor Nancy Vail was invited to speak to the group, but was unable to attend. Assistant Town Manager, Rex Peterson spoke about the Herring River dike project, the recent Town survey and affordable housing.

The Town of Wellfleet and the CCNS have issued a memo of understanding relative to restoring the Herring River estuary to a saltwater marsh. This is the initial step in a long process. The Town needs to purchase 25 acres from the Chequessett Country Club and enter into negotiations with several individual property owners prior to restoring tidal flow to the river. The process is estimated to take several years.

The Lower Cape Roundtable is a regional group that is meeting at CCNS Sept. 20th to consider various subjects including redevelopment, affordable housing and wind generators. It is studying the impact of current trends in development of restructuring single story cottages to two story structures. The group is also looking at the issue of accessory apartments as affordable housing. Wellfleet currently allows property owners to use accessory buildings as affordable housing, however, the Seashore does not allow this as they consider all properties as single family units.

The group is also considering the visual impact of individual wind turbines if each town starts to erect them on individual parcels of land.

Rex commented on the results of a survey conducted by the Town. The survey was sent to 1000 nonresident taxpayers and 500 resident taxpayers. Forty five percent of the surveys were returned. This is about twice what is generally expected. The main concerns of the respondents were maintaining the natural resources and beauty of the town, the rural character and keeping the central village. Both the resident and nonresident groups had very similar concerns.

During the question and answer period, many of the questions were about affordable housing. Peter Watts is a member of the Zoning Board of Appeals and the Affordable Housing Partnership talked about properties availability for affordable housing. Most of the lots big enough to support affordable housing are within the Seashore. There are about 60 private lots in the Park, 3 acres or larger. The Town owns about 200 acres in the Park; the largest is a 47-acre parcel where the old landing strip was near the Park headquarters. There is also approx. 70 houses taken back by the Park, but many are in terrible condition and the park uses some for employee housing. There are many things to consider.

The meeting was adjourned at 11:30 A.M.

Respectfully submitted,

A. David James, Secretary