

## **Wellfleet National Seashore Homeowners Association Minutes Of Annual Meeting July 29, 2007**

WNSHA President Dan Arons welcomed WNRTA members to WNSHA's Annual Meeting. He then presented the Treasurer's Report showing a bank balance of \$3,020 and moved adoption of the Minutes of the 2006 Annual Meeting. The motion was seconded and approved. On his motion, duly seconded, Paul Conor was voted to serve another term on the Executive Committee.

The meeting proceeded to substantive presentations and discussions:

*Wellfleet Property Assessments* Town Assessor Nancy Vail stated that Seashore properties are not assessed differently than other properties, although the highest assessed values are in the Seashore. 100% market value assessment is required by the Mass. Department of Revenue, based on the prior year's sales data. The process involves an analysis of those sales and separately values the land and the building. Seashore properties are valuable because some owners have an emotional attachment to them or want to have fewer neighbors. She introduced Paul Kapinos of PK Evaluation Group who does the analyses for the Town (as well as Provincetown, Eastham, and Truro). He said that when the Assessors' predicted prices were compared to the actual sales prices of 44 properties in 2006, the Assessors' values were at 95% of actual levels. To value Seashore properties, he said, the same approach is used, although because there are only 260 taxable ones – 7% of Wellfleet's residential properties – there are very few sales in any year.

Kapinos answered audience questions: because of the small number of recent sales, data from July 2006 to June 2007 is used; the value of an average wooded lot in the Seashore is about \$412,000; although the real estate market is declining, the top end of it is not.

*What's New in the CCNS?* Lauren McKean, CCNS Planner, gave an overview of policy issues: an upcoming Environmental Impact Statement on hunting in the Seashore, Herring River restoration, Dune Shack management, and Off-Road Vehicle EIS. There is a fire management plan, allowing 500 acres to be burned annually, for safety and vista clearing. The fire crew will consult with homeowners at the locations; the fire management office is at 508-349-3785 ext 250. The CCNS is following the Cape Wind project and actively studying wind power with a wind measuring tower at Highlands Center, with results so far averaging 17 mph. It is seeking grants for feasibility studies on siting and is consulting with Wellfleet, Eastham, and Truro on planning issues regarding viewsheds affected by wind turbine siting. On zoning, it is working with the towns, e.g., in Truro seeking a sliding scale for lot coverage ratios and Seashore District bylaws. On transportation, it purchased shuttle buses for the regional transit authority. In response to a question about derelict houses and fire safety, she said they are trying to remove them but have to do historic assessments, as some houses like the Weidlinger one on Higgins Pond are historic.

*Wellfleet and Wind Power* Jim Sexton, of the Wellfleet Alternative Energy Committee (and WNSHA's Executive Committee), said the Alternative Energy Committee was formed to evaluate possible sites for towers and turbines. There may be new legislation which would allow a municipality to sell power to the electric company, which it now cannot do. There is new

turbine technology and turbines generating from 250 KW to 3.8 MW. There are five potential sites: the Transfer Station, Elementary School, Marconi air strip, Boy Scout camp, and White Crest Beach. They have a meteorological tower at White Crest, where results show that wind would turn a turbine 88.5% of the time, with low turbulence, and wind roses from the NW and SW. There are three locations near White Crest where turbines could power 3,000 homes annually. Implementation would require new zoning bylaws re turbine tower height (200 ft residential, 400 ft commercial), FAA review, site simulations for the viewshed effects, and CCNS use permit.

Conservation Restrictions Peter Watts, WNSHA Executive Committee member, described the Cape Cod Compact, an umbrella for the various conservation trusts on the Cape. He said conservation restrictions were possible for properties in the Seashore, with major property tax reductions resulting. Mark Robinson of the Compact, who was supposed to speak but could not attend, can provide detailed information.

Homeowners Insurance Problems There was an informal discussion of current difficulties in getting homeowners insurance, as most insurers are not writing policies for Cape Cod properties.

There was no Other Business and the meeting was adjourned.

/wnsha/2007 annual meeting minutes