

Wellfleet National Seashore Homeowners Association
2009 Annual Meeting
July 26, 2009 Wellfleet Public Library

WNSHA President Dan Arons presided over the approval of the Minutes of the 2008 Annual Meeting; recital of the Treasurer's report by Tony Sager; election of Executive Committee members Dan Arons, Penelope Jencks, and Peter Watts and of officers – Susanna Chivian, President, "Gooz" Draz, Vice-President, and Tony Sager, Secretary/Treasurer.

Zoning in the Park and Town – Update on Amended Town Zoning Bylaws – Gooz Draz of WNSHA and the Town Planning Board reported on the zoning bylaw amendments for Park properties approved at a Special Town Meeting attended by more than 500 people. The amendments' purpose is to preserve the Park from overdevelopment and to balance the interests of the Park and homeowners. The amendments take into account the size of properties and use a sliding scale to determine maximum living space. They encourage smaller scale structures by allowing accessory structures, as customary on the Cape. Unlike Wellfleet, Truro has not adopted new zoning to protect the Park. The Wellfleet Planning Board is working on zoning amendments for Town properties not in the Park, motivated by concerns about the increasing size of new homes. The Board could change zoning from a lot coverage basis to a site coverage one which looks to house volume instead of footprint.

CCNS News and Developments – Karst Hoogeboom, CCNS' new Chief of Facilities and Maintenance, gave a comprehensive overview of ecological, planning, and policy matters in the Park.

He pointed out that the ocean's storm activity had not yet changed the Great Beach from its steep winter profile to a more level summer one. This has caused problems for shore birds – 75% of piping plover nests and 90% of common tern nests have been destroyed by continuing beach changes, and that only the terns are creating new nests.

The CCNS continues to work with the Towns on zoning. The Blasch construction project continues along with the appeal of the building permit for it. The CCNS is studying an integrated bikeway from the Cape Cod Canal to Provincetown. It would like to use the old railway right of way as much as possible, stay within the Park, and use existing paths. It would like to have buses and bikes replace cars, especially multiple cars arriving with a single family. It would like to use "intelligent" transportation system tools, like overhead message boards and PDA information. It also is helping the towns be more efficient by sharing equipment and resources, like streetsweepers.

For alternate energy, the CCNS is looking at wind turbine siting, for example, at Highland Center in Truro and the Park HQ at Marconi. It is also looking at photovoltaics at beaches, since the maximum visitor demand is on the days of maximum sunshine.

Also, it is looking at reclaiming or creating vistas on existing trails.

WNSHA members raised questions concerning the need for a 15-space parking area at Slough Pond and consequential erosion of the paths; the CCNS position on a wind turbine at White Crest Beach and possible illumination of it; putting a new bike trail on Old Kings Highway through the ACEC and near the ponds; and the desirability of repairing the Old County Road bike path and road.

Water, Sewerage, and Our Common Aquifer – Homeowner Wastewater Issues and Alternative Solutions – George Heufelder, Barnstable County Health Director, presented a slide show on the

challenge of wastewater on Cape Cod. The basic question, he said, is can we produce something useful from our waste? The problem is nitrogen in our wastewater, because it feeds algae. How can it be removed, along with prescription drug byproducts and hormones? Large-scale wastewater treatment plants do this, but are there alternatives for the Outer Cape? The first step would be to prevent waster from getting into water, for example, by composting toilets and urine-diversion toilets. His organization is testing recirculating sand filter systems, which clean the water and make plants really grow big. Someday we should be able to take nitrogen and phosphorous from urea and make fertilizer more efficiently than it is made today.

New Conservation Commission Environmental Regulations and Their Impact on Homeowners - Tony Sager summarized the Wellfleet Conservation Commission's draft environmental protection regulations aimed at protecting the Town's Land Subject to Coastal Storm Flooding (LSCSF) and its portion of the Wellfleet Harbor Area of Critical Environmental Concern (ACEC). The LSCSF covers land subject to flooding in a once-in-a-100-year storm or previously flooded in the maximum storm surge. The ACEC is a state-designated area of unique natural and cultural significance because of fish and shellfish production, floral and faunal habitat, cultural history, and scenic views, generally demarcated by a line 100 feet inland of the 10-foot contour line along the harbor and the Herring River and its tributary ponds. Duplicating existing regulations protecting wetlands and a 100 foot buffer zone around them, the Commission is trying to limit changes to water flow within the LSCSF and a 50 foot buffer zone around it and changes to the ACEC and a similar buffer zone. Overlaying regulations apply to lands bordering wetlands and the LSCSF and ACEC areas. The Commission has improved earlier drafts but still has technical and policy matters to fix in the draft amendments. WNSHA will continue to follow these because of their impact on homeowners.

Further developments may be followed on WNSHA's website, wnsha.org.

There was no Other Business.