

WELLFLEET NATIONAL SEASHORE HOMEOWNERS ASSOCIATION

2010 Annual Meeting

July 25, 2010 Wellfleet Public Library

WNSHA President Suzanna Chivian presided over the approval of the Minutes, as amended, of the 2009 Annual Meeting; Tony Sager's Treasurer's Report of a bank balance of \$3,448; election of new Executive Committee members Pat Bartlett, Sharon Dunn, and Juliet Stone; and chaired the following presentations.

Zoning in the Park & Town - Ron Harper, Wellfleet Planning Board

Zoning changes in Wellfleet require a two-thirds vote at Town Meeting. The Blasch house was seen as a threat to the principles of the Seashore, so there was a vote to amend the zoning code to prevent the construction of large houses in the Seashore zoning district and to review residential zoning in the rest of the town. Currently residential zoning is based on lot coverage and allows a 15% footprint. It does not address the bulk of a house, which affects its visual impact. Examples were given of known structures to help visualize what is now permitted. For instance, a residence with the footprint of Town Hall, 2,500 sq. ft., could be built on less than a half-acre lot; one with the 10,000 sq. ft. footprint of the Town Library could be built on a 1 ¾ acre lot. And these could be two-story residences. Under proposed new zoning, the maximum gross floor area of a residence, rather than lot coverage, would control house size, in relation to the lot size. So the Town Hall-sized house would require a 6 acre lot. The Planning Board did an analysis of the gross floor area of existing residences; this, and their lot size, were represented on a scatter chart. The proposed new zoning would allow expansion for current owners. It would allow 90% of the existing housing stock to be constructed by right. Beyond that a Special Permit would be needed. Thus any homeowner could enlarge, teardown, and rebuild without adversely affecting the house sizes of the neighborhood.

Questions addressed the impact on water and sewage; voter support; and whether there was a threat of overdevelopment and buildout.

The Planning Board's scatter chart and draft zoning amendment defining "gross floor area" and applying this definition to various lot sizes for by-right construction were available as handouts.

Erosion in the Cape Cod National Seashore - George Price, Jr., CCNS Superintendent

Thanks are due to Peter Watts, Gooz Draz, and Tom Reinhart for Wellfleet's Seashore zoning amendments.

The winter storm damage was the worst since the Blizzard of 1978, producing erratic erosion of bluffs and dunes and destruction of stairs and causing \$950,000 of damage. Photographs of storm damage were shown.

The CCNS staff monitors normal erosion, storm damage, and also sea level rise which makes storms hitting the Cape bigger and have more energy when they hit the Cape. 100 year storms are hitting more frequently than every 100 years. Sea level rise has doubled in the last 150 years. There also is land subsidence in addition to sea level rise, which could be even greater if the ice caps and glaciers melt.

In the National Parks we are trying to mitigate our effect on the climate.

Questions were asked regarding where the beach sand is carried and deposited; whether zoning and the Certificate of Suspension of Condemnation would allow reconstruction of a house destroyed by natural causes; what the CCNS is doing to prevent forest fires; and what the CCNS policy is regarding wind turbines.

NSTAR's Proposed Spraying of Herbicides - Eileen Gunn, Sage Environmental Solutions

NSTAR has a 5-year management plan for its rights-of-way and an annual operations plan. Cape towns routinely sign off on documents identifying sensitive water resources and private wells, which NSTAR's spraying is supposed to avoid.

Local opposition to spraying won a 1 year moratorium from NSTAR, until January 2011. NSTAR has not looked at alternatives to spraying of herbicides on land.

Only the active ingredient in pesticides (a category which includes herbicides) are registered. Not much is known about the breakdown chemicals, the inactive chemicals, or the synergistic effect of all the active and inactive chemicals. A chart of ingredients in herbicides was presented in a slide show and hand-out. Her organization's study of Glyphosate resulted in NSTAR dropping it, but there haven't been studies of other active chemicals and breakdown products. Pesticides affect children and pregnant women the most. NSTAR awards herbicide-spraying contracts to the lowest bidders, with no oversight of their performance, e.g., avoiding private wells.

The FERC recommends planting appropriate vegetation under power lines to obviate the need for spraying.

Questions concerned alternatives to spraying; a possible consumer boycott of NSTAR; Americorps or other volunteers planting; capsaicum-based alternatives to insect repellent.

Tony Sager, WNSHA Secretary/Treasurer
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