

**WELLFLEET NATIONAL SEASHORE HOMEOWNERS ASSOCIATION**  
**MINUTES OF ANNUAL MEETING JULY 24, 2011**  
**WELLFLEET PUBLIC LIBRARY 10:00 AM - 12:00 PM**

WNSHA President Susanna Deiss convened the meeting.

Peter Watts opened the meeting with a remembrance of Bryden Brown, 20-year member of WNSHA, formerly its Chairman, Vice-Chairman, and member of its Executive Board, who did a lot for the organization and was friend to many, who passed away this year.

Secretary/Treasurer Tony Sager presented the Minutes of the 2010 Annual Meeting, which were approved; reported that WNSHA's bank account had a balance of \$2,945; and nominated for the Executive Committee as a new member Richard Robichaud and as renewed members Lisa Brown, Noa Hall, and Dave James, and as officers Susanna Deiss for President, Gooz Draz for Vice-President, and Tony Sager for Secretary/Treasurer. The committee members and officers were then elected.

*Maggie Geist of the Association for the Preservation of Cape Cod gave a talk on "Environmental Challenges in the CCNS".* The main challenges - climate change, erosion, and overdevelopment - all relate to our land use laws. These laws reflect who we are and how we relate to each other.

In the 1950s the Cape was rural and life was local. But that has changed. And Massachusetts has the worst zoning laws in the nation. APCC has proposed changes to state zoning laws which have an 8 year "grandfathering" clause for development plans and an "approval not required" provision. We should have zoning to require low density housing; to protect forests, farms, water and other natural resources. But instead, we've had a Truro homeowner plow under 10,000 sq. ft. of Broom Crowberry, a rare species, with only 1% remediation required.

We should begin seeing our connection to the natural beauty around us here and ask ourselves, "What do we do that is not extractive?" We are all dependent on our ecosystem for our survival. But we use the result of 300 million years of growth and decay to produce our fossil fuels, all of which, except for coal, we've mostly used up since 1900. So we have to check our energy footprint, how many KWH we consume each day, and take steps like insulating our homes and installing solar panels.

Lisa Brown announced an upcoming flashmob for "mow don't spray" at Long Pond against NSTAR's herbicide spraying.

*Tim Morrison, CCNS Ranger, made a presentation on "Hunting in the CCNS".* First, he noted that this year is the 50th anniversary of the Park and distributed a CCNS brochure "Hunting Information".

The CCNS enforces national park rules at its 384 parks and also the rules of the state regarding hunting seasons, limits, etc. The CCNS enabling legislation allows hunting. Federal regulations prohibit stocking of non-native species. Next year there will be a period for turkey hunting in late April-early May, for either 2 or 4 weeks, with 50 permits issued.

In the summer, we are in the top ten national parks in terms of visitor numbers.

Questions were raised about the effects of hunting on walking, hiking, biking, etc, about hunters intimidating people, about how many days of the year hunting is allowed, and whether populated areas could be put off limits. Ranger Morrison noted that there is hunting of ducks, deer, rabbit, coyote, and pheasant. Park rangers patrol and serve as game wardens who check game that is shot, especially in winter. Also, we enforce rules against hunting too close to a house and from illegal tree stands. The busiest shotgun weeks are during deer hunting in early December. He concluded by giving telephone numbers for complaints about hunting.

*Gooz Draz gave a "Zoning Update".* Thanks to residents like those at the meeting, in 2008 the Town passed critically important zoning amendments to protect homes in the Park from overdevelopment.

Since then the Planning Board has tried to develop a residential zoning change for the 2,800 homes and parcels of land not in the Park. Its final proposal would have allowed home sizes up to 3,000 sq. ft. on 3/4 acre lots by right, and larger ones with a special permit following closer oversight. However, it failed to pass at Annual Town Meeting.

Question: Why? Draz: Because developer and builder interests got enough people out in opposition, even though, in the past 10 years, very few actual building permits would have been affected by the proposed rule. Also, accompanying proposed amendments to clarify the Park zoning bylaw definitions were withdrawn as a result.

Town Meeting did pass bylaws prohibiting fast food franchises, keeping big retailers in the commercial zone, and making affordable housing more viable.

The Biddle property on Bound Brook Island, a 12 acre parcel, was purchased by the CCNS.

In Truro, proposed zoning amendments failed to pass their Town Meeting.

Finally, a bill has been introduced in Congress, H.R. 1505, National Security Protection, that would transfer coastlines (including the CCNS) and borderlands from agencies like the Department of the Interior to the Department of Homeland Security.

Ranger Morrison and Gooz Draz remained to answer individual members' questions.

WNSHA President Deiss then closed the meeting.