

APCC bids a fond farewell to Orleans and greets its new Barnstable neighbors

APCC has found a new home. After a lengthy search for a suitable location in the mid-Cape area, APCC has decided to relocate to Barnstable Village. At the beginning of June, the organization moved its operations to The Barnstable House, located at 3010 Main Street.

Since its inception in 1968, APCC has been headquartered on the lower Cape. Beginning with its creation in the Eastham kitchen of Herbert and Bobsie Whitlock, and continuing through its long-time presence in Orleans, APCC has developed deep roots in the area. The two lower Cape communities have been a vital part of the success of the organization. Although APCC had contemplated moving to the geographic and population center of the Cape for many years, and had been conducting an active search for office quarters in that area, moving away from many strong and established friendships was still difficult. Yet, the move fits well with APCC's future goals.

"The move to Barnstable will provide APCC with an opportunity to respond more effectively to environmental issues across Cape Cod," explained APCC Executive Director Maggie Geist. "Our mission is to preserve Cape Cod's natural resources from Bourne to Provincetown. From a practical perspective, this is the next logical step in the continuing development of the organization."

The new offices in The Barnstable House will place APCC only a short distance from the center of Cape Cod regional government activity. The Cape Cod Commission, the County Commissioners and the Assembly of Delegates are all regulatory and administrative arms of county government that APCC



frequently interacts with to address Cape Cod's pressing environmental and quality of life issues.

APCC wishes to acknowledge all those who aided us in our search for a new home, with special thanks to APCC Board members Ralph Herbst, Jim Tobin and Edie Squibb as well as Ed DeWitt, Barbara Harris and others who served on the office relocation committee over the past several years. We also wish to thank Edie Squibb for her time and talents in sprucing up the new place. Adding to that, our new neighbors, Tangerine, Inc., provided a welcome housewarming gift in the way of office furniture.

You can now find us at:
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Summer 2002

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Cape Cod in the new century: development and redevelopment

In the 1990s, two landmark pieces of legislation were passed on Cape Cod. Intended to protect our natural resources and community character, the Cape Cod Commission and Land Bank acts have had a positive impact on our peninsula. However, 11 years after the Commission was formed and more than 3 years into the Land Bank, it is clear that unmanaged growth continues to compromise the Cape's resources and character. Sprawling residential and commercial development, deteriorating water quality in freshwater ponds and coastal bays, traffic congestion on formerly quiet roads, an affordable housing crisis, and the homogenization of the landscape characterize too much of Cape Cod today.

The Cape Cod Commission has the authority to review large developments with regional impacts, but the vast majority of commercial and residential development occurs below Commission thresholds. To guide and review these smaller projects, the Commission Act relied on the development and implementation of Local Comprehensive Plans (LCPs), which were to be consistent with the Regional Policy Plan. A limitation of the CCC Act has been the lack of implementation of LCPs in each town (and even the absence of certified LCPs in some towns).

The Land Bank legislation has provided Cape communities with funding to preserve open space. However, the pace of development, the high price of land, and the limited funds have made it impossible for Land Bank funds to purchase adequate open space. Estimates are that land bank funds will

Sprawling development needlessly consumes open space and threatens water resources.

provide for only 10% of the open space needs on Cape Cod.

Recent information has added urgency to our plight:

- The Cape Cod Commission and State released build-out figures that indicate another 37,000 houses could be built on Cape Cod under current zoning.
- APCC analysis of open space on the 5 upper Cape towns showed the vast majority of the remaining open land is single lots in existing subdivisions. A similar study of the 4 towns surrounding Pleasant Bay yielded much the same result.
- In the summer of 2001, more than 50 of our beaches were closed due to bacterial contamination.
- Monitoring studies in Cape embayments indicate more than 40 of our bays exhibit bad water quality due to an overload of nitrogen.
- For many of our communities, there is so little open space left that implementation of some of our better planning tools, such as cluster zoning and transfer of development rights, would not have much effect on sprawl, on traffic, or on water quality.

We are at a crossroads.

If we continue on our present path, we will see the last subdivisions built, infill of the remaining vacant lots in our neighborhoods, and the lines between our towns blur as developments from one town converge with those in adjoining towns. Traffic congestion will increase. The affordable housing crisis will deepen.

As build-out approaches and developable land becomes more scarce, efforts will be increasingly made to alter zoning to make currently unbuildable lots buildable and to alter height restrictions throughout the Cape.

Our reliance on on-site septic systems for wastewater treatment will continue to cause ecosystem health problems, will threaten drinking water supplies, and will add to economic problems.

**NOTES FROM
MAGGIE GEIST,**
Executive Director

**“Another
37,000 houses
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Eighty-seven percent of our buildings have on-site septic systems, which are a source of:

- Bacterial and viral pathogens, which cause shellfish and bathing beach closings.
- Nitrate-nitrogen, which contaminates drinking water.
- Nutrients, like nitrogen and phosphorus, which stimulate algae blooms and cause eutrophication of our coastal waters and inland ponds.

With every house that is built on Cape Cod, we add to the problem.

The need for adequate wastewater infrastructure has ramifications far beyond health concerns for humans and ecosystems, or economic concerns from loss of fisheries or devalued waterfront properties. The lack of wastewater infrastructure is closely tied to other quality of life issues on Cape Cod—the sprawling form of development now characteristic of Cape Cod, and the affordable housing crisis. Sprawling developments do not lend themselves to central treatment of wastewater, to housing above retail, to pedestrian travel. Sprawl has made automobiles mandatory in order to travel to work or shop. Added to that, the popularity of the Cape as a second-home destination has resulted in an affordable housing problem that affects teachers, firemen, policemen and seasonal employees, as well as those qualifying for housing assistance.

In the past, we have addressed these issues separately, when rightly they should be looked at together. We have spread our developments broadly across the land rather than clustering them together. Indeed, we have sprawled to the brink of disaster.

Looking to the Future

A new paradigm is necessary if we are to retain or reclaim a high quality of life. This model will include:

1. Revitalized village centers, with adequate infrastructure to support mixed-use development,
2. Surrounded by less densely developed areas and open space.

Revitalized village centers are necessary to:

- Reestablish a sense of community and a sense of place.
- Minimize sprawling subdivisions, which increase reliance on automobiles and the expense of infrastructure.



- Provide for mixed-use developments, in which reasonably-priced housing is available above commercial structures.
- Stimulate rehabilitation of existing downtown areas where desirable.

Open space preservation is necessary to:

- Protect drinking water, surface water and wetlands resources.
- Preserve natural habitats.
- Provide recreation.
- Retain community character.

These ideas are not new; in fact, they are embodied in our Regional Policy Plan. What is needed is the will to make the required changes.

Providing adequate wastewater infrastructure is the cornerstone of wise planning for our peninsula. But, our current government structures do not provide an avenue to address costly wastewater needs. Towns do not have the financial resources to tackle the issue; the county lacks the authority; and the state provides only minimum funds for projects of this kind.

Solving this problem will require a radical approach — a new entity or a revision to an existing authority to guide Cape Cod into the new century. This entity would need the power to bond to cover the costs of these improvements and possibly the authority to oversee, direct and manage projects. We may need to consider altering our county government to give it new authority. Or we could create a new entity at the county level.

Providing wastewater infrastructure without other changes to zoning will have the unwanted effect of spurring additional development. **To prevent this, any increases in density granted in areas with adequate wastewater infrastructure must be offset by decreases in density in outlying areas.**

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Lack of adequate wastewater infrastructure impacts our water resources and is closely tied to other quality of life issues.

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One goal of the Roundtable's growth management plan is to channel development away from sensitive natural resource areas and to more appropriate locations.

Cape Cod in the New Century

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Vibrant downtowns or growth areas are a key component to this plan. Zoning changes to permit mixed-use, to adjust height restrictions in some locations and to encourage

pedestrian travel are necessary. However, these changes alone will not be sufficient. Redevelopment of some areas will be necessary to support multiple uses.

The problems Cape Cod towns face are not all local issues and cannot be solved locally. Groundwater does not respect town lines. Traffic flows from one town to the next. Affordable housing is a crisis in all Cape towns. If we address these issues pond by pond, bay by bay, street by street or town by town, we will fail. A piecemeal approach will result in fragmented partial solutions and will take far more time than we have. As a region, we need to determine where we intend to promote growth, and where we intend to discourage or prevent growth. To that end, our downtown areas and growth centers need to be scrutinized for their capability to support increased density, and our outlying areas appraised for their value as open space.

We must understand that although we are 15 towns, we are one community with shared resources and shared problems. Interconnected as we are, we must find the mechanism that will give us the ability to take a comprehensive regional look at where we are and where we are going, and then find the appropriate structure to get us there.

Business Roundtable exhibits leadership

For the past year, the Business Roundtable, a 22-member organization of civic leaders sponsored by APCC and supported by the Cape Cod Five and the Cape Cod Chamber of Commerce, has studied the problems associated with growth management. Its study has led the Roundtable to take some first steps to

address these important issues with a plan that has both a local and regional component.

Managing growth through changes in local bylaws

Inspired by a suggestion made during the May, 2001 growth management conference sponsored by APCC, the Cape Cod Five and the Cape Cod Chamber of Commerce, a detailed assessment of local bylaws relevant to growth management in each of the Cape's 15 towns has been prepared for the Roundtable. The report, "Growth Management on Cape Cod: A Comparative Study of Local Bylaws," provides a useful town-by-town comparison that will aid local officials as they consider possible strategies for growth management. Existing methods for controlling growth vary from town to town, and also vary in effectiveness. The study is a starting point for towns to assess the success of their local regulations against those of other municipalities within the region.

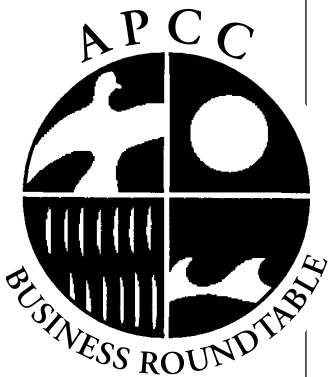
A copy of the study can be obtained by contacting APCC toll free at 1-877-955-4142 or at info@apcc.org.

Addressing growth regionally through wastewater infrastructure

In April, the Barnstable County Economic Development Council awarded APCC, on behalf of the Roundtable, a \$17,000 grant to explore how wastewater infrastructure could be funded regionally. Consultants will be hired to undertake the study, and results are expected before the end of the year.

Meanwhile, members of the Roundtable have met with some town planners and with members of the Selectmen's Association to discuss the proposal to address wastewater infrastructure through a regional approach. Additional meetings with county officials, individual town boards and other local officials across Cape Cod are planned.

APCC, the Roundtable and others working on the Cape's growth problems realize achieving effective solutions requires not only the active participation of regional and local leaders, but also the citizens of each town. If Cape Cod is to be preserved the public must understand growth's impacts on natural resources, community character and quality of life, and they must be fully informed about available tools and options that will allow us to better manage growth.



Ponds in Peril: Workshops wrap up with series finale

The recent “Ponds in Peril” workshop held in May was the third and last of a highly successful series of meetings, which first began a year ago. Each workshop attracted a large turn-out of individuals concerned about the health of Cape Cod ponds. Those attending have learned about environmental threats to ponds, pond and watershed management, and how to start a neighborhood pond association.

A primary focus of the program, which was produced by the Cape Cod Commission and APCC, is the recruitment of volunteer Pond and Lake Stewards (PALS) to conduct sample monitoring of the Cape’s freshwater ponds. The information collected by the volunteers will provide baseline data for assessing the effects of population growth on pond water quality.

To meet the goal of monitoring all of the Cape’s 400-plus ponds, additional PALS are still needed, especially in Provincetown, Mashpee, Falmouth, Sandwich and Bourne. Anyone interested in



joining the PALS team should contact Cape Cod Commission Water Resources Program Manager Tom Cambareri at 508-362-3828.

The “Ponds in Peril” series was funded by a Massachusetts Executive Office of Environmental Affairs Watershed Initiative grant to the Cape Cod Commission.

Additional PALS volunteers are still needed for Falmouth ponds like this one, as well as for ponds in Mashpee, Sandwich, Bourne and Provincetown.

Chatham is the first to adopt Community Preservation Act

Chatham broke new ground in May when it became the first Cape Cod town to adopt the Community Preservation Act. By voting to pass the CPA, Chatham residents have agreed to a 3 percent surcharge on their property tax bills, which will create funding for open space, affordable housing and historic preservation programs within the town.

Funds generated under the CPA are expected to be approximately \$400,000 per year, with another \$400,000 in state matching funds for at least the first year. The amount received from the state depends on how many Massachusetts communities participate in the CPA; the relatively low number of towns currently participating virtually ensures an even match for the next round of fund distribution.

The three categories – open space, affordable housing and historic preservation – each receive a minimum 10% of the CPA funds, with the remaining 70% divided according to the needs of the town. CPA money earmarked for open space acquisition will enhance ongoing Land Bank preservation efforts, while greatly needed affordable housing initiatives can now look forward to a dedicated funding stream. Likewise, preserving the town’s many historic sites will be made easier through money set aside through the CPA.

APCC congratulates the citizens of Chatham for making an investment in their community through the Land Bank in 1998 and now the Community Preservation Act. We also thank all our Chatham members who responded to APCC’s letter urging passage of the CPA.

“Funds generated under the CPA are expected to be approximately \$400,000 per year, with another \$400,000 in state matching funds.”



Students at the 2002 Expo filled three levels of the Barnstable High School library.



APCC Expo 2002 is another success

For the fifth consecutive year, Cape Cod area high school students met in early April to participate in APCC's Environmental Expo.

Approximately 160 students from 12 Cape Cod high schools exhibited projects for a panel of reviewers made up of environmental and science professionals. Three schools, Provincetown, Falmouth and Bourne, participated in the Expo for the first time.

Students offered an impressive array of exhibits this year, such as the project from Provincetown, which assessed the impact of the invasive plant, purple loosestrife, on Truro wetlands, and Bourne High School students' documentation of their

efforts to restore area herring runs. Based on their study of Frost Fish Creek, Chatham students wrote a quality assurance project plan that was accepted by the Environmental Protection Agency, and Barnstable High School student Kate Heaslip and her Expo project were recently featured on a local cable television show.

APCC would like to thank all those who assisted in the planning of the Expo, and is grateful to Barnstable High School for agreeing to host the event for another year. We especially thank Steve Manganini of the Woods Hole Oceanographic Institution for his informative presentation about climate change. Steve helped design the Expo T-shirt, which featured a graph of changes in the Earth's climate over time. Thanks also go to the many local businesses who donated raffle prizes, The Compact of Cape Cod Conservation Trusts and Mashpee Environmental Coalition for monetary contributions, and especially to Expo corporate sponsor Keyspan Energy Delivery New England.

We wish to express our special appreciation to Keyspan's Sandy Taft, for attending the event and taking the time to visit with the student exhibitors.



Ho Blair, APCC's new Development Director

Ho Blair joins APCC

APCC would like to introduce Ho Blair, who joins the organization as Development Director.

Ho brings with him an extensive background in development and fundraising for non-profit organizations, as well as experience as a consultant, businessman and lobbyist for both the public and private sectors. His successful track record working with organizations and corporations across the nation will no doubt be a great benefit to APCC as we continue to grow.

Ho is already busy working on several short-term

and long-term goals for APCC. He intends to increase the base of financial support for the organization to allow for the creation and implementation of new programs and services to enhance APCC's mission to protect the Cape's environment. Ho will also develop programs to increase awareness about APCC within the community.

Equally important, Ho says he plans all the while for APCC "to have fun in the process!"

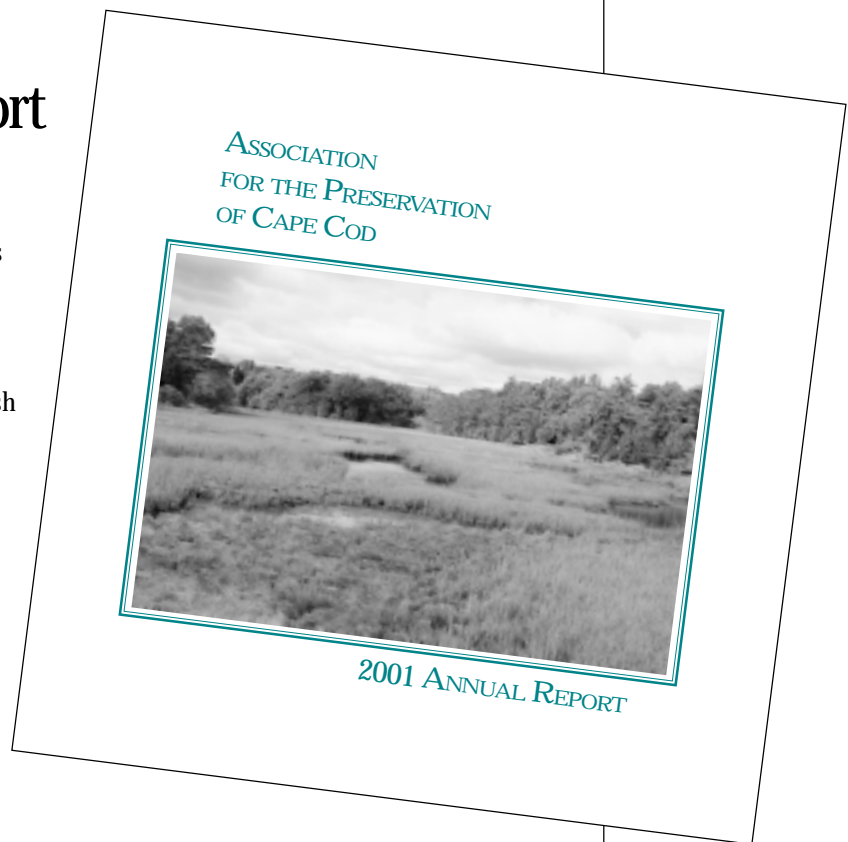
Welcome aboard, Ho.

APCC's Annual Report is now available

The 2001 APCC Annual Report has arrived.

Once again, photographer Jon Vaughan generously donated one of his photos for the front cover. We at APCC wish to express our deep appreciation to Jon for the use of the photograph, entitled *Autumn Marsh*, and for providing assistance with the report's publication.

For a free copy of the report, please contact APCC toll free at 1-877-955-4142 or at info@apcc.org.



APCC Annual Meeting

WEDNESDAY, JULY 24, 2002, 5 – 7 PM
STURGIS LIBRARY ON ROUTE 6A IN BARNSTABLE VILLAGE

*Members and friends are cordially invited to attend APCC's annual meeting and social gathering.
Become better acquainted while celebrating APCC's accomplishments over the past year.*

BRIEF BUSINESS MEETING AND ELECTION OF BOARD OF DIRECTORS
ENVIRONMENTAL AWARDS PRESENTATION

Hors d'oeuvres, cocktails and an opportunity to socialize

For more information, please call APCC toll free at
1-877-955-4142

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Name _____

Address _____

State _____ Zip _____ Phone _____

Include your e-mail and receive environmental alerts: _____

- \$500 Benefactor
- \$250 Partner
- \$100 Associate
- \$50 Supporter
- \$30 Basic Membership

My check payable to APCC is enclosed.

Please charge to my credit card: MasterCard Visa

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APCC

Association for the Preservation of Cape Cod

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As a non-profit organization, all contributions to APCC are tax deductible to the fullest extent of the law.

You can now join APCC online.
 It's quick and easy. Just visit our Web site at
www.apcc.org

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The Association for the Preservation of Cape Cod is a non-profit corporation founded in 1968 "to foster policies and programs that promote the preservation of natural resources on Cape Cod."

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- Ho Blair, *Development Director*
- Don Keeran, *Project Specialist*
- Kathy Eller, *Staff Scientist*
- Dorothy Pearson, *Director's Assistant*
- Everett Kiefer, *Clerk/Receptionist*

*Shore Lines Edited by Don Keeran
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 Support comes from 5,600 memberships, and from gifts and grants from individuals, foundations, and businesses.*

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