

## Taking it **to** the streets

APCC's Business Roundtable launches ambitious growth management initiative

*by Don Keeran*



Protect Cape Cod's coastal waters



Protect Cape Cod's ponds



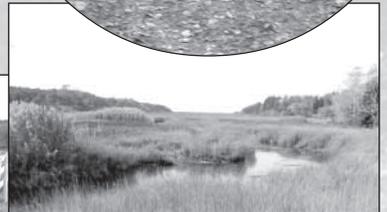
Encourage environmentally sound economic activity



Respond to the Cape's housing needs



Retain community character



Preserve open space



Protect Cape Cod's drinking water

**T**here is a growing movement on Cape Cod that has many sitting up to take notice. The Cape Cod Business Roundtable, with its message of a combined local and regional approach to growth management, has been generating a good deal of interest in Cape Cod towns of late.

In the months to come, the Roundtable plans to transform that interest into concrete results.

Founded by APCC and sponsored by the Cape Cod Chamber of Commerce and the Cape Cod Five Cents Savings Bank, the Business Roundtable is composed of 28 community leaders from different

perspectives who meet to address important Cape Cod issues.

For nearly two years, the Roundtable's attention has been focused on the region's number one environmental and quality of life concern: Cape Cod's rate and pattern of growth. The time was spent carefully studying the dynamics that perpetuate undesirable growth and identifying potential growth management strategies for the region. Recognizing the urgent need to confront the growth issue while an opportunity still exists led this diverse group of individuals to reach consensus on a plan of action. That consensus

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### Spring 2003

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Spring town meetings

**VOLUNTEER 6**

Become a Community Advocate!

**ANNOUNCEMENT 7**

APCC's 35<sup>th</sup> Anniversary



*APCC gratefully acknowledges Compass Bank for underwriting this newsletter.*



**NOTES FROM  
MAGGIE GEIST,**  
*Executive Director*

## It's all in the name

**A**s is evident from other articles in this newsletter, APCC and the Business Roundtable have embarked on an ambitious project to direct growth to appropriate areas through local zoning bylaw changes, and to identify a funding mechanism for expensive wastewater infrastructure needed on Cape Cod.

These tasks are daunting, but achievable. Business Roundtable members are committed to these projects, and funding has been provided to help us begin our work. Many town officials and citizens have already welcomed our efforts.

Yet as our program is publicized around the Cape, we've discovered a stumbling block in the very words we use to describe our project!

"Growth" is one such word. For some who yearn for an earlier day when the Cape had far fewer residents, the word growth has no positive connotation. According to the Rocky Mountain Institute, a global resource policy institution, growth is often interpreted as describing things that may make a community larger, but not necessarily better. But, as the Institute points

out, growth can also mean development, leading to good wages, higher incomes, increased commerce, and high quality of life.

With an increasing worldwide population and coastal areas attracting a greater number of people, we have to acknowledge that Cape Cod will continue to "grow." Our challenge and responsibility are to ensure that future growth protects our natural resources, enhances community character and fuels a diverse economy.

For this reason, we want to channel growth to locations where opportunities for infill development and redevelopment exist. But, as we talk about these areas, many listeners become alarmed by terms like "growth centers" and "downtowns," especially when these words are coupled to the term "higher density."

We have no other choice.

Cape Cod's pattern of development has been one of large lot subdivisions and commercial zoning along major roads. Continuing this pattern will exacerbate traffic congestion, further fragment wildlife habitat, increase pressure on water supplies and aggravate the housing problem.

We must increase density in some areas, and we can do so safely, if we offset it with decreased density in natural resource areas, and if we put in place adequate infrastructure to

handle the increased density. These elements are all part of the Business Roundtable's action plan.

"Affordable housing" is another phrase that raises eyebrows, and as with "growth centers," it can be especially troublesome to some when coupled with the word "density." This is a term we can and should change, as it is clearly a misnomer on Cape Cod. Elliott Carr, Business Roundtable moderator, has suggested that a far better term would be work force housing. We

need affordable homes for our school teachers, policemen, tradesmen, seasonal workers, etc.

The Business Roundtable envisions a future on Cape Cod where vibrant villages and downtowns feature housing above retail, pedestrian-friendly walkways, and opportunities for public transportation. Our vision would replace strip development with greenways, and promote redevelopment instead of new development.

In describing this future, some terms can be changed – work force housing instead of affordable housing, for example. For other words, like density and growth centers, it's up to us to change the image those words conjure in our minds.



**"We must increase density in some areas, and we can do so safely, if we offset it with decreased density in natural resource areas."**

# Taking it to the streets

*Continued from cover*

has recently been structured into an ambitious growth management initiative that would set local communities and the region on a healthier course for planning future growth and resource protection.

Now, APCC and the Roundtable are delivering their message to the towns. On the Business Roundtable's behalf, APCC received funding from the Dolphin Trust and the Barnstable County Economic Development Council to assist the growth management initiative. Part of that funding allowed the Roundtable to retain consultant Carole Ridley. As the Roundtable's Community Organizer, her task is to work with local officials and citizen groups in each town, encourage community efforts that address growth issues and to express the Roundtable's willingness to offer public support for specific local initiatives such as bylaw changes and other proactive measures.

The response has been extremely positive. Local officials have been receptive to the Roundtable's initial overtures, recognizing the strength of message that comes from such a respected group of business and community leaders. Several towns have sought out and received the group's conceptual endorsement of proposed bylaw changes and regulations consistent with the Roundtable's message.

To correspond with the launch of their campaign, the Roundtable published a Statement on Growth Management, offering Cape Cod towns and the region a blueprint for smart growth policies. In its statement, the Roundtable identifies the following factors as evidence of current poor growth management practices on Cape Cod:

- Wastewater from septic systems threatens the health of embayments, inland ponds and drinking water supplies.
- The increase in size and value of new home construction has reduced the availability of housing that is affordable for the Cape's work force.
- Sprawling development is consuming scarce open space and threatening the very qualities that make Cape Cod unique.
- The Cape is losing open space that is necessary to protect drinking water supplies, preserve natural habitats, provide for recreation and retain community character.

- The pace of development has outstripped the financial ability of several Cape communities to provide services to growing populations without excessive tax rate increases.

- Cape Cod is rapidly approaching build out.

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## *Spring town meeting items of interest*

The following articles are appearing on the warrant in several town meetings this spring, including proposed bylaws conceptually endorsed by the Business Roundtable as part of its growth management campaign. Although not a complete list, APCC chose to highlight these proposals to inform our members about some initiatives that address natural resource protection and growth management. For information about these and other town meeting articles, please contact APCC or your local town offices. Articles are subject to change prior to town meeting.

### **Brewster**

- Revised cell tower bylaw to minimize visual and environmental impacts.
- Accessory dwelling unit bylaw allowing commercial structures with apartments in certain districts.
- Proposal to grant a permanent conservation restriction on Quivett Creek Marsh.

### **Chatham**

- Residential open space bylaw.
- Affordable housing bylaw amendments.
- Vote on adoption of Local Comprehensive Plan.

### **Dennis**

- Crowes Pasture/Quivett Neck DCPC implementing regulations.
- Vote to purchase unprotected parcels within the Crowes Pasture DCPC.

### **Eastham**

- Residential site plan review bylaw.
- Proposal to adopt Community Preservation Act.

### **Falmouth**

- Special permit requirement for new business construction of 7,000 or more sq. ft., and normal review of existing business expansion up to 10,000 sq. ft.
- Bylaw amendment allowing Falmouth Housing Authority and nonprofits to own accessory apartments for affordable housing use.
- Petition allowing natural reclamation of town-owned cranberry bogs on Coonamessett River.

### **Orleans**

- Cluster development bylaw.
- Route 6A zoning change to reduce commercial sprawl.
- Zoning change prohibiting auto sales in general business district.

### **Sandwich**

- Cluster development bylaw revisions.
- Bylaw allowing affordable housing density bonus.

### **Truro**

- Bylaw for clustered affordable rental housing overlay district in appropriate areas.
- Bylaw for stricter zoning controls within the National Seashore.
- Growth management bylaw to slow pace of development.
- Bylaw to lessen likelihood of strip mall development.

### **Wellfleet**

- Bylaw allowing housing above businesses in commercial zones.

### **Yarmouth**

- A vote to purchase 7.5 acres of land on Dennis Pond as protected open space.

## Taking it to the streets

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As a means to reverse these troubling development trends, the Roundtable statement goes on to define six goals on which future local and regional development policies must be based:

- Protect the quality of Cape Cod's drinking water, coastal waters and inland ponds.
- Preserve half of all remaining land as open space.

- Retain the unique character of each Cape community.
- Promote regional cooperation and action where necessary.
- Respond to the housing needs of all segments of the Cape's communities.
- Encourage dynamic and vibrant economic activity that is sensitive to the region's environment and demographics.

### A new approach to growth

The above goals can be achieved locally – and on a regional level through cooperation between communities – through the adoption of bylaws and regulations that accomplish two objectives:

- Direct growth to designated activity centers.
- Direct growth away from sensitive natural resource areas.

Activity centers, either traditional local village centers or specially designated regional growth centers, could support increased density through a mix of uses, including the development of affordable housing located above commercial uses. Concentrating growth within activity centers would discourage sprawl in outlying areas, encourage reduction of automobile use, and promote a greater sense of community.

For villages and activity centers to function successfully, adequate infrastructure – particularly wastewater infrastructure – must be provided. (See sidebar.)

Encouragement of growth in activity centers must be offset with a reduction of development and the preservation of open space in outlying areas, particularly in natural resource areas supporting drinking water supplies, surface water, wetlands and natural habitat. Open space protection has other desirable benefits also, such as use for recreational activities and the retention of community character.

Where development does occur outside of activity centers, clustered subdivisions, conservation subdivision bylaws (which identify and protect natural resources within a development area) and increased minimum lot size are some options that lessen impacts and increase open space preservation. One

## APCC and the Roundtable study wastewater funding options

A portion of the grants awarded to APCC for the Business Roundtable's growth management initiative has been earmarked for a study of options for funding regional wastewater infrastructure.

Setting in place proper wastewater infrastructure for regional growth areas – and establishing a mechanism for funding the infrastructure – is an essential component of any future growth management strategy for Cape Cod.

Wastewater from standard Title V septic systems is a source of nutrients that cause eutrophication of coastal waters and inland ponds. Septic systems are also a source of nitrates that contaminate drinking water supplies. Given the limitations of Title V systems, alternative methods of wastewater treatment must be explored and implemented.

Addressing the Cape's serious wastewater problem is a matter of increasing urgency, but local and regional wastewater disposal solutions for Cape Cod will be very costly. Recognizing this reality, the Roundtable has initiated a regional study of potential options for funding wastewater infrastructure. The Roundtable study will dovetail with assessments of water quality undertaken by towns through the

Massachusetts Estuaries Project and an evaluation of wastewater management districts undertaken by the county's Wastewater Implementation Committee.



other planning concept supported by the Roundtable is the use of transferable development rights, which preserves open space by transferring the rights to develop land in natural resource areas over to growth centers. As an incentive, the developer is allowed to build at a greater density in the growth center.

The first phase of the Roundtable growth management program – offering support for local zoning changes that promote the group’s concepts – is timed to correspond with those proposed changes coming before town meetings this spring (see related town meeting article on page 3).

The Roundtable’s long-term goal is to instill regional recognition of the need to create designated growth centers and protect remaining open spaces, while continuing to work with individual communities to achieve these goals through substantive changes in local bylaws.



An essential ingredient of the Roundtable’s plan is the active participation of citizen groups and individuals to help drive community-based initiatives in towns and push for coordinated multi-town and regional efforts. By encouraging public dialogue on a regional level and supporting local grass roots initiatives, APCC’s

Business Roundtable intends to set the framework for positive and effective growth management on Cape Cod.

*For more information about the Business Roundtable growth management program, or for information about specific growth management proposals in local communities, please contact APCC toll free at 1-877-955-4142 or at [info@apcc.org](mailto:info@apcc.org).*

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## APCC coordinates zoning reform coalition

The Massachusetts Land Use Reform Act, legislation filed late in 2002 that would provide a much-needed overhaul of the state’s outdated zoning and land use laws, continues to gain momentum across the Commonwealth and on Cape Cod.

Much of the growing enthusiasm for the legislation has been generated through the work of the Coalition for Zoning Reform, a statewide coalition of land use professionals, organizations, and city and town government bodies which is advocating for changes to the state zoning laws. APCC has taken a leadership role in helping to coordinate the coalition.

On behalf of the coalition, and with assistance from several other coalition member organizations, APCC sent a mailing recently to every planning board, board of selectmen and city council in Massachusetts to introduce the zoning legislation and educate local governments on the need for

zoning reform. The mailing has so far received an enthusiastic response.

APCC sent a similar mailing in January to all Cape Cod planning boards and boards of selectmen. Several of the Cape’s town boards and many individual members of boards have joined the coalition as a result.

The next crucial step in the legislation’s progress occurs this spring, when hearings for the Land Use Reform Act will take place on Beacon Hill.

Meanwhile, House and Senate sponsors of the bill met with officials from Gov. Mitt Romney’s administration, and received encouraging feedback about the bill’s compatibility with the governor’s smart growth strategy for the state.

Currently, the legislation is assigned to the Joint Committee on Local Affairs.

# Interested in doing more? Consider becoming a Volunteer Community Advocate

APCC frequently receives inquiries from members interested in doing volunteer work for our organization. At present, we have ample volunteers to help with tasks in our office. However, there is a great need for member volunteers to assist in the critical job of protecting the Cape's environment and preserving its quality of life. APCC would like to encourage those members who wish to volunteer to consider becoming **APCC Community Advocates**.

Why become an **APCC Community Advocate**?

Each town on Cape Cod faces challenges to protect coastal embayments, freshwater ponds, drinking water quality, open space, and community character. How citizens answer these challenges will make all the difference in a community's future – and in the future of the entire region.

**APCC Community Advocates** promote environmental stewardship and responsible growth policies by working to change local bylaws to guide growth and protect natural resources, monitoring and speaking out about proposed developments that could cause serious environmental impacts, and by advocating for ballot initiatives that aid open space preservation.

**APCC Community Advocates** can become involved by doing one or more of the following:

- Serving on town boards, commissions and committees.
- Attending planning board, selectmen's and other town government meetings and hearings to voice support for bylaw changes that manage growth and protect natural resources.
- Participating in annual town meetings, speaking out in support of environmental issues such as open space purchases and appropriate zoning changes.
- Voting in local elections in support of environmental and community preservation issues.
- Helping organize other APCC Community Advocates in towns and neighborhoods to support environmental protection and community preservation locally.
- Speaking out at public hearings about development proposals that threaten natural resources and community character.
- Becoming a member of APCC's Action Alert Team. APCC sends e-mail alerts concerning timely local and regional environmental issues, asking participating members to write letters, make phone calls or attend meetings.

Your participation as an **APCC Community Advocate** increases APCC's strength across the region, and helps ensure that we can more effectively address the many environmental and quality of life issues facing Cape Cod.

To become an **APCC Community Advocate** or to obtain additional information, please contact APCC toll free at 1-877-955-4142 or at [info@apcc.org](mailto:info@apcc.org).

## Celebrate Crowes Pasture

A series of events featuring the environmental and historical significance of Crowes Pasture in East Dennis.

*Sponsored by the Dennis Conservation Trust*

**SATURDAY, APRIL 5 - SUNDAY, APRIL 13**

*Celebrate Crowes Pasture Art Show*

Opening Reception: April 5, 5 - 7 p.m.

Worden Hall, Route 6A, East Dennis

Gallery hours: 11 a.m. - 5 p.m.

**SATURDAY, APRIL 12**

*Celebrate the Natural History of Crowes Pasture*

Presentations by naturalists, archeologists, birders, and more

10 a.m. - 2 p.m., Dennis Senior Center

**WEDNESDAY, APRIL 23**

*Celebrate the History of Crowes Pasture*

History, archeology and reminiscences  
7 p.m., West Dennis Grade School

**SATURDAY, APRIL 26**

*Families Celebrate at Crowes Pasture*

Bird walk, open discussion of the natural

history of Crowes Pasture,

children's activities, local history

Crowes Pasture, East Dennis

10 a.m. - 2 p.m.

(Rain date: Sunday, April 27)

*For information, please contact Beth Finch  
at 508-385-9409.*





*Celebrating our 35<sup>th</sup> Anniversary*

## APCC gears up for 35<sup>th</sup> Anniversary activities

**T**his year, APCC is celebrating its 35<sup>th</sup> year as Cape Cod's leading advocate for environmental protection.

In recognition of this milestone, APCC's 35<sup>th</sup> Anniversary will be more of a "working" celebration than a social one. APCC understands that with our continued growth and maturity comes a greater capacity (and responsibility) to address increasingly complex problems. With confidence, knowledge and experience developed over our 35-year history, APCC is actively pursuing long-term solutions to critical regional issues.

Part of APCC's "coming of age" requires that we raise the necessary funds to tackle and successfully solve these larger problems. For our 35<sup>th</sup> Anniversary, APCC has

developed a variety of donation, planned giving, as well as honorarium and memorial gift opportunities to commemorate this significant time in our history. We hope that you choose APCC and the protection of the Cape Cod environment as one of your 2003 philanthropic priorities. Please contact us at 1-877-955-4142 for additional information.

### Honor someone special with a gift

Do you know someone whose love for the natural beauty of Cape Cod deserves to be acknowledged? Honor or remember them as part of APCC's 35<sup>th</sup> Anniversary!

Contact us toll-free at 1-877-955-4142 for details on how to make a donation of recognition.

## Tad Kuhn returns to APCC

After a year's absence, Tad Kuhn has rejoined the staff of APCC in his former role as Development Director.

Tad left APCC in early 2002 to pursue a new career path, but soon realized that his commitment to APCC and its mission was still strong.

Tad returns with an ambitious development plan for APCC. His goals for the coming months include organizing APCC's 35<sup>th</sup> Anniversary activities and major gifts campaign, enhancing member relations and communication opportunities through the improvement of our Web site and other technology, and continuing to

increase the number of APCC members.

In his previous work for APCC, Tad's development skills resulted in significant membership growth for the organization, which in turn provided APCC with a greater ability to pursue its programs.

We welcome Tad back into the fold, and look forward to new and exciting opportunities for APCC.



*Tad Kuhn*

**I would like to join APCC as a NEW member:**

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

State \_\_\_\_\_ Zip \_\_\_\_\_ E-mail \_\_\_\_\_

On-Cape Address \_\_\_\_\_

- \$500 Partner     \$50 Family Membership    *This is a special gift!*  
 \$250 Associate     \$30 Basic Membership     In honor of     In memory of  
 \$100 Supporter     Other \$ \_\_\_\_\_    Name \_\_\_\_\_

My check payable to APCC is enclosed.  
 Please charge to my credit card:     MasterCard     Visa

Credit Card # \_\_\_\_\_

Name on Card \_\_\_\_\_

Signature \_\_\_\_\_

# APCC

Association to Preserve Cape Cod

P.O. Box 398, Barnstable, MA 02630  
 Toll Free: 1-877-955-4142 (508) 362-4226

info@apcc.org ■ www.apcc.org

*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**

## APCC

Association to Preserve Cape Cod

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*The Association to Preserve 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."*

### APCC Staff

- Margaret Geist, *Executive Director*
- Don Keeran, *Assistant Director*
- Tad Kuhn, *Development Director*
- Tara Nye, *Staff Biologist*
- Dorothy Pearson, *Director's Assistant*
- Everett Kiefer, *Clerk/Receptionist*
- Patrick Frye, *Membership Field Coordinator*

*Shore Lines* Edited by Don Keeran  
 Newsletter designed by Karen Holmes

Support comes from 5,600 memberships, and from gifts and grants from individuals, foundations, and businesses.

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*Celebrating our 35th Anniversary*



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