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APCC

Association to Preserve Cape Cod

P.O. Box 398, Barnstable, MA 02630
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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.

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Celebrating our 35th Anniversary

Shore Lines

Where Should We Grow?

Workshop promotes discussion of town center concept



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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."

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

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A PCC's Business Roundtable and the Cape Cod Selectmen's and Councilors' Association sponsored a workshop in November to examine town centers as a means to control sprawl on Cape Cod. "Town Centers: A Smart Way to Grow" was attended by 150 people, including local officials, town board and committee members from every Cape town, as well as county officials and representatives from environmental, civic and business organizations.

Attendees were given a regional overview of the growth-related issues that each town has in common, and participated in an exchange of information regarding local and regional approaches to growth management. Issues raised at the workshop will be explored in greater detail in a series of regional workshops, to be held in early 2004. The goal is the creation of workable growth management strategies for Cape Cod.

The overarching message of the November workshop was that the interests of each Cape Cod town are interconnected with those of its neighbors. Water supply areas do not stop at town lines. A large commercial development in one town also creates traffic congestion in the next town over. Unchecked growth, or sprawl, in one community impacts the natural resources and character of surrounding communities.

Several town officials at the workshop stressed that with so much in common - and so much at stake - towns need to coordinate planning efforts with their neighbors to come up with regional answers to sprawl.

The Business Roundtable used the workshop to outline its plan to rein in sprawl. The plan calls on communities to direct growth to identified town centers, and reduce development in outlying natural resource areas.

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Celebrating our 35th Anniversary



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**NOTES FROM
MAGGIE GEIST,**
Executive Director

“APCC has a formal process it follows as it evaluates any proposed developments.”

An update on APCC's position on the Wind Farm

APCC supports the responsible development of renewable energy, recognizing the serious effects fossil fuel combustion has on the environment and human health. The Cape Wind, Ltd. proposal to site a 130-turbine, 420 megawatt wind farm in Nantucket Sound has the potential to provide a significant amount of clean energy. However, there are numerous questions associated with this proposal, including possible environmental impacts; inadequacies in the regulatory review process; the private use of a public resource; and the lack of federal policy for the siting and leasing of such installations.

APCC has actively been engaged in commenting on each of these issue areas and will continue to do so. The following comments highlight our major concerns and our actions, and describe APCC's policies for reviewing proposed developments.

Potential Environmental Impacts

Nantucket Sound is a rich, important habitat for numerous species, including the endangered Roseate tern. About half of the population of North American Roseate terns nest on islands in nearby Buzzards Bay, and Nantucket Sound is the wintering grounds for 250,000-500,000 sea ducks. Untold numbers of migratory birds pass through this area each year. Birds may be at risk from collision during inclement weather or from attraction to lights at night.

APCC supports the U.S. Fish and Wildlife Service and Massachusetts Audubon Society recommendations that 3 years of detailed study are necessary to determine if Roseate terns could be at risk from the wind farm.

APCC provided financial support for the Center for Coastal Studies report that summarized what is known about the biological resources of Nantucket Sound, and the earlier efforts to nominate the sound as a National Marine Sanctuary. The report concluded that a comprehensive management plan is needed to protect the Sound's resources.

Regulatory Review of the Proposal

The U.S. Army Corps of Engineers (ACOE) is the lead agency in charge of the review of this proposed 420-MW project. The federal regulatory process mandates an analysis of potential alternative sites for similar proposals. For the purpose of the alternatives analysis, the ACOE decided to evaluate sites that could generate 200 - 1500 MW.

In comment letters submitted to the ACOE, APCC has argued that:

- A 200-MW wind farm does not represent the low end of commercial scale projects;
- A smaller or disaggregated project should be considered;
- By electing to propose a very large-scale project in the northeastern United States, the proponent has drastically constrained the functional sites where such a utility could be located;
- The first offshore wind farm built in the United States should not be the largest in the world.

APCC also questioned other thresholds for siting criteria (depth of water, wind speed, etc.) that the ACOE used to determine appropriate alternative locations for analysis, and submitted comments to the ACOE showing that the criteria selected were nearly identical to those put forth by the proponent.

Creation of Federal and State Policies

APCC supported legislation filed by Congressman Delahunt that would have placed the siting of offshore wind farms under the direction of the National Oceanic and Atmospheric Administration (NOAA). The proposed legislation called for the rapid assessment of suitable offshore sites for development of renewable energy, the establishment of a system for leasing sites, and coordination with state Coastal Zone Management (CZM) programs. Unfortunately, the legislation did not move forward.

In 2002, APCC called on the Massachusetts CZM to take a proactive role in determining where offshore wind farms might be sited. Since that time, the governor appointed a task force to examine this issue.

APCC Development Review Process

APCC has a formal process it follows as it evaluates any proposed developments. It is our policy to participate in the regulatory review and only make decisions about any proposal after all information is gathered and analyzed. A draft environmental impact statement is expected sometime in 2004. APCC will carefully review and comment on this document.

APCC believes the best way to advance the use of renewable energy is to contribute to the establishment of a rigorous and comprehensive review process, and to advocate for the timely creation of a federal policy for the siting and leasing of renewable energy projects. APCC does not believe any permits for offshore wind farms should be granted until there is a federal review process in place.

Massachusetts cuts open space funding

Governor Mitt Romney's administration announced a dramatic cut in state funding for the acquisition and preservation of open space in Massachusetts.

Of the \$89 million earmarked for environmental programs, \$22 million will go to programs that promote "smart growth," including \$15 million set aside for community projects that coordinate housing and environmental initiatives, and adhere to the administration's plan for smart growth and sprawl containment.

Although land acquisition may be included in some of the smart growth projects, none of the state funding is linked specifically to open space purchases.

Last year, the legislature passed a \$707 million bond bill to fund state environmental programs, including open space protection. It was hoped that \$70 million would be released for land protection this year, a figure equal to previous years.

Cape Cod towns depend on state funding to assist with priority land acquisitions that help protect critical habitats and sensitive natural resources. The Cape Cod Land Bank, though a steady local revenue source, will not generate enough money for communities to reach their open space goals.

Through programs such as the state's Self-Help matching grants, towns have in the past been able to stretch Land Bank dollars and increase their

This year alone, four Cape towns were each counting on \$500,000 (the maximum) from the state's Self-Help matching grant program to go toward the following priority open space purchases:

- **Dennis:** Crowes Pasture, 37 acres*
- **Harwich:** Shea property (Monomoy River), 42 acres*
- **Orleans:** Sparrow property, 20.31 acres
- **Brewster:** Nevin property (Jolly Whaler Village), 3.22 acres

State Self-Help funds from recent years have also gone to the towns of Wellfleet, Yarmouth, Brewster and Harwich for other land purchases.

**As Shore Lines goes to press, Dennis and Harwich are waiting to hear if they are recipients of federal funding to assist with the purchase of the Crowes Pasture and Monomoy River properties.*

open space buying power. Funding from Self-Help, along with other important state open space programs, has disappeared due to the state's budgetary constraints.

Ponds in Peril workshop a success

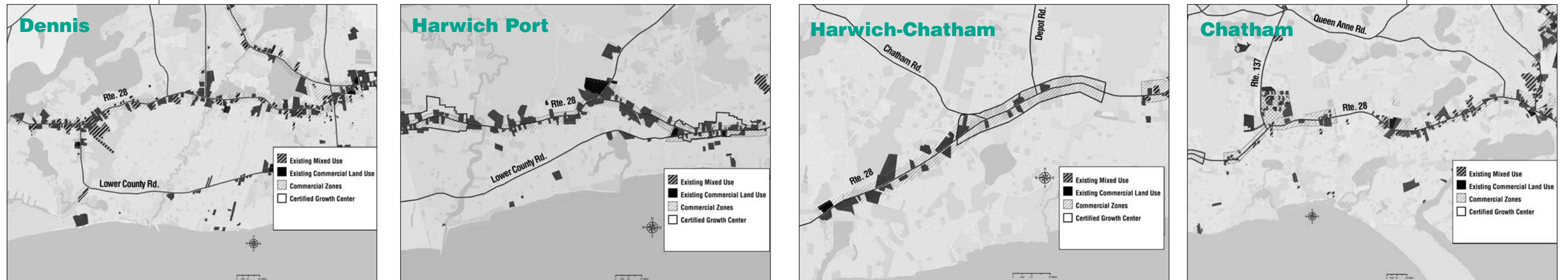
The fifth in a series of Ponds in Peril workshops was held in November, generating an enthusiastic response from over one hundred attendees.

The workshop featured a comparison of water quality between Cape ponds by the Cape Cod Commission, a keynote presentation by town of Barnstable Conservation Administrator Robert Gatewood, and presentations by Pond and Lake Stewards (PALS) volunteer pond monitors that included



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“Cape Cod towns depend on state funding to assist with land acquisitions that help protect habitat and natural resources.”



At the workshop, particular attention was paid to growth potential on Route 28, from Dennis through Chatham. Maps reveal nearly all of the three-town corridor on Route 28 is uniformly zoned for commercial use, despite the presence of traditional village nodes such as West Dennis, Dennisport, Harwich Port and Chatham Village. Although this particular length of Route 28 has seen its share of development under existing zoning, significantly more could occur. Without a fundamental shift in zoning strategy, the end result will be one long, continuous string of sprawl.

Town Center Workshop continued from page 1

Workshop speakers pointed out that the key to the success of such an endeavor is zoning. Specifically, zoning needs to be changed to permit denser town centers that allow a mix of commercial and residential development. Two or three story buildings could support retail on the first floor and apartments above. Set-back requirements could be eased, bringing buildings closer to the street to create an attractive, pedestrian-friendly atmosphere such as already exists in downtown Chatham, Falmouth and our other more popular village centers.

As an incentive for developers to refocus their efforts in these appropriate growth areas, the normal review and permitting process could be streamlined, and greater density allowances could be given. Going hand-in-hand with the increased density is the need for adequate wastewater infrastructure.

Increased density in town centers must be offset by decreased density elsewhere to effectively halt the creep of sprawl. This can be accomplished through open space purchases, "clustering" new development, transferring development rights and changes to existing zoning.

Unfortunately, zoning in our 15 towns actually mandates the continuation of sprawl, both within towns and along Cape roadways connecting one town to another.

Some towns are already planning revitalization efforts for their existing or proposed village centers, an important first step in channeling new growth to where it is most appropriate. Speakers described current efforts in Hyannis, Dennisport, Falmouth, Harwich, Wellfleet and Sandwich. In rural Truro, which does not have a centralized downtown, some residents recognize the potential for significant sprawl along the one-mile general business district on Route 6, and attempts are now being made to correct the situation.

Every growth management measure adopted by one community may not be suitable for the other 14 towns, but the town center workshop offered a unique opportunity for residents from one end of the Cape to hear from their counterparts on the other end. Providing such an exchange of ideas is a necessary first step in establishing a regional dialogue to create effective growth management and resource protection strategies for Cape Cod.

APCC's Business Roundtable is a group of business, environmental, and civic leaders who meet regularly to address issues of regional significance. The Roundtable was founded by APCC, and APCC coordinates the Roundtable's Growth Management Action Plan.

Several examples of town center revitalization efforts were highlighted at the November town center workshop, including Dennisport and Hyannis.

Dennisport

The town of Dennis drafted a proposal to create a Dennisport village center district, which could go before town meeting for approval in the spring. Some of the specifics:

- The district would allow increased building height up to three stories.
- Increased residential density would be allowed if 25% of new units are affordable.
- Commercial uses would be required on the first floor, with residential above.
- Buildings would be closer together and near the street.
- Architectural guidelines and landscaping requirements would be implemented.
- Limited curb cuts and reduction in front parking would discourage "strip mall" look.

To be successful, the town of Dennis must also adopt measures to reduce development outside the Dennisport village center district. Inside the district, the all-important issue of wastewater infrastructure to support increased density must be addressed.

Hyannis

Perhaps the most courageous move so far has taken place in the town of Barnstable. The town is now considering measures to address traffic congestion on major roads and bring new life to downtown Hyannis:

- Proposed zoning overlay districts would place a temporary halt to development that creates more traffic on key roadways, particularly in the Route 132 area of town.
- Main Street would be the target of a bold redevelopment plan to attract future growth there instead of areas where additional growth is undesirable.
- Main Street zoning would be streamlined from fourteen different districts to a more logical three.
- The town's Community Development Department would be given greater ability to coordinate Main Street redevelopment opportunities.

The town would enter into a Development Agreement with the Cape Cod Commission to make downtown redevelopment a simpler, more attractive option to potential developers.

Salt marsh monitoring update

After an intensive late summer through autumn effort, APCC's volunteer monitoring team completed all scheduled vegetation surveys at five of six sites being studied in an ongoing salt marsh restoration monitoring project.



Left to right: Carolyn Crowell, Judy Sheeby, Ed Houliban; APCC salt marsh restoration volunteer monitors gage vegetation coverage and identify plant species at the Old State Game Farm site, East Sandwich.

Cape Cod. The findings will be used to support state and regional wetland restoration programs.

Taking advantage of the remaining summer season, volunteers were recruited, a training workshop held and the salt marsh monitoring began. The volunteer monitors spent long hours in the field identifying plants and estimating area coverage of each species. The work was time consuming but rewarding, with a very impressive amount of monitoring accomplished.

Monitoring of water salinity is currently being conducted at all of the sites every two weeks, and will continue year-round, weather permitting. Other monitoring activity, including that of plants, fish and birds, will resume in the spring, starting with a training workshop to kick off the season. Bird monitoring will begin as early as May, and plant monitoring will start in June.

APCC thanks the Senior Environmental Corps coordinators for their help in organizing the volunteers, and especially Will Mason for establishing GPS coordinates, staking out transects, and helping to establish monitoring schedules for every site.

Funding for the monitoring program is provided through a grant from the Gulf of Maine Council on the Marine Environment. The KeySpan Foundation, through the Massachusetts Corporate Wetlands Restoration Partnership, provided additional grant money for equipment and supplies.

To become a volunteer monitor, please contact APCC Staff Biologist Tara Nye toll free at 1-877-955-4142 or at tnye@apcc.org.

APCC partnered with Coastal Zone Management, Massachusetts Bays Program and the Massachusetts Wetland Restoration Program to monitor and evaluate salt marsh conditions, identify potential restoration opportunities and assess the success of restoration efforts in six locations across

AmeriCorps assists APCC with monitoring program

APCC has been selected to be a recipient of an AmeriCorps-Cape Cod member. Katie Roberts has joined the salt marsh monitoring project as an assistant coordinator. She will help in the field, coordinate volunteers and monitoring schedules, organize training workshops for the spring and do data entry. AmeriCorps is a national community service program that trains people to assist nonprofits in their work.

Ponds in Peril continued from page 3

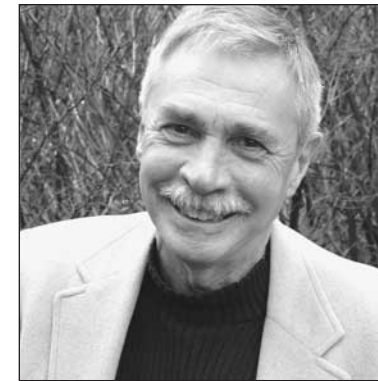
updates on current PALS activities. A poster session included presentations from nonprofit organizations, the Air Force Center for Environmental Excellence, and state and county agencies.

The workshop concluded with a discussion of the next steps for Cape Cod PALS. Future funding for the PALS program, and subsequently the Ponds in Peril workshop series, is uncertain. PALS volunteers offered suggestions, including the direction PALS should take in the future. A number of needs were identified, including the need for more technical assistance to interpret data;

a central data repository; continued education; development of watershed regulations for ponds; volunteer recognition and volunteer recruitment; bathymetric data of each pond; and the identification of funding sources to continue the Ponds in Peril workshop series, which provides education and networking opportunities.

Funding for PALS has been provided by the Community Foundation of Cape Cod through a Freshwater Fund Grant to the Cape Cod Commission.

Patrick Frye



Patrick Frye, APCC's Membership Field Coordinator, reached a significant milestone in October: he recruited his 2,500th new APCC member since beginning his door-to-door campaign in June of 2000. While in the field, Patrick has had the opportunity to meet and educate many thousands of people regarding issues of environmental concern for Cape Cod.

Patrick Frye Vital Statistics

Years canvassing for APCC:	3 1/2
Households visited in 3 1/2 years:	8,500
Area covered:	Bourne to Provincetown (some towns twice)
Miles walked:	Approximately 2,800
Pairs of shoes worn out:	Seven

A look at bequests options

Including APCC in your will can turn your commitment to protecting our environment into a lasting legacy. A *specific bequest* states exactly what sum of money or piece of property is to be given. A *residuary bequest* determines a percentage of your estate after expenses, debts and other bequests are paid.

A simple provision in your will stating

"I leave (\$ _____ / description of property / _____%) of my estate to the Association to Preserve Cape Cod, P.O. Box 398, Barnstable, MA 02630"

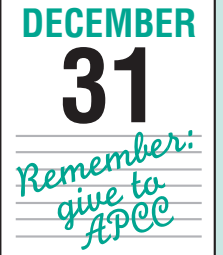
will help ensure that future generations enjoy the Cape Cod we know and love today. We encourage you to contact your legal advisor to include APCC in your will, or an alternative planned giving vehicle, and welcome you to call us with any additional questions you may have.

Matching gifts increase the value of your contribution

APCC recently received a contribution of \$2,585 from the General Electric Foundation's "More Gifts... More Givers" matching gift program, representing a 100% match of contributions given to APCC by current and retired GE employees over the previous year.

Does your current or former employer provide matching gifts? You may be able to increase the impact of your APCC donations through the matching gift program of your current or former employer.

Please call APCC toll free at 1-877-955-4242 for information.



Year-End Appeal Reminder

If you have not yet responded to APCC's 2003 Year-End Appeal, we encourage you to do so at this time. APCC has established an aggressive work plan for the upcoming year that addresses issues critical to the preservation of our unparalleled quality of life:

- wastewater infrastructure for water resource protection;
- zoning bylaw reform to curb sprawl;
- environmental education to instill an awareness of the Cape's fragile beauty.

With 75% of APCC's annual revenues resulting from the generosity of its members, your response to the year-end appeal will heighten our ability to be successful. As always, your generosity is greatly appreciated.