



Shore Lines

Name change, awards top the agenda at APCC's annual meeting

The name appearing in the masthead at the top of this page is not a typographical error.

Known since its inception 34 years ago as the Association for the Preservation of Cape Cod, the organization has formally changed its name to the **Association to Preserve Cape Cod**, following a vote at the July annual meeting.

The association will keep the acronym APCC, which has long been synonymous with the organization's important work to protect the Cape's environment and preserve its natural resources.

APCC's Board of Directors endorsed the change earlier this summer with the idea that a shorter name will be easier for people to remember. Approval by the organization's membership was required before the new name could be made official. The vote by members attending the annual meeting, held at the Sturgis Library in Barnstable Village, cleared the way for formal adoption.

Members of the community who made significant contributions to the protection of Cape Cod's natural resources were honored at the July meeting. This year, individuals central to the remarkable effort that went into preserving the northern 15,000 acres of the Massachusetts Military Reservation were recognized. Thanks to their hard work, the northern section of the military base is now permanently preserved, along with the drinking water supply and wildlife habitat found there. The awardees are:



An honorable crowd: Flanked by Community Working Group Chair Mimi McConnell and EOEAs' Jim Hunt on the left and APCC Executive Director Maggie Geist on the right, award recipients at the APCC annual meeting, left to right, Congressional Aide Mark Forest, award recipient and also accepting an award for U.S. Rep. William Delahunt; Susan Rohrbach, MMR coalition coordinator; and State Rep. Eric Turkington. All were recognized for their successful efforts to preserve the northern 15,000 acres of the MMR.

- **U.S. Rep. William Delahunt**, who was given the EPA Paul Keough Award for Environmental Excellence for his strong leadership and commitment to the establishment of a protected watershed and wildlife refuge on the northern 15,000 acres.
- **Mark Forest**, aide to Rep. Delahunt, who received the APCC Special Recognition Award for his tireless work in promoting the Congressman's vision of a protected water supply for the region.
- **Susan Rohrbach**, who helped create, coordinate and inspire the broad-based coalition, Citizens United for MMR Watershed and Wildlife Reserve, was given the Massachusetts EOEAs' Environmental Achievement Award.
- **State Rep. Eric Turkington**, who led the charge on Beacon Hill to pass legislation that would permanently protect the 15,000 acres, received the APCC Paul Tsongas Environmental Recognition Award.

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An update on the proposed wind farm



**NOTES FROM
MAGGIE GEIST,**
Executive Director

Many of our members and friends have written or called to ask about APCC's position on the proposal to place 170 windmills in Nantucket Sound. Several have interpreted our silence as support for the proposal or inattention to an important issue. Although inaccurate, these interpretations are entirely understandable, as we have not released a statement to the press.

The proposal by Cape Wind Energy to construct a wind farm on Horseshoe Shoals has been followed by news of other proposals for large offshore wind farms off our coast and other places in the United States. We recognize these proposals could increase the amount of energy we get from renewables, a much-desired outcome.

At the same time, APCC recognizes the sensitivity of our near shore environments and the potential risks to resources from such large proposals. These proposals also expose serious gaps in regulations for the use of a public resource by a private organization.

The size and location of this proposal, coupled with the fact that it is the first in the nation, demand that a very careful review be undertaken. For example, the United States Department of the Interior, Fish and Wildlife Service recommends a 3-year study including a combination of horizontal and vertical radar and acoustic remote sensory (365 days/year); direct field sampling; and visual observation to evaluate potential avian impacts alone.

In their comment letter to the Army Corps of Engineers on the scope of work for the draft environmental impact statement, Fish and Wildlife New England Field Office Supervisor, Michael J. Bartlett, wrote "In view of the fact that Cape Wind Power project is the first of its kind large scale offshore wind power facility in the United States, we believe that the project, the wind power industry, the region and the environment would benefit from [the 3-year study]." He continued, "In fact, we believe the NEPA [National Environmental Policy Act] process for this highly visible and controversial

project not only demands but requires this information to adequately evaluate the effects of the proposal on avian and related resources at alternative sites in Nantucket Sound." APCC concurs with this conclusion and believes studies on other aspects of this proposal should be equally exacting.

The concerns associated with this proposal are numerous. The first has to do with potential environmental, aesthetic and economic effects of the proposed project and the dearth of information about possible effects. The second question is how to balance the costs of potential impacts against the benefits of the clean energy the proposed project would supply.

The third set of concerns centers on the absence of established policies and guidelines to determine suitable locations for renewable energy projects, such as wind power. A fourth problem is the proposed use of a public resource by a private for-profit party, with no established mechanism for leasing or otherwise permitting this use. Another is the worry that political maneuvering as far away as Washington, D.C. will result in a rapid approval, or denial, of the project with little attention to public sentiment or proper review.

APCC does not believe that any wind farm proposals should be permitted until the federal government establishes policies and regulations to govern where such facilities should be sited and under what circumstances private developers can lease public lands.

APCC has and will continue to insist on a rigorous, exhaustive review of this proposal. Addressing these concerns and developing the necessary information will require a tremendous amount of time and effort. At present, we are compiling information and meeting with other environmental organizations about these issues. Typically, APCC does not oppose or support any proposal until it goes through the established review process, so that we can be certain that our decisions are based on a comprehensive understanding of all the facts.

"No wind farm proposal should be permitted until the federal government establishes policies and regulations to govern where such facilities should be sited and under what circumstances private developers can lease public lands."

Commercial development on Cape Cod: Convenience at what cost?

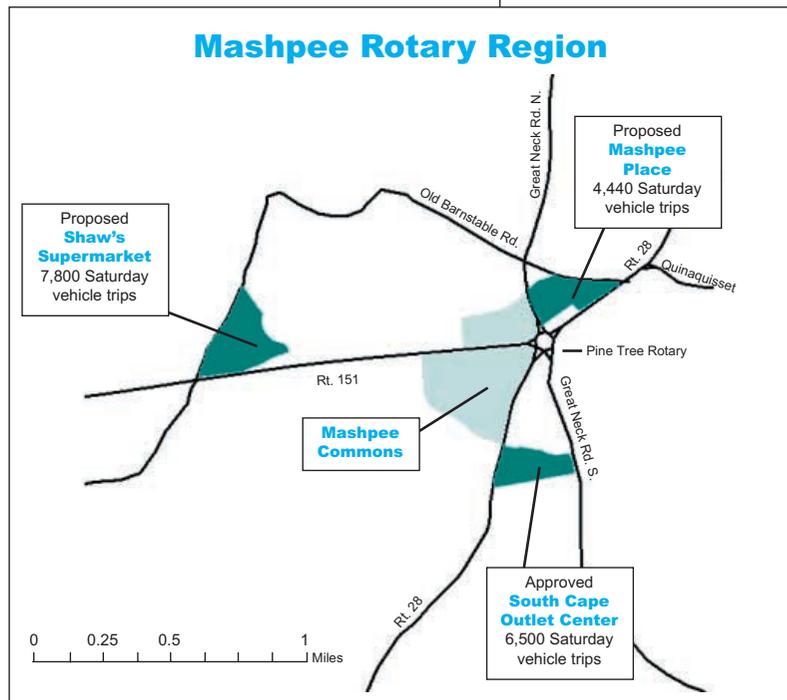
By Don Keeran

The evidence is everywhere:

- Residents of three upper Cape towns, Falmouth, Mashpee and Sandwich, may soon have 10 large supermarkets competing for their attention and dollars.
- Along the Route 132/Hadaway Road corridor in Hyannis, a flurry of commercial development proposals brings with it the promise of thousands more vehicles added to Route 132 traffic that, at times, already exceeds 35,000 vehicle trips per day during the summer.
- In just a decade, a wooded area where Routes 137 and 39 intersect in Harwich has been transformed into a congested magnet for strip retail development, with more commercial growth looming in the future.
- On the outer Cape, where thus far the advance of commercial sprawl has been kept to a minimum, a proposed Stop & Shop supermarket in Truro could be the catalyst that changes the face of the region forever.

In varying degrees, nearly every Cape Cod town is contending with the expansion of commercial development. Regional hubs, such as the Pine Tree Rotary in Mashpee and Route 132 in Hyannis, have experienced such an alarming jump in retail growth that existing infrastructure is taxed to its limits. In these and other places, regional roadways have reached, and in some cases exceeded, their capacity to accommodate traffic. Natural resources, including drinking water supplies, are threatened by the encroachment of retail development into environmentally sensitive areas. As open spaces give way to parking lots, the traditional character of our communities, which has defined Cape Cod for so long, erodes away.

The concern has been voiced that the Cape may soon reach a point where further commercial growth will no longer be economically sustainable, harming existing businesses and placing too great a demand on municipal resources. A recent fiscal impact analysis commissioned by the town of Barnstable indicates that the very same kinds of



commercial development that create environmental, traffic and community character concerns, namely shopping centers and big box stores, cost the town more in the services it provides than what those businesses bring to the town in revenues.

Bigger doesn't mean better

More than ever, the Cape is seeing a trend for larger stores, as each successive retailer vies with the competition for the greatest convenience, the most services and the widest selection. Supermarket chains waging a profits war have made Cape Cod their battleground, resulting in an influx of new stores and the expansion of existing ones. Where once a 45,000 sq. ft. supermarket was the norm, communities now see 70,000 sq. ft. mega-stores springing up. Stop & Shop has proposed a new 79,800 sq. ft. store on Route 132 to replace an existing 55,000 sq. ft. store just a few hundred yards away on Independence Drive.

Not all large stores are supermarkets. BJ's Wholesale Club is proposing a 68,800 sq. ft. store in Hyannis. A Lowe's Home Improvement Warehouse tentatively proposed for Pocasset would be an unprecedented 130,000 sq. ft.

Of the 14 retail development proposals under review

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"The concern has been voiced that the Cape may soon reach a point where further commercial growth will no longer be economically sustainable."



Commercial development

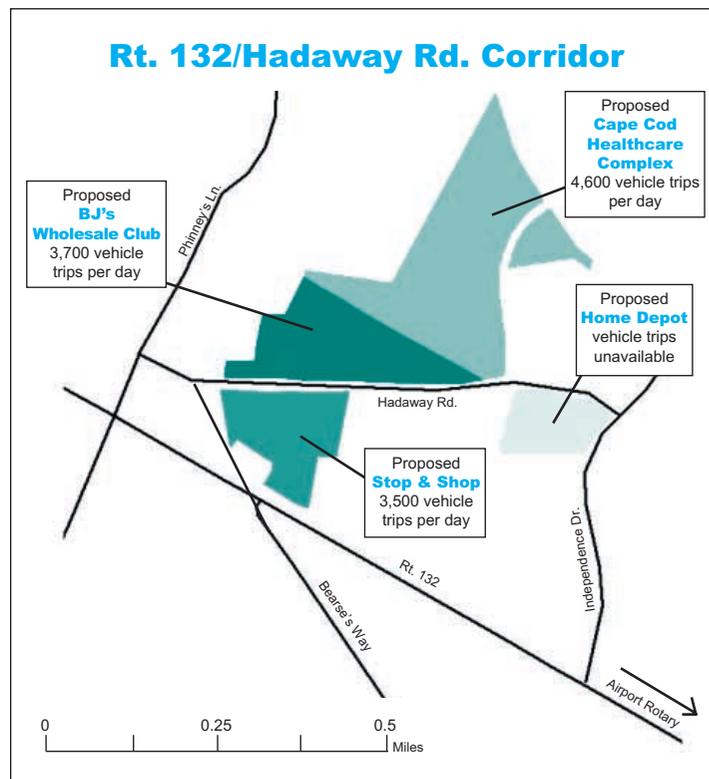
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by the Cape Cod Commission in August, 2002:

- thirteen were over 20,000 sq. ft. in size;
- eight proposed developments – more than half the total – were over 60,000 sq. ft.;
- five were over 70,000 sq. ft.

The Commission is currently reviewing a total of nearly 700,000 sq. ft. of potential retail space. It is estimated that zoning allows for approximately 64 million additional sq. ft. of commercial development on Cape Cod.

And big developments are big traffic generators. For example, in Mashpee alone:



- The 48,000 sq. ft. Mashpee Place, a retail center proposed near Mashpee's Pine Tree Rotary, is expected to generate 4,440 trips on Saturdays.
- SouthCape Village, a 160,000 sq. ft. outlet center already approved and also near the rotary, will generate 6,556 Saturday trips when built.
- The 70,000 sq. ft. Shaw's Supermarket, just a short distance from the other developments, would generate 7,800 Saturday trips if approved.

How can the rotary and connecting roads, with their existing traffic problems, absorb all of this additional traffic?

Some forms of traffic mitigation allowable to developers do little to alleviate the Cape's growing transportation problems. For example, under the Regional Policy Plan, developers are required to create programs that will reduce project-generated traffic by 20%. But, instead of actually reducing traffic, a developer may opt to purchase undeveloped land to remove it from possible development. This method removes potential *future* traffic from the roads, but does nothing to lessen the immediate threat of additional traffic from the proposed project.

Development proposals are reviewed on a "first come, first served basis," with little consideration for what else may be coming down the pipes. When

Whitlock Intern puts commercial development on the map

Throughout the summer months, intern Ari Isaak has been busy analyzing Geographical Information Systems (GIS) data as part of APCC's study of the impacts from commercial development.

Using GIS technology, Ari's assignment is to identify and map undeveloped properties located in commercial zones along the Cape's major roadways. This information will help illustrate the potential for further commercial development across the region.

"My hope is that towns will reevaluate their zoning by centralizing their commercial zones into their certified growth areas," explained Ari, a graduate of the University of Redlands in Redlands, California, where he majored in Marine Conservation Biology. Currently, Ari is pursuing a certificate in GIS from the University of California, Riverside. His home is in Portland, Oregon.

Named in honor of APCC's founder, the Herbert E. Whitlock Memorial Internship program provides hands-on experience to undergraduate or graduate level students pursuing a career in environmental resource conservation and advocacy.



APCC's 2002 Whitlock Intern, Ari Isaak.



traffic impacts are examined one development at a time, a piecemeal approach to transportation issues can result. Proposed mitigation – a new stop light, the addition of an extra lane – oftentimes is an attempt to correct a traffic problem created by the project that may not be compatible with long-term regional needs.

A regional strategy

A comprehensive approach that takes into account the practical limits of future growth within the region is necessary. Traffic, economic assessments, nitrogen loading capacities, drinking water supplies, open space preservation goals and other growth-associated issues should be viewed in the context of a regional strategy, so that future commercial growth can be prioritized based on community needs. Such assessments should dictate how much additional growth is reasonable and, ultimately, allowable.

In the Hadaway Road/Route 132 region, for instance, there are currently proposals for a healthcare complex and several very large retail stores, all in an area with severe infrastructure limitations, particularly in terms of roadway capacity. How are the needs of a community weighed when choosing what gets built?

A town's local comprehensive plan provides the vision for a community's growth strategy, but it lacks the teeth necessary to manage growth if local bylaws are not consistent with the plan. Such inconsistency can defeat efforts by the community to control how and where it grows. Rewriting zoning bylaws is a difficult task, and town officials are understandably hesitant to introduce sweeping zoning changes when passage requires a two-thirds majority at town meeting. Yet, the consequences of a town's inaction aren't appreciated until an unwanted development is thrust upon the community.

The DCPC

Towns do have options, however. APCC advocates the use of the District of Critical Planning Concern to address such issues. The "time out" from development provided by a DCPC gives town officials and residents an opportunity to assess their community's capacity for future growth, implement a planning strategy and rewrite zoning bylaws to reflect community goals.

Under a DCPC, communities are afforded the time to thoughtfully craft local laws so that commercial growth happens only where it is desired. Correcting past zoning mistakes can prevent growth from occurring outside of designated growth centers, in natural resource areas or where there is insufficient infrastructure for additional development.

While changes at the town level are essential, we must be mindful that local revisions should reflect a broader regional strategy. Increasingly, citizens' groups, concerned individuals and members of the media are calling for regional action to address commercial growth. In considering possible solutions, the role of the community is vital. The active participation of a well-informed citizenry must help bring about a plan that encourages smart economic development yet still protects those qualities that make Cape Cod unique.

APCC addresses proposed developments on Cape Cod

APCC works to protect the Cape's natural resources from harmful development. The organization closely monitors commercial development proposals and participates in state and regional review processes by submitting written comments, testifying at public hearings and providing technical assistance to concerned citizen organizations.

APCC also relies on our membership, frequently mobilizing willing members to write letters, vote in town meetings and attend public hearings. More volunteers are needed in every town. To be notified by e-mail about upcoming hearings, meetings and other events, join APCC's Action Alert Team by logging onto www.apcc.org and clicking "Action Alerts" on the home page.

The following are some of the proposed developments currently monitored by APCC. For APCC's assessment of these and other proposals, log on to our Web site at www.apcc.org/projects.html#comments.

- Stop & Shop Supermarket, Truro
- Mashpee Place, Mashpee
- BJ's Wholesale Club, Hyannis
- WJG Realty Trust (TJ Maxx), Harwich
- Cape Cod Hospital Ambulatory Care Complex, Hyannis
- Cape Wind Associates Wind Farm Project, Nantucket Sound
- Shaw's Supermarket, Mashpee
- Stop & Shop, Hyannis
- Home Depot, Hyannis *
- Lowe's Home Improvement Warehouse, Pocasset *

** Information not yet available.*



Barnstable DCPC struck down, but town-wide use remains an option for other communities

A Barnstable Superior Court judge's decision to nullify the town of Barnstable's District of Critical Planning Concern has been a setback for growth management efforts, but specifics of the ruling still leave open the possibility of future town-wide DCPCs.

The judge concluded that the Barnstable DCPC, designed to slow residential growth, allow infrastructure to keep up with the rate of development and promote affordable housing, exceeded the legal parameters for DCPC designation.

The ruling stated that affordable housing did not meet the definition of an economic resource in need of protection by the town. The judge did make clear, however, that his decision applies only to the Barnstable DCPC. Towns could still use a town-wide DCPC as a valid course of action, depending on the particular circumstances and the type of resource to be protected.

The implementation of a building cap by the Barnstable Town Council is not affected by the ruling, and will remain in place. The building cap, adopted to slow the town's rate of growth, was a critical component resulting from the DCPC.

Although pleased that the ruling leaves the Barnstable building cap intact and does not prohibit opportunities for future town-wide DCPCs, APCC disagrees with the judge's opinion that affordable housing is not a legitimate resource for Cape Cod communities to protect through DCPC designation. APCC is also concerned that in light of the court's decision, other Cape towns may be hesitant to pursue the DCPC as a useful growth management tool. As *Shore Lines* reads for press, the town of Barnstable and county officials are considering an appeal of the ruling.

COASTSWEEP is looking for volunteers

The 15th annual COASTSWEEP cleanup takes place on beaches along Massachusetts' coastline starting September 21, including many locations on Cape Cod. This important annual event helps remove trash that is not only a visual blight, but is also a threat to marine and coastal life.

Beach cleanups are planned in the towns of Barnstable, Bourne, Sandwich, Falmouth, Harwich,

Mashpee, Orleans, Dennis, Yarmouth and Eastham.

To find out how to participate in cleanup activities, please visit the Massachusetts Coastal Zone Management Web site at www.state.ma.us/czm/ for times, locations and local coordinators' contact information. For additional questions or comments, contact CZM's COASTSWEEP coordinator, Carey Gordon, at 617-626-1223.

A reminder about APCC's Web site

New Web Information

APCC's Web site is a convenient resource for the most up-to-date information about critical issues, important legislation, upcoming events and APCC publications. The site has recently been expanded to include features such as APCC's comments on current development proposals and impacts they could have on the Cape's natural resources, a town-by-town study of growth management by-laws and their effectiveness, and the latest APCC projects.

APCC Action Alert Team

APCC invites members concerned about the Cape's environment to join our Action Alert Team. Become an Action Alert member by signing up on APCC's Web site, and receive notices about critical environmental issues as they occur. Action Alert participants contribute by writing letters, making phone calls and attending public meetings to speak out for the preservation of the Cape's natural resources. To become a member of the APCC Action Alert Team, simply log on to www.apcc.org and select the button marked "Action Alerts."

Name change

Continued from cover

Susan Kadar's name was placed on the APCC Honor Roll, which is awarded to an APCC member or staff person who made an outstanding contribution to APCC, or to the achievement of the organization's goals. Susan, who served on the APCC Board of Directors from 1994 to 2000, and was president of APCC from 1994 to 1998, was honored for her dedication and steadfast leadership during her time with the organization.

APCC members also elected new board members to fill several vacant posts. For more information on the additions to the APCC Board of Directors, please see page seven.



New Board members

At the annual meeting in July, it was announced that Thomas Bernardo and Cynthia Fitton were stepping down from their posts on the APCC Board of Directors. APCC thanks them both for volunteering their time and talents over the last several years to help guide APCC's efforts.

Although no longer sitting on the board, Cynthia will continue to serve on APCC's education committee, which is responsible for coordinating the popular Environmental Expo held each spring for area high school students.

In August, Bob Neese ended his last term as president of APCC, but will continue to sit on the board. Ron Reed was elected to take over the position of president, and Amy Wuolle was chosen to fill the treasurer's spot vacated by Ron. Charlie Thomsen retired as clerk, to be replaced by Susan Shepard. APCC thanks Bob and Charlie for their leadership while serving as officers, and congratulates Ron, Amy and Susan in their new roles.

Also at the annual meeting, APCC members elected four individuals to begin their term on the Board of Directors. The following is biographical information on each of the new directors.

Celine Gandolfo –

Celine is a member of the Provincetown Conservation Trust and serves on the Provincetown Open Space/Land Bank Committee, where she was co-chair for three years. Despite an uphill battle, she and others have managed to protect a number of Provincetown properties, steadily realizing a long-term plan for a belt of forested land that would preserve the town's beauty from the east to the west end. Celine attended the San Francisco School of Art, and has a degree from Tufts and the Museum of Fine Arts School in Boston. She specialized in sculpture, drawing and photography. A Provincetown resident for 30 years, Celine works as a retailer and designer for Provincetown stores.



Massachusetts Military Reservation and residential growth management. He and his wife, Anne, reside in Harwich Port.

Frederick M. O'Regan – Fred is currently Chief Executive Officer of the International Fund for Animal Welfare (IFAW), a worldwide animal protection organization headquartered on Cape Cod. Before becoming CEO of IFAW, he was the Peace Corps' Regional Director for Europe, Central Asia and the Mediterranean. Fred also worked with the Aspen Institute and The Community Economics Corporation. During the 1992-1993 academic year, he was a visiting professor at the Woodrow Wilson School, Princeton University. Fred has published numerous articles and papers on international development and co-authored two books on development assistance policy and economic development among the poor. He lives in West Barnstable with his wife, Nancy.



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John D. O'Brien –

John recently stepped down as Executive Director of the Cape Cod Chamber of Commerce, but he is still active in the organization. He was Executive Director of the Cape Cod Economic Development Council for five years prior to its merger with the Cape Cod Chamber. A graduate of Brown University, John also holds an Executive Master's Degree in Business Administration from Suffolk University. John brings a long history of civic and professional involvement to APCC. During his tenure with the Chamber of Commerce, he worked with APCC and other organizations on important issues such as the Cape Cod Land Bank, the effort to protect the northern 15,000 acres of the



Amy C. Wuolle – Amy is the Compliance and Community Reinvestment Act (CRA) Officer for Cape Cod Cooperative Bank, working at the Attucks Lane location in Hyannis. She came to the Cape Cod Coop in 2001 with 24 years experience. Amy started her banking career with a savings bank in Venice, Florida. She later served as president for a non-profit community housing organization for four years. Most recently, Amy was Loan Officer with the Compass Bank on Cape Cod. Amy attended Manatee Community College in Florida and has completed numerous financial education courses. Since moving to the Cape, she has become a member of the Housing Assistance Corporation. Amy is a resident of Harwich.





I would like to join APCC as a NEW member:

Name _____

Address _____

State _____ Zip _____ Phone _____

Include your e-mail and receive environmental alerts: _____

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

My check payable to APCC is enclosed.

Please charge to my credit card: MasterCard Visa

Credit Card # _____ Exp. _____

Name on Card _____

Signature _____

APCC

Association to Preserve Cape Cod

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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.

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 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

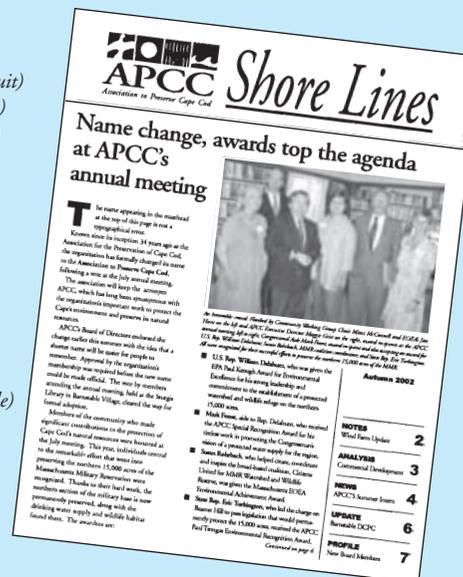
Margaret Geist, *Executive Director*
Ho Blair, *Development Director*
Don Keeran, *Project Specialist*
Dorothy Pearson, *Director's Assistant*
Everett Kiefer, *Clerk/Receptionist*

*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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