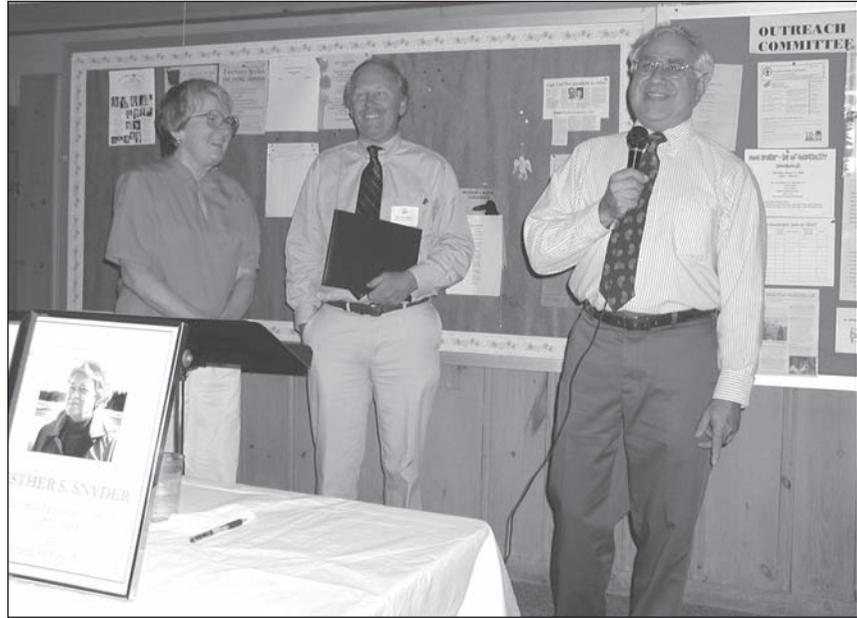


APCC honors Cape Cod's environmental heroes

APCC's annual meeting in August drew a large turnout of members and guests eager to celebrate the year's accomplishments and partake in a bit of late summer socializing. Five individuals were elected to the board of directors (see story on page 6), and several noteworthy Cape Cod citizens were honored for their extraordinary contributions to the protection of the Cape's environment.

The event got under way with the presentation of the Esther Snyder Outstanding Achievement Award for Environmental Excellence. The award was established in memory of APCC's first executive director, who passed away this past spring. Henry Kelley, long-time champion of open space in the town of Dennis and a leader in the successful region-wide effort to pass the Cape Cod Land Bank law, was chosen to receive the first Esther Snyder Award.

The APCC Paul Tsongas Environmental Recognition Award was shared by members of two Falmouth organizations who launched the "Falmouth Friendly Lawn Campaign," a highly successful public education initiative that helped reduce the use of fertilizers in the community. The campaign, created by Falmouth Associations Concerned with Estuaries and Saltponds and the Falmouth Ashumet Plume Citizens Committee, has become an inspiration for similar endeavors in other municipalities across the state.



Henry Kelley (right) accepts the Esther Snyder Award from former APCC president Brenda Boleyn and State Rep. Eric Turkington at APCC's annual meeting. The award was established to honor the memory of Esther Snyder, APCC's first executive director.

A remarkable group of middle and high school students, who through their own initiative established the Cape & Islands Youth Council on Sustainability, received the Massachusetts Executive Office of Environmental Affairs Environmental Achievement Award. The group was awarded for creating greater awareness of environmental and sustainability issues such as water quality, energy conservation, waste management, air pollution, and habitat preservation.

APCC was pleased to honor former board member and vice president, Edward J. DeWitt, with the APCC Volunteer of the Year Award. In contributing his time and legal expertise, Ed played a pivotal role by helping APCC secure the permanent protection of 28 acres of land in Centerville. The long and complicated legal process resulted in the donation to the town of

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APCC gratefully acknowledges Cape Cod Life Publications for underwriting this newsletter.



**NOTES FROM
MAGGIE GEIST,**
Executive Director

“We must place ourselves firmly in our geography and understand the effects of our land use decisions.”

Bold new concepts must replace ‘frontier mentality’

Reprinted from a guest column originally appearing in the Enterprise Newspapers.

While reading “Selected Birds and Quadrupeds of North America,” a collection of John James Audubon’s work, I was struck by the numerous references the author makes to the local scarcity of certain species by the mid-1800s. Often this text is immediately followed by an enthusiastic account of the slaying of a member of that same rare species.

This outlook reflected the frontier mentality common in that day. If such and such a creature were no longer in the vicinity, it would be found over the next hill. The same idea applied to land. If it were developed, there was plenty more across the lake or beyond.

Frontier mentality remains very much alive in the United States. Fused to this American idea of endless resources are other beliefs, including the notion that land is a commodity, wherein private property rights reign supreme. Another is that humans and their habitations are distinct from “nature.” These concepts have had a major influence on the land and landscapes of our country.

Because Cape Cod is essentially an island, and an increasingly popular one, we are already experiencing the ramifications of the above set of beliefs.

Because of growth pressures, Cape Cod is just about filled up under current zoning. Less than 15% of the Cape remains to be developed or preserved! Yet, development continues at a rapid pace, and, sadly, continues by and large in the same low-density sprawling manner that is so consumptive of resources and destructive to communities.

Faulty zoning decisions enacted years ago for a different world are difficult to undo today. Because land is treated as a commodity, land-owners typically expect the highest return on their investment and often resist efforts to change zoning, believing that their property rights may be undermined.

But, the decision made by one land-owner on one piece of land is stitched to a decision made by another land-owner on another piece of land, and together with all the other individual decisions, these comprise the fabric and the function of our landscapes and our

communities—which are public resources. As such, the privileges and rights of private property must always be intertwined with a responsibility and obligation to the public good.

The way we divide land into parcels zoned for different human uses, and then subdivide the large parcels into single-size, single-shaped lots reinforces the mindset that humans and their habitations reside outside the natural world. This reduction of the biogeographical complexity of our surroundings to pencil lines on a piece of paper makes it difficult for us to view our individual lots as part of a greater ecological whole. But, to plan a future that safeguards our resources and communities, we must place ourselves firmly in our geography and understand the effects of our land use decisions.

We came to Cape Cod charmed by the beauty of its natural resources, and although there remain startlingly lovely places, we are dismayed as the Cape of our dreams increasingly gives way to suburbs and traffic snarls.

What are we to do?

Do we grow until we reach this concept called “buildout” and then roll up the bridges? The result would be far higher land values.

Will we continue to build on open land, abandon town centers, widen roads, change bylaws to add another house here, another curb cut there? All without a comprehensive plan for our peninsula?

Or will we be bold and recognize that Cape Cod is indeed a case study for the nation and that we have an opportunity to change the way growth occurs in this new century?

Already, there are bright spots for optimism. The town of Barnstable continues to lead the way with courageous ideas for creating vibrant communities. In Mashpee, some town leaders are calling for comprehensive planning, possibly through the use of a District of Critical Planning Concern. Bourne, Buzzards Bay, Falmouth and Dennis are all working to revitalize existing villages rather than growing on greenfields.

Laudable as these efforts are, real success will require looking beyond town borders to develop a blueprint for the future of our peninsula. Just as our groundwater, coastal bays and watersheds cross town boundaries, so does our workforce, and so do our roads. It’s time to develop and implement a true comprehensive plan for Cape Cod’s future.



Mashpee DCPC? Growth concerns spur town residents to seek comprehensive solutions

A search for solutions to the town of Mashpee's serious traffic and other growth-related problems has prompted some town officials and residents to consider use of the District of Critical Planning Concern tool. First recommended by APCC earlier this year, the idea has taken hold among many in the town.

The DCPC is a planning tool that places a temporary halt to development so that new regulations can be written and adopted by a town. Only by using a DCPC can a town protect itself from developers who may try to "grandfather" their development plans under old zoning while bylaws are rewritten and considered.

A joint hearing at the end of August, conducted by the Mashpee Planning Board and Board of Selectmen, attracted scores of citizens concerned about impacts the town could experience if development is allowed to continue along existing patterns and at its current pace. Town officials are exploring the possible benefits of nominating the entire town as a DCPC in order to devise and implement a better plan for growth.

Ideally, a far-reaching plan would address a number of subjects of particular importance to Mashpee and the region, such as wastewater impacts on the Mashpee River and coastal embayments, loss of critical habitat, community character and traffic. APCC has proposed that traffic congestion – a chief concern among many – should be approached through collaboration among adjoining towns to develop comprehensive solutions for the area.

While much development has already occurred around the rotary, and several large commercial development proposals are at the moment undergoing review, there is still enough buildable land throughout the town to generate significant additional growth. A rough estimate of the town's development potential reveals:

- **Commercial land:** 309,000 sq. ft. currently permitted or under construction; another 555,000 sq. ft. are proposed. An additional 130 acres are developable, with another 50 acres that are potentially buildable.
- **Industrial land:** 304,500 sq. ft. currently permitted or under construction; another 167,500 are proposed. An additional 65 acres are developable, with another 75 acres that are potentially buildable.
- **Residential land:** 950 units permitted but not yet constructed; another 1,000-plus units are proposed. Approximately 800 additional vacant lots are left, with another 180 that are potentially buildable.

If the above growth potential is fully realized, the results will be disastrous for the town's already-strained transportation infrastructure and sensitive water resources.

APCC strongly supports efforts by the town to formulate a plan that addresses the community's and the region's concerns about growth. Additional information and much public input are necessary before the town can decide if it wishes to pursue the DCPC option, a designation that must demonstrate wide public support to be accepted by the Cape Cod Commission and approved by the Barnstable County Assembly of Delegates.



“If growth potential is fully realized, the results will be disastrous for Mashpee’s already-strained transportation infrastructure and water resources.”





Salt marsh restoration monitors check vegetation at the State Game Farm marsh in East Sandwich.

Marsh monitors wrap up 2004 season

The summer of 2004 marked another successful field season for APCC's salt marsh monitoring project. The program, which began with salinity and vegetation

monitoring at six salt marshes across Cape Cod, was expanded at certain sites this year to include fish and bird monitoring.

APCC partnered with Massachusetts Coastal Zone Management, the Wetland Restoration Program and the Massachusetts Bays Program to launch the salt marsh monitoring project in 2003. The program's goal is to monitor tidally-restricted salt marshes to help prioritize restoration projects and assess restoration efforts, while building community awareness of the importance of wetland preservation and health. The project started out with 20 volunteers, and has since expanded to 70.

As the 2004 season winds down, volunteers are looking forward to monitoring results of future restoration activities planned for two of the project's six salt marshes. Restoration to increase tidal flow will begin this October at Quivett Creek marsh in Dennis. Restoration partners will coordinate with the Division of Marine Fisheries to investigate restocking and rehabilitating the historic fish run at this site. In Barnstable, preparation is under way for additional restoration

of the Bridge Creek marsh to enhance earlier restoration efforts completed in 2003.

APCC was fortunate to have two talented interns assist with scheduling and field monitoring in 2004. Katie Roberts was an AmeriCorps-Cape Cod volunteer who worked on the project since November, 2003. She was graduated from the AmeriCorps program this autumn and will begin graduate school with the Audubon Expedition Institute. Katie was joined mid-summer by Brett Thelen, a graduate student at Antioch New England Graduate School. Brett's position was funded by KeySpan as part of their "externship" program.

APCC thanks our two interns for their valuable assistance with the salt marsh monitoring program, and wishes them luck in their continuing education. Thanks also to AmeriCorp-Cape Cod and the KeySpan Environmental Externship Program, and to Senior AmeriCorps for providing many of the volunteer monitors.

Funding for this project has been provided through the International Fund for Animal Welfare, the KeySpan Foundation through the Massachusetts Wetlands Restoration Partnership, and the Gulf of Maine Council on the Marine Environment.

Those interested in becoming a volunteer salt marsh monitor are encouraged to contact APCC Staff Biologist Tara Nye toll-free at 1-877-955-4142.

Update on Cape Cod's Community Preservation Act Amendment

Now that a state amendment has been adopted giving Cape Cod towns the option of switching their participation in the Land Bank to the Community Preservation Act, some of the 15 towns are making preparations for bringing the question to the voters. Here is the status of the CPA so far:

- Barnstable: Town Council voted to put the CPA on the ballot for the November elections.
- Bourne: Under consideration by the town.
- Brewster: Currently not being considered.
- Chatham: Town previously adopted CPA in addition to Land Bank.
- Dennis: Transfer of Land Bank to CPA on warrant of September 21, 2004 special town meeting.
- Eastham: The town has discussed placing the CPA on the warrant for a special fall town meeting.
- Falmouth: Transfer from Land Bank to CPA on warrant for November 8, 2004 fall town meeting.
- Harwich: Under consideration by the town.
- Mashpee: Transfer from Land Bank to CPA on warrant for October, 2004 town meeting.
- Orleans: Transfer from Land Bank to CPA on warrant for October 25, 2004 special town meeting.
- Provincetown: Town previously adopted CPA in addition to Land Bank.
- Sandwich: Currently not being considered.
- Truro: At an October 26th special town meeting, residents will vote on giving the town authorization to write a bylaw for the CPA that will be considered at the annual town meeting next spring.
- Wellfleet: An article on the October 18, 2004 special town meeting warrant will seek authorization of a town vote in the May, 2005 elections to switch from Land Bank to CPA.
- Yarmouth: Will be discussed at a September public hearing.





State open space funding up from last year, but still significantly lower than in past administrations

Governor Mitt Romney's administration recently announced that \$34 million will be dedicated to land conservation in the state's \$1.28 billion capital budget for the 2005 fiscal year. The money, set aside for use by the state's environmental agencies, is an increase from the previous year's level of just \$18 million.

The governor's decision to increase the funds is due in part to advocacy efforts by APCC and other environmental and conservation groups across the state. In the weeks leading up to the budget announcement, APCC mobilized our Action Alert Network to contact the governor's office, urging him to boost the state's investment in open space from the 2004 level.

Last year's budgeted \$18 million was an amount that Massachusetts environmentalists decried as inadequate in the face of continued development pressures throughout the state. Approximately 40 acres of unprotected land are lost every day to development in Massachusetts.

While the \$34 million figure is a welcome improvement over last year, it is still below the annual levels spent by the state on land conservation in the last decade. Previous administrations during that time period averaged approximately \$53 million per year for open space protection.

Although \$34 million in state funds for land conservation is an increase over last year, APCC is concerned that relatively little of the money appears to be dedicated to open space acquisition programs that would benefit Cape Cod. The funds are to be allocated in the following manner:

- \$10 million to municipalities for protection and conservation of parklands.
- \$8.5 million to purchase development rights on agricultural lands and to keep farms in production.
- \$7 million for compensation to landowners for property already taken by the state in eminent domain proceedings.
- \$3.2 million for a municipal water supply protection program.
- \$2.55 million to the Department of Fish & Game to acquire wildlife habitat lands.
- \$2 million to be divided between the Division of State Parks and the Division of Urban Parks for land conservation.
- \$.75 million for a new land trust-conservation partnership program that provides assistance in stewardship of conservation restrictions and in estate planning.

APCC's annual meeting

Continued from cover

Barnstable of approximately 14 acres owned by APCC, in exchange for the town's commitment to purchase and preserve an adjoining parcel. The total 28 acres of town-owned land is now protected forever through a conservation restriction.

At the meeting, it was announced that Helen S. Whitlock's name will be placed on the APCC Honor Role, a distinction set aside for an APCC member or staff person who greatly contributed to the achievement of the organization's goals. Helen received

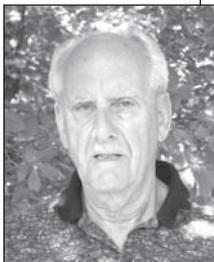
the special recognition for her support of the Herbert E. Whitlock Memorial Internship program, named in honor of her late husband and founder of APCC. Through her attentiveness, the internship program has grown into a valuable asset that enhances APCC's work and provides practical experience for graduate-level students.



APCC elects new board members at annual meeting

Five individuals were elected to the APCC Board of Directors at the annual meeting in August. Joining the board are Norm Edinberg, Steven M. Flynn, William G. Litchfield, Alan McClennen, Jr. and Daniel A. Wolf. APCC welcomes all five and congratulates them on their election. See below for a closer look at the new additions.

APCC also wishes to recognize four retiring board members, Ralph Herbst, Lawrence D. Shubow, Edith Squibb and James Tobin, whose combined service equals 20 years of dedication to the mission of the organization. A special thanks to each for their hard work and commitment to APCC and to the protection of Cape Cod's environment.



Norm Edinberg – Norm is vice president of the Lower Cape Cod Community Development Corporation, and is vice chairman of Highlands Center, Inc. He has lived in Truro since 1992, and currently serves on the Comprehensive Plan Committee, the Open Space Committee and the Town Charter and Bylaw Review Committee. Norm and his wife, Joyce, were honored in 2003 as Distinguished Citizens of the Year by the Truro Neighborhood Association.

Steven M. Flynn – Steven is a Certified Residential Specialist with Coldwell Banker Atlantic Realty in Brewster, notary public, member of the Cape Cod & Islands Board of Realtors and a Trustee of Sandpiper Condominium Association in Dennisport. He is owner of Flynn Development, LLC, which has provided housing to many Cape families. Steve's interest in other cultures and cuisines has resulted in work as a journalist for local newspapers, writing about food and reviewing restaurants. Steven and his partner Kathleen have resided in Harwich for 16 years.



William G. Litchfield – Bill has been actively involved in town government and community service programs on the Cape for many years. Presently, Bill is town moderator in the town of Chatham, a member of the Board of Advisors, Chatham Historical Society and a member of the Chatham Democratic Town Committee. He has served as the former director of the Chatham Conservation Commission, United Way of Cape Cod and the Cape Cod Council on Alcoholism. Bill and his wife reside in Chatham and practice law as Litchfield & Litchfield, P.C.

Alan McClennen, Jr. – Alan has 29 years experience as director of planning and development for the town of Arlington, MA, managing all aspects of comprehensive planning and development. He is the recipient of numerous awards for urban design excellence, open space and recreation planning and historic conversion and preservation of National Register properties. Alan is a member of the town of Orleans Open Space/Land Bank Committee, past president and current member of the Friends of Pleasant Bay Executive Committee, secretary to the Orleans Pond Coalition, a member of the board of directors of Pleasant Bay Community Boating and president of the Chatham Yacht Club, Inc. He and his wife, Frances, live in South Orleans.



Daniel A. Wolf – Dan is president and CEO of Cape Air/Nantucket Airlines. He serves on a number of boards, including the Cape Cod Economic Development Council, the Cape Cod Chamber of Commerce (where he also serves as vice president), the Housing Assistance Corporation, the Arts Foundation of Cape Cod and the Workforce Investment Board. Dan is also associate publisher and serves on the board of directors for the *Cape Cod Voice*, a newspaper covering Cape Cod issues. Dan resides in Harwich with his wife and three daughters.





APCC announces a conference that charts the way to smart growth

Designing a Better Cape Cod:

The Essentials for Town Center Revitalization and Redevelopment

CONFERENCE DESCRIPTION:

Leading authorities on main street economics and revitalization will examine the visioning, economics, tools, incentives and partnerships required for successful town center revitalization and redevelopment. The information presented at the conference will assist Cape Cod communities in exploring ways to encourage vibrant, mixed-use growth within their town or village centers to advance smart growth strategies, create affordable housing opportunities and promote economic development.

Town officials, political leaders, planners, town committee members, developers, architects, property owners, business owners, environmentalists, members of civic and business organizations, and those interested in smart growth or economic development are encouraged to attend the conference.

CONFERENCE TOPICS:

- Planning and designing a vibrant town center
- Public sector/private sector partnerships
- Finding the right economic mix for a successful Main Street
- Business Improvement Districts
- Redevelopment authorities, community development boards
- Incentives that attract desirable growth
- State and federal assistance programs

KEYNOTE SPEAKER:

Kennedy Lawson Smith is one of the nation's foremost experts on downtown revitalization and small business development. She was the executive director of the National Trust for Historic Preservation's National Main Street Center for 13 years. During her tenure, the Main Street program grew to be recognized as one of the most successful economic development programs in the USA, expanding to a network of almost 2,000 towns and cities. Ms. Smith is now a principal in the Community Land Use & Economics Group, LLC, a consulting firm that helps civic leaders cultivate local businesses, strengthen their community development programs and improve their main street revitalization efforts.

COORDINATED BY:

Association to Preserve Cape Cod
in collaboration with the
Cape Cod Business Roundtable



SPONSORED BY:

Cape Cod Economic Development Council



ADDITIONAL SPONSORS:

Buzzards Bay Village Association
Cape Cod Chamber of Commerce
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Cape Cod Selectmen's & Councilors' Association
Homebuilders Association of Cape Cod
Housing Assistance Corporation
Housing Land Trust for Cape Cod
Hyannis Main Street Business Improvement District
Lower Cape Cod Community Development Corporation
Smart Planning & Growth Coalition

DATE:

Thursday, November 18, 2004

TIME:

8:30 AM – 2:30 PM
8:00 AM – 8:30 AM: Registration and Continental Breakfast

LOCATION:

Cape Codder Resort
1225 Route 132 &
Bears' Way in
Hyannis, MA

Lunch will be provided

REGISTRATION INFORMATION

The conference, continental breakfast and lunch are free, but registration is required by Friday, November 12, 2004.

To register on-line, please visit www.apcc.org.

Or contact:

Association to Preserve Cape Cod

E-mail: info@apcc.org

Toll-free: 1-877-955-4142

Fax: (508) 362-4227

Please provide your name, affiliation, address, phone number and e-mail.

This conference is made possible by a grant from the Cape Cod Economic Development Council.



I would like to join APCC as a NEW member:

Name _____ Phone _____

Address _____

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