



March 8, 2021

Andrew Gottlieb  
Executive Director

Falmouth Planning Board  
59 Town Hall Square

BOARD OF DIRECTORS

Town Hall

Charles Sumner  
President

Falmouth, MA 02540

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**RE: Cape Cod Country Club Zoning Proposal**

Bob Ciolek  
Treasurer

Dear Falmouth Planning Board:

Jack Looney  
Clerk

The Association to Preserve Cape Cod (APCC) submits the following comments regarding the proposed petition articles to amend the town's zoning to allow the parcel of land known as the Cape Cod Country Club to be included in the town's large-scale ground-mounted solar overlay district.

John Cumbler

Margo Fenn

DeeDee Holt

Founded in 1968, APCC is the Cape region's leading nonprofit environmental advocacy and education organization, working for the adoption of laws, policies and programs that protect, preserve and restore Cape Cod's natural resources. APCC focuses our efforts on the protection of groundwater, surface water, and wetland resources, preservation of open space, the promotion of responsible, planned growth and the achievement of an environmental ethic.

Thomas Huettner

Pat Hughes

Steven Koppel

Elysse Magnotto-Cleary

Blue Magruder

APCC is on record as opposing clearcutting forests and eliminating tree cover to accommodate large ground-mounted solar arrays. Instead, we have called for the development of solar in appropriate locations such as landfills, abandoned gravel mining sites, parking lots and other previously disturbed sites.

Eliza McClennen

Stephen Mealy

Kris Ramsay

Robert Summersgill

Regarding the matter of the Cape Cod Country Club under consideration by the planning board, APCC has concerns about proposed "spot zoning" for the purposes of accommodating a single project. We view petition articles that seek to add piecemeal parcels to existing zoning districts as poor public policy that can set a precedent, thereby putting the town in a poor position for addressing similar nonconforming project proposals elsewhere in the town. APCC is particularly concerned about any amendments to zoning that would allow for the reduction of

Taryn Wilson

required vegetated buffer areas for ground-mounted solar projects.

However, if the town does choose to approve changes to zoning that would permit solar development at the Cape Cod Country Club site, APCC urges that safeguards be established to allow for a negotiated agreement that avoids the loss of existing tree cover and that upholds the requirement of sufficient buffers around the project.

Thank you for this opportunity to provide comments.

Sincerely,



Andrew Gottlieb  
Executive Director