

AGENDA

Monday

August 4th 2014

**TOWN OF EASTHAM
AGENDA
BOARD OF SELECTMEN
Monday, August 4, 2014
5:00 p.m.**

Location: Earle Mountain Room

I. SELECTMEN/PUBLIC INFORMATION

II. APPOINTMENTS

- 5:05 p.m. Discussion of Request for Vehicular Access to Shellfish Grants at First Encounter – Peter Burns/Neil Andres, DPW Superintendent/ Shana Brogan Conservation Agent
- 5:15 p.m. Boat Storage at Town Landings –Neil Andres DPW Superintendent/Shana Brogan Conservation Agent
- 5:30 p.m. Use of Dyer Prince Road Beach for Re-enactment of the 200th Anniversary of the Battle of Rock Harbor – Mark Powers, Recreation Director
- 5:45 p.m. Presentation Report – Community Preservation Plan – Peter Wade, Chair Community Preservation Committee

Note: Other than public hearings, all times are approximate and items may be taken out of order.

III. ADMINISTRATIVE MATTERS

A. Action/Discussion

1. Request for Refund of Windmill Green Fees for Shows Cancelled
2. Timothy Smith Loan Late Applicant Request for Consideration
3. Solar Information Sign Approval – Nan Balmer, Assistant Town Administrator
4. Declaration of Surplus Property – Nan Balmer, Assistant Town Administrator
5. Regional Beach Access Coalition – Selection of Selectmen Appointee
6. Transient Vendors
7. Correspondence Review – Orleans September 10th Meeting, Water Interconnect, Water Install on NPS Owned Roads

V. TOWN ADMINISTRATOR'S REPORT

V. OTHER BUSINESS

Upcoming Meetings

Wednesday August 6, 2014	2:30 p.m.	Work Session – Municipal Water Program Update
Monday August 18, 2014	5:00 p.m.	Regular Session – Municipal Water Presentation

This meeting will be video recorded and broadcast over Local Access Channel 18 and through the Town website at www.eastham-ma.gov.

****Per the Attorney General's Office: The Board of Selectmen may hold an open session for topics not reasonably anticipated by the Chair 48 hours in advance of the meeting.***

****If you are deaf or hard of hearing or are a person with a disability who requires an accommodation, contact Laurie Gillespie-Lee, 5900 x207***



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642
All Departments 508-240-5900
www.eastham-ma.gov

August 4, 2014

To: Board of Selectmen

From: Sheila Vanderhoef

RE: Agenda Item: Driving for Aquaculture Grant Access

Included in your packet is information, which Mr. Burns has gathered from fellow shell fisherman, and state agencies. His request is to extend the driving seasons on the shellfish grants. I have spoken with Neil and Mike O'Connor, and Shana. Both Neil and Shana will attend to participate in the discussion.

Mr. Peter Burns would like to extend the option of driving to the shellfish grants. He has consulted with Mass Audubon and NEHSP on the issue of Plovers. We have an order of conditions from our Conservation Commission that limits the driving season. That order will expire in two years. The staff has opined that we should consider an extension only when the permit expires. We may ask for a review of the permit and extension.

There are several issues with the driving and the conservation agent, Shana Brogan has provided a memo in that regard.

When these shellfish grants were offered, and accepted driving to the grants in Eastham was not allowed. The grant holders managed with that limitation. When the issue of driving first came up it was in regards to closing the grants in the winter, removing the stock, and resuming spring activity and reintroducing the stock. As the grants became more productive, the weight of the product made the driving desirable. Shana has prepared a chart showing the towns that allow driving and the size of the grants.

Eastham Conservation Commission


555 Old Orchard Road
Eastham, MA 02642



508-240-5971
Fax 508-240-6687

MEMO

To: Sheila Vanderhoef, Town Administrator

From: Shana Brogan, Conservation Agent 

Date: August 1, 2014

Re: Aquaculture Grant information

Research has indicated that some towns on Cape Cod permit driving to aquaculture grants, while others do not. Orleans permits one grant holder access in the off season with an ATV. Brewster allows three grant holders to drive in the off season, however, any new grant holder cannot drive at any time, and access is by walking. Provincetown and Truro have aquaculture grants that are accessed by boat or walking. Wellfleet and Dennis permit access to grants by driving. In Eastham, aquaculture grant holders are permitted to drive in the months of December through March.

Town	# of Grant Holders	Grant Acres	Access Method
Provincetown	5	5	Boat, one can drive but does not due to vehicle damage
Truro	n/a	25	Boat, a few grants near Pamet Harbor who walk
Wellfleet	100+	200	Can drive if accessible, otherwise walking or boat
Eastham	14 in CCBay	30 in CCBay (15 acres in use)	Driving Dec - March, otherwise walking
Orleans	n/a	n/a	One holder is permitted to drive ATV in the off season, otherwise walking or boat
Brewster	8	n/a	Walking, No new holder can drive any time of year, three grandfathered to drive in off-season
Dennis	29	31	Driving permitted

Nan Balmer

From: Shana Brogan [dpw@eastham-ma.gov]
Sent: Wednesday, May 14, 2014 10:30 AM
To: Nan Balmer
Subject: RE: OOC - Driving on Beach

Hello Nan,

1. The OOC resulted in additional access for the month of January. Access is now permitted from December - March. The purpose of the access was for removing stock and gear due to ice and weather conditions. This is listed on their licence. The grant holders are currently using the permitted access for bringing their product to market for sale.

2. Peter Burns is an aquaculture grant holder in Boat Meadow off of First Encounter Beach.

3. Neil made a mistake, he was referring to Peter and said Paul.

4. An order of conditions is valid for three years. The Aquaculture Order has a typographical error listing the expiration as April of this year. This can be corrected. *(d) Except as provided in M.G.L. c. 131, § 40 for maintenance dredging, an Order of Conditions, Order of Resource Area Delineation, or Notification of Non-significance shall be valid for three years from the date of its issuance; ... MA DEP Program Policy 85-4 states: The Department recommends that in processing an amendment to a Final Order of Conditions, the most simple changes, such as correcting obvious mistakes such as citing a wrong file number or typographical errors, be accomplished by correction of the Order, with a copy sent to the Department.*

5. Peter Burns asked Neil verbally to apply for an Amended Order and Neil said no, that he would wait until the Order is due to be renewed and apply at that time.

6. As the order stands, enforcement would result in notifications to aquaculture grant holders individually with concurrent notification to the town (Admin office). The Boat Meadow Aquaculture Area and First Encounter Beach are owned by the Town and First Encounter Beach is under the custody of the BOS. Therefore, the town is responsible for non-compliance.

If grant access were expanded as is what Mr. Burns would like to additional months in the Spring and Fall, spring especially, would result in additional dedicated time to ensure the town's compliance with the MA Endangered Species Act (MESA) compliance as well as the Federal Endangered Species Act.

Let me know if you need any further information/clarification.

Thank you,
Shana

Shana Brogan
Conservation Agent
Natural Resources/DPW assistant
508-240-5971

From: Nan Balmer [mailto:nbalmer@eastham-ma.gov]
Sent: Wednesday, May 14, 2014 9:25 AM
To: Shana Brogan
Subject: OOC - Driving on Beach

Shana

I have some questions on Neil's summary below which you may be able to answer:

1. Did the OOC expand vehicular access during the shoulder season?
2. Who is Peter Burns?
3. Who is Paul?
4. Please review the Order and let me know when it says it expires.
5. Is anyone at this time asking the town to apply for an amended the Order? – If so is there correspondence or how has the request been put forward?
6. Please review the Order and let me know what you think about enforcing it.

Thanks

Nan

From: Neil Andres [<mailto:nandres@eastham-ma.gov>]

Sent: Monday, May 05, 2014 2:48 PM

To: Sheila Vanderhoef; Nan Balmer

Cc: Shana Brogan

Subject: Boat meadow Aquaculture

Sheila - As you are aware, we submitted a NOI for all our existing aquaculture areas which was approved by Conservation.

We attempted to **expand vehicular access to the grants to the shoulder seasons - April May, Oct-Nov - but withdrew the request** after opposition from Audubon Society and State environmental agencies required management of endangered species.

The Order of Conditions needs to be renewed in **two years** and we need to submit a report of how expanded access worked.

Peter Burns has been working with Bob Prescott, State Environmental agencies, and present and **past** members of COM CON and wants us to apply for an **amended OOC this year** because Bob Prescott is supposedly now in support of the project and the grant holders will pay Audubon for bird monitoring. Based on the work **Paul** has done, I think there is a good chance an amended OOC would be approved. Paying Audubon could be handled in the same manner that a contractor pays for police details for an oversize move.

I have **clearly** let him know that we will not be devoting additional staff time to this matter for another year and one half when we applying to renew the OOC. After town meeting, he will probably be in to see you and may go to BOS as well.

Neil

Nan Balmer

From: Shana Brogan [dpw@eastham-ma.gov]
Sent: Wednesday, May 14, 2014 11:00 AM
To: Nan Balmer
Subject: Eastham Aquaculture - SE 019-1496
Attachments: Guidelines_MassWildlife_plover and tern protection_1993.pdf

Hello Again Nan,

Attached is the state guide and below is the federal guide with which NHESP certified town employees, individuals or organization(s) (such as Mass Audubon) would need to operate and comply with State and Federal laws in conjunction with the Order of Conditions if permission were granted for vehicle access in the Spring particularly.

<http://www.fws.gov/northeast/pipingplover/pdf/recguide.pdf>

Thank you,
Shana



Commonwealth of Massachusetts

Division of Fisheries & Wildlife

MassWildlife

Wayne F. MacCallum, *Director*

March 13, 2013

Eastham Conservation Commission
555 Old Orchard Road
Eastham MA 02642

Sheila Vanderhoef
Town of Eastham
2500 State Highway
Eastham MA 02642

RE: Applicant: Sheila Vanderhoef
 Project Location: South Sunken Meadow, Boat Meadow & First Encounter Beach, Town Cove
 Project Description: Town of Eastham Aquaculture Permitting
 DEP Wetlands File No.: 019-1496
 NHESP File No.: 13-31915

Dear Commissioners & Applicant:

The Natural Heritage & Endangered Species Program (NHESP) of the Massachusetts Division of Fisheries & Wildlife received a *Notice of Intent* with lease area maps in compliance with the rare wildlife species section of the Massachusetts Wetlands Protection Act Regulations (310 CMR 10.37). The NHESP also received the MESA Review Checklist and supporting documentation for review pursuant to the MA Endangered Species Act Regulations (321 CMR 10.18).

The Applicant is requesting approval for vehicle access during the months of December, January, February, March, April, May, October and November. Additional months are not approved herein and will require further review by the NHESP pursuant to the WPA and the MESA.

Based on the information provided and the information contained in our database, it is the opinion of the NHESP that this project, as currently proposed **must be conditioned in order to avoid adverse effects to the Resource Area Habitats of state-listed wildlife species (310 CMR 10.37) and to avoid a prohibited "take" of state-listed species (321 CMR 10.18(2)(a)).**

The following conditions must be implemented to protect Piping Plovers (*Charadrius melodus*) as per the "GUIDELINES FOR MANAGING RECREATION USE OF BEACHES TO PROTECT PIPING PLOVERS, TERNS, AND THEIR HABITATS IN MASSACHUSETTS" (prepared by Massachusetts Division of Fisheries and Wildlife; dated 21 April 1993):

• **Protection of Nesting Habitat**

If motorized vehicles are to be **driven on First Encounter Beach** or South Sunken Meadow Beach during **April or May**, then all **areas of suitable Piping Plover nesting habitat** on those beaches, as determined by MassWildlife, shall be identified and delineated with symbolic fencing (posts with warning signs, with rope or twine strung between) on or before April 1 each year. Suitable

www.masswildlife.org

Division of Fisheries and Wildlife

Temporary Correspondence: 100 Hartwell Street, Suite 230, West Boylston, MA 01583

Permanent: Field Headquarters, North Drive, Westborough, MA 01581 (508) 389-6300 Fax (508) 389-7890

An Agency of the Department of Fish and Game

nesting habitat for Least Terns shall be identified and so delineated on or before May 15 each year.

All vehicular access into or through delineated nesting habitat shall be prohibited. However, prior to hatching, vehicles may pass by such areas along designated vehicle corridors established along the outside edge of plover and tern nesting habitat. Vehicles may also park outside delineated nesting habitat, if beach width and configuration and tidal conditions allow. Vehicle corridors or parking areas shall be moved, constricted, or temporarily closed if territorial, courting, or nesting plovers or terns are disturbed by passing or parked vehicles, or if such disturbance is anticipated because of especially high tides.

- Protection of Chicks and Chick Habitat

Vehicles driving to or from shellfish grants shall not travel within 100 yards of unfledged Piping Plover chicks, which may be present in May, unless such travel is absolutely necessary and no other reasonable travel routes are available. Vehicles shall travel through chick habitat areas only during daylight hours, and shall be guided by a qualified shorebird monitor, as determined by MassWildlife, who has first determined the location of all unfledged plover chicks. All steps shall be taken to minimize number of trips by essential vehicles through areas where unfledged plover chicks are present. Other means of access, e.g., by foot or water, should be considered during periods when chicks are present. A log shall be maintained by the Town of the date, time, vehicle number and operator, and purpose of each trip through areas where unfledged plover chicks are present. Personnel monitoring Piping Plovers and Least Terns shall maintain and regularly update a log of the numbers and locations of plover and tern nests and unfledged plover chicks on each beach. During May, drivers shall review the beach-specific log each day to determine the most recent number and location(s) of unfledged plover chicks.

Travel by motorized vehicles shall avoid wrack lines and shall be infrequent enough to avoid creating deep ruts that could impede chick movements. If, in the opinion of MassWildlife, vehicles are substantially reducing availability of wrack or are creating ruts that could impede chick movements, use of vehicles during May shall be further reduced and, if necessary, prohibited.

Restrictions on use of vehicles in areas where unfledged plover chicks are present shall begin on or before the date that hatching begins and continues until chicks have fledged. For purposes of vehicle management, plover chicks are considered fledged at 35 days of age or when observed in flight, whichever occurs first.

When piping plover nests are found before the last egg is laid, restrictions on vehicles shall begin on the 26th day after the last egg is laid. This assumes an average incubation period of 27 days, and provides a 1 day margin of error.

When plover nests are found after the last egg has been laid, making it impossible to predict hatch date, restrictions on vehicles shall begin on a date determined by 1 of 3 scenarios:

a) If a plover nest found with a complete clutch is monitored twice per day, at dawn and dusk (before 0600 hrs and after 1900 hrs), vehicle restrictions need not be imposed until hatching begins. Nests should be monitored at dawn and dusk to minimize the time that hatching may go undetected if it occurs after dark. Whenever possible, nests should be monitored from a distance with spotting scope or binoculars to minimize disturbance to incubating plovers.

b) If a plover nest is found with a complete clutch before May 15, and is not monitored twice per day, at dawn and dusk, then restrictions on vehicles shall begin May 15.

c) If a plover nest is found with a complete clutch on or after May 15, and is not monitored twice per day, at dawn and dusk, then restrictions on vehicles shall begin immediately.

If hatching occurs earlier than expected, or chicks are discovered from a previously undetected nest, restrictions on vehicles shall begin immediately.

- Notification

On or before March 1 each year, the Town of Eastham shall notify MassWildlife's Natural Heritage and Endangered Species Program as to the arrangements that have been made to identify and delineate plover and tern nesting habitat on First Encounter Beach and South Sunken Meadow Beach, to monitor plover and tern nesting activity and movements of plover chicks on both beaches, and to guide vehicles through areas where unfledged plover chicks are present. Copies of daily vehicle logs and bird monitoring information shall be provided to NHESP upon request. Any injury or mortality of Piping Plovers or Least Terns that occurs as the result of use of motorized vehicles on First Encounter Beach or South Sunken Meadow Beach shall be immediately reported to MassWildlife.

The following condition must be implemented to protect Diamond-backed Terrapins (*Malaclemys terrapin*):

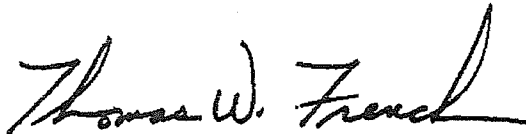
- No driving on South Sunken Meadow Beach during October 1 - November 15.

Provided all of these conditions are included in any final approving Orders of Conditions, the project will not result in an adverse impact to the Resource Area Habitats of state-listed wildlife species and will not result in a prohibited "take" of state-listed species. We ask that the Conservation Commission send a copy of the final Order of Conditions for this project to the NHESP.

We note that all work is subject to the anti-segmentation provisions (321 CMR 10.16) of the MESA. This determination is a final decision of the Division of Fisheries and Wildlife pursuant to 321 CMR 10.18. Any changes to the proposed project or any additional work beyond that shown on the site plans may require an additional filing with the NHESP pursuant to the MESA. This project may be subject to further review if no physical work is commenced within five years from the date of issuance of this determination, or if there is a change to the project.

Please note that this determination addresses only the matter of state-listed species and their habitats. If you have any questions regarding this letter please contact Amy Coman-Hoenig, Endangered Species Review Assistant, at (508) 389-6364.

Sincerely,



Thomas W. French, Ph.D.
Assistant Director

cc: MA DEP Southeast Region
Michael O'Connor, Town of Eastham

March 14, 2014

Division of Fisheries and Wildlife
100 Hartwell Street
Suite 230
West Boylston, MA 01583

Attn: Amy Coman-Hoenig

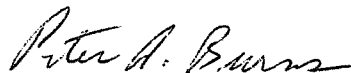
Dear MS Coman-Hoenig

The enclosed information is sent in reference to NHESP File No. 13-31915. The grant holders in the Boat Meadow Aquaculture Development Area would like to have access to our grants with ATV's October, November, April, and May. The attached map shows the path we take from the main parking lot at First Encounter Beach. We cross over the upland portion of the beach to the first sandflat then go along the sandflat to the end. We do this to minimize the time we would spend going through 2 to 3 inches of water. If required we could take a straight line route from the parking lot to the grant area. It should be pointed out that the Notice of Intent you received from the Eastham Conservation Commission did not properly describe the route used to access the grants in the BMADA.

I will be in contact with Bob Prescott of the Audubon Society to inquire if the area of the beach we crossover is considered to be an area of suitable Piping Plover nesting habitat and also is there a monitor for the area.

The grant holders appreciate your attention to this request. I can be contacted at 508-240-0168 or at peteraburns@comcast.net.

Sincerely,


Peter A. Burns



Google earth

feet 3000
meters 900



nan, Amy (MISC)" <amy.coman@state.ma.us>

March 20, 2014 6:10 PM

Peter Burns

quaculture area off of First Encounter Beach - NHESP 13-31915

Good Afternoon, Mr. Burns –

Thank you for sending the map and description of the ATV path to your grant area. It was a pleasure speaking with you today, I hope I was able to clarify our approval letter. You mentioned that you were looking to meet with Mr. Prescott, MA Audubon, regarding the nesting shorebirds on First Encounter Beach.

At this location, the NHESP conditioned the ATV access as stated in our 3/13/13 letter. If you would like to access the area during the month of **April**, you need to ensure that 1) the areas of suitable Plover nesting habitat are delineated with symbolic fencing on or before April 1 and there are no ATVs allowed through the delineated areas 2) the travel corridor will be closed should any nesting, courting or territorial plovers be disturbed by the ATVs.

Again this is for the month of APRIL ONLY, the month of May is further restricted as stated in our 3/13/13 letter.

Also, access off of First Encounter Beach is NOT restricted during the months of October and November.

Best,

Amy (Coman) Moenig

Endangered Species Review Biologist | Natural Heritage & Endangered Species Program | MA Division of Fisheries & Wildlife | ADDRESS - 100 Hartwell Street, Suite 230 West Boylston, MA 01583 | tel: 508.389.6364 | fax: 508.389.7890

| www.mass.gov/nhesp

man, Amy (MISC)" <amy.coman@state.ma.us>

March 20, 2014 6:10 PM

cc: Peter Burns

Aquaculture area off of First Encounter Beach - NHESP 13-31915

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Also, access off of First Encounter Beach is NOT restricted during the months of October and November.

Best,

Amy (Coman) Hoenig

Endangered Species Review Biologist | Natural Heritage & Endangered Species Program | MA Division of Fisheries & Wildlife | ADDRESS - 100 Hartwell Street, Suite 230 West Boylston, MA 01583 | tel: 508.389.6364 | fax: 508.389.7890

| www.mass.gov/nhesp

2

Bob Prescott <rprescott@massaudubon.org>
To: Peter Burns
RE: Fencing

April 2, 2014 9:11 AM

Hi Peter,

This is the email I sent out Sunday. For some reason, yours got bounced back.

Hi Peter,

I thought we had a very productive meeting this morning to discuss piping plover issues and review the conditions NHESP set so you can drive ATVs on the tidal flats to your shellfish grants off First Encounter Beach.

We are prepared to undertake the following:

1. With the town's permission, we will install the symbolic fencing at the southern end of First Encounter Beach.
2. We will recruit one of our trained plover volunteers to monitor the beach weekly.
3. If a plover begins to scrape on the beach we will increase our monitoring.
4. If a plover nests, we will monitor daily.

Once the plover chicks hatch, all ATV travel will cease.

As we understand the regulation, all vehicle activity on the beach, by town bylaw, has to cease by June 1st.

Sincerely,

Bob Prescott

Robert Prescott
Sanctuary Director
Mass Audubon/Wellfleet Bay Wildlife Sanctuary
P.O. Box 236, 291 State Highway Route 6
South Wellfleet, MA 02663
phone: 508-349-2615, x102; fax: 508-349-2632
e-mail: rprescott@massaudubon.org
website: www.massaudubon.org
<http://massaudubonblogs.typepad.com/wellfleetbaynews/>
Protecting the Nature of Massachusetts

-----Original Message-----

From: peter burns [mailto:peteraburns@comcast.net]
Sent: Monday, March 31, 2014 11:14 AM
To: Bob Prescott
Subject: Fencing

Mark Faherty <mfaherty@massaudubon.org>

May 8, 2014, 5:00 PM

To: Bob Prescott <rpscott@massaudubon.org>, peter burns <peteraburns@comcast.net>

RE: First Encounter Beach

The nest was in 2009. They fledged 3 chicks and I'm pretty sure no one even noticed. Not sure why plovers are such a bogeyman for people. We've only had single birds here and there since then. Melissa saw one there the other day that we need to follow up on - probably a transient bird. In general, bay side beaches are losing habitat to erosion caused by rip raps and jetties and the number of birds has been going down, not up.

Mark

-----Original Message-----

From: Bob Prescott

Sent: Thursday, May 08, 2014 4:16 PM

To: peter burns

Cc: Mark Faherty

Subject: RE: First Encounter Beach

Sure, that sounds right.

Mark, when did a plover last on First Encounter?

Bob

-----Original Message-----

From: peter burns [mailto:peteraburns@comcast.net]

Sent: Thursday, May 08, 2014 4:07 PM

To: Bob Prescott

Subject: First Encounter Beach

Hi Bob We are still going over some things with the Town mostly the fear of a Piping Plover. We are ready to give up our access if a Plover shows up but I would like to provide some documentation to the Town on how seldom a Plover nests at First Encounter to put some peoples mind at ease.

Thanks Peter

Bob Prescott <rprescott@massaudubon.org>

April 24, 2014 9:35 AM

To: peter burns <peteraburns@comcast.net>

Cc: Dennis Murley <dmurley@massaudubon.org>, Mark Faherty <mfaherty@massaudubon.org>

RE: Boat Meadow ADA

Mark might be able to draft a contract based the criteria you and Dennis talked about. Let me check with them and we'll see. Yes, you having a contract with us to monitor plovers would be essential to show the NHESP folks.

Bob

-----Original Message-----

From: peter burns [mailto:peteraburns@comcast.net]

Sent: Wednesday, April 23, 2014 2:22 PM

To: Bob Prescott

Subject: Boat Meadow ADA

Hi Bob

A few weeks ago I had a good meeting with Dennis Murley and we went over the info from NHESP concerning only the Boat Meadow ADA. Dennis suggested that he wanted to review the paperwork and then go over the situation with you. The Boat Meadow ADA grant holders want to meet with the Town Administrator some time after the Town Meeting on May 5. We would like to go to the Town Administrator with something in writing from Audubon that describes the plover monitoring contract that you would enter into with the BMADA growers. I can be available anytime to meet with you for our next step with the Town.

Thank you Peter Burns

#3

Alex Hay <alex@macsseafood.com>

To: Peter Burns

RE: petite delivery

JUL 14 09:14 AM -04'

Hi Peter -

As an Eastham based seafood wholesaler and retailer, I wanted to comment briefly on the situation of vehicle access to your grant site.

I hope the policy makers understand the value of having vehicle access to your farm. The growth opportunity for economic development boils down to how many animals you can tend too. You and other growers' access is so limited at this point - it keeps you at a "hobby" level.

The more product you can supply us with, the more jobs we can create and keep employed to handle, cull, pack, and ship this product. The more product you can grow - the more opportunity you have of branding the Eastham Oyster for its superior quality - clean, hard shell and smooth, creamy texture. This in turn will bring more visitors to Eastham to see for themselves what clean water and beaches can produce.

The local, national, and international markets are in constant demand for high quality seafood products. The shellfish that are harvested and raised in our local waters are of top quality, support the natural ecosystem, create economic development, and add value to the area. We need municipalities to understand that we have a valuable opportunity at our finger tips and need to support the industry.

Please forward if you would like.

Thank you,

Alex

Alex Hay
Fish Monger
Mac's Seafood/Wellfleet Shellfish Co.
Mac's Shack
PO Box 1768
Wellfleet, MA 02667

508-255-5300
alex@macsseafood.com
www.macsseafood.com

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TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642
All Departments 508-240-5900
www.eastham-ma.gov

August 4, 2014

To: Board of Selectmen

From: Sheila Vanderhoef

RE: Agenda Item: Vessel Storage

I have spoken with Neil and Mike O'Connor on this matter. It is simply a case where we have issued permits to store boats in excess of the capacity of the area. Without rigid rules and conditions for who and how the storage occurs, we have a problem.

Several years ago we proposed that the DPW could construct storage racks, which would rent on a first come, first serve basis. The then Board of Selectmen, did not want to pursue that option so we attempted to sign a storage area at Great Pond and other locations. The need exceeds the capacity of the area to store boats. We have been aware that some users have a boat at more than one location. This and other problems could be addressed with boat storage racks, and storage fees.

For this season, there is not much that can be done, but staff revives its request that boat storage racks be created and rented and the limit of storage is in the racks. That would eliminate the problem of safety posed by boats being piled on each other creating an injury risk as someone tries to remove a boat from the bottom of the pile.

Vassel Storage Location	Total Permits Issued	Permits to Year Round Residents	Vessels at Landings on Aug. 1 at 12PM
Hemenway Landing	74	21	61
Salt Pond	36	5	18
Great Pond	36	6	33
S. Sunken Meadow	19	0	9
Boat Meadow	22	6	13
Total	187	38	134

July 18, 2014

Eastham Board of Selectmen

Dear Board,

My name is Irene Sherlock and I have been a full-time resident of Eastham since April, 2011; an Eastham homeowner since September, 2002.

I store my 10' blue kayak at Great Pond(2/10 mile from my home on Jabez Way), so it is a short walk down to the pond when I like to kayak. Unfortunately, the overcrowded conditions at Great Pond have precluded this for me the past 3 summers.

Thoughtless, rude and inconsiderate boat owners just seem to toss their canoes/kayaks wherever they please, oftentimes on top of a smaller kayak(like mine).

It is **impossible** for me, a 68 yr old petite, 109 lb woman(even though I am quite healthy and strong for my age) to move these larger, heavier canoes out of the way so I can get to my kayak. There is usually no one around at 6:30 or 7:00 in the morning when I like to paddle, to ask for assistance.

The harbormaster and his assistants have informed me several times the past 3 years when I've gone to the office to issue a complaint, that they cannot do anything about the boat storage problem; hence this letter to the Board of Selectman with the hope that a solution can be reached that will be fair and reasonable.

I have enclosed several photos taken on 2 different days, showing my little blue kayak under that green canoe(upright, with water in it).

ADMINISTRATION
JUL 23 2014
RECEIVED

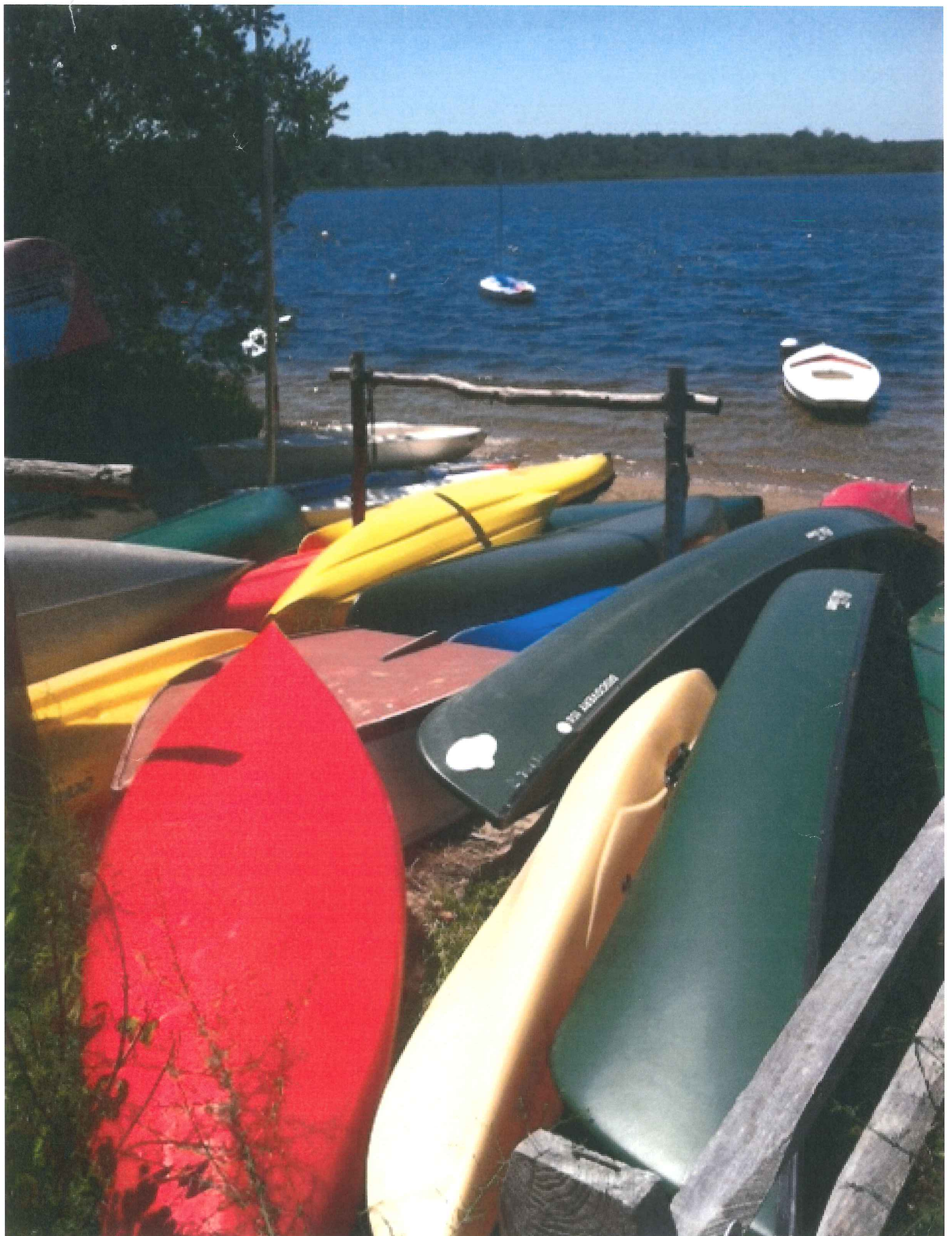
In closing, I'd like to say that this morning there was no wind, I was up early so I walked down to Great Pond with my gear, hoping that perhaps by some miracle, that green canoe had been moved off my kayak, and I could enjoy a peaceful paddle on such a beautiful morning. I hadn't been out in over a month! But, no such luck—there it sat, still in place atop my kayak, the green monster canoe.
Frustration!

Thank you for any and all help with this ongoing problem.

Very truly yours,

A handwritten signature in cursive script that reads "Irene Sherlock".

Irene Sherlock
3 Jabez Way
Eastham. MA
508-364-8931









II C

Town of Eastham
Recreation & Beach Department
2500 State Highway
Eastham, MA 02642
(508) 240-5974

July 31, 2014

To: Sheila Vanderhoef, Town Administrator
From: Mark Powers, Recreation & Beach Director
Re: Battle of Rock Harbor

The Recreation and Beach Department makes the following suggestions for the event:

- Two (2) NRHS vans will only be allowed to drop-off and pick-up the event participants
- No public parking on the Eastham side of Rock Harbor
- Everyone must stay on beach paths (IE no walking on dunes or beach grass)
- Militia should only be on the beach at all times (IE no walking on dunes or beach grass)
- The battle will take place between the arrows (see map)
- Detail police officer is recommended to enforce the public trying to park on the Eastham side of Rock Harbor



Getting around

Show: Traffic · Bicycling ·



Directions



FAX TO: Town of Eastham, Recreation Dept.

FAX FROM: Beverly Fuller, Vice Chairman

Orleans Historical Society

DATE :July 22, 2014

SUBJ: 200th Anniversary Battle of Rock Harbor Re-enactment

Attn: Mark Powers

I am sending the completed application for use of the stretch of beach on the Eastham side of Rock Harbor Inlet.

Also attached is the three-day schedule that the Yarmouth Minutemen will use for their planning. We will release a less detailed version to the public. As you can see, we would only be using the beach area for about an hour in the morning. We have two vans from the high school to transport 5 or 6 American militia re-enactors and 5 or 6 British for a small skirmish. They will be using muskets with no projectiles.

For more information on those particulars, contact John Reveruzzi, Yarmouth Minutemen, at jrev1776@yahoo.com or 508-237-4713,

This event is in the Orleans Guide, Yankee Magazine, local media, radio and tv and we will have signs, posters and flyers to hand out at various businesses and info booths. We welcome any participation Eastham wishes to have.

Please let me know if you have any further questions. You can reach me on my cell.

Beverly Fuller

508-221-5489

bevs_studio@hotmail.com

7 pages including cover sheet

Town of Eastham
Use and Reservation Application for Recreation and Beach Facilities

1. Name of Facility Desired: Rock Harbor Beach (Dyer Prince)
(Note: Beach events may not be scheduled between the hours of 8:30am and 5:00pm from June 15 through September 15. Any requests for exception will require an appearance and/or hearing before the Board of Selectmen.)
2. Time of Event:
(Please include preparation and cleanup)
From 10:30 To 12:00
3. Date(s) of Event and Day(s) of the week: Sat Aug 16, 2014
(Attach schedule if applicable.)
4. Organization/Group/Person: Orleans Historical Society
Non-Profit: Yes ☒ No ☐
Address: PO Box 353, Orleans, MA 02653
Mailing Address (if different): _____
Phone #: 508-221-5489
Email: hevs_studio@hotmail.com
Sponsor: OHS
5. Location Requested:

<input type="checkbox"/> First Encounter Beach (choose only one) <input type="checkbox"/> Main Beach <input type="checkbox"/> Lower Beach (Bee's River) <input type="checkbox"/> Campground Beach <input type="checkbox"/> Cooks Brook Beach <input type="checkbox"/> Cole Road Beach <input type="checkbox"/> Boat Meadow Beach <input type="checkbox"/> Thumpertown Beach <input type="checkbox"/> South Sunken Meadow Beach	<input type="checkbox"/> Field of Dreams <input type="checkbox"/> Basketball Court <input type="checkbox"/> Fields <input type="checkbox"/> Wiley Park <input type="checkbox"/> Great Pond <input type="checkbox"/> Herring Pond <input type="checkbox"/> Kingsbury Beach <input type="checkbox"/> Hemenway Landing <input checked="" type="checkbox"/> Dyer Prince Area
--	--
6. Services Requested:

<input type="checkbox"/> Police Detail <input type="checkbox"/> Fire Permit (contained, charcoal only) <input type="checkbox"/> Lifeguard/Staff <input type="checkbox"/> Restroom Access	<input type="checkbox"/> Fields/In-Fields Lined <input type="checkbox"/> Basketball Court Lights <input type="checkbox"/> Electricity (Field of Dreams Only) <input type="checkbox"/> Other: _____
---	---
7. Description of the Event: Please attach a separate letter detailing the event.

Tents or other temporary structures are not permitted, except by special permission of the Board of Selectmen. An appearance before the Town of Eastham Conservation Commission may be required.

Accepted by the Board of Selectmen November 18, 2002

1. Anticipated number of people: 12
2. Admission Fee:
 Yes _____ No ☒
 If Yes, Price? Adult _____ Senior _____ Child _____
 Discount Fee Policy? _____
3. Will items or food be sold? (Specify item(s) and approximate cost.) (Additional permits may be required.) NO

Insurance (May be required.)

4. Does the organization carry liability insurance? Yes ☒ No _____
5. If yes, indicate the amount: _____ and the Agent's Name: _____
6. A copy of the Certificate of Insurance must be provided naming the Town of Eastham as an included party in the coverage. on file at OHS

Fees: (To be completed by the Town of Eastham) Request fee waiver

	<u>Description of Service</u>	<u>Amount Billed</u>	<u>Paid</u>
a.	Field Rental Charge	_____	_____
b.	Court Rental Charge	_____	_____
c.	Light Usage Charge	_____	_____
d.	Lifeguard	_____	_____
e.	Garbage Removal	_____	_____
f.	Beach Use Charge	_____	_____
g.	Security Deposits	\$50 _____ \$100 _____ \$150 _____	_____
h.	Other Services	_____	_____
i.	League Service Fee	\$50(1-6wks) _____ \$100(6+) _____	_____
j.	Tournament Fee	\$150 _____	_____

*** Once a fee has been established, payment must be received by the Town of Eastham Recreation & Beach Department within two (2) weeks or your date and place will not be reserved and will be offered to another group/party.

*** If for any reason the event is cancelled, only fifty percent (50%) of the fee will be returned.

Accepted by the Board of Selectmen November 18, 2002

Agreement

I have carefully read the rules and regulations and fully understand their content. I accept the responsibility for the proper use of the facilities and for the actions and conduct of the group using the Town of Eastham facilities for this function. I will assume all responsibility for all fees, charges, and damage claims resulting from such use of the facilities.

Printed Name: BEVERLY FULLER Telephone: 508-221-5489

C/O ORLEANS HIST. SOC.

Address: PO BOX 353, Orleans MA 02653

Signature: Beverly Fuller Date: 7/21/14

Approval of the following is required before this application is approved: (To be completed by the Town of Eastham)

Fire Department _____

Police Department _____

Health Department _____

Building Department _____

Building Maintenance Dept. _____

Recreation Department _____

Town Administrator _____

Approval/Denial

This application has been *Approved / Denied*. If approved, reservations have been made according to the above information with the understanding that the policies and regulations of the Board of Selectmen will be followed.

Signature: _____ Date: _____

This application has been denied because _____.

Information or Questions: Please call the Recreation and Beach Department (508) 240-5974.

Mail completed application to: Town of Eastham
Recreation and Beach Department
2500 State Highway, Eastham, MA 02642

Accepted by the Board of Selectmen November 18, 2002

Battle of Rock Harbor
Anniversary of 1814

Date; August 15, 16, 17 of 2014

- August 14th
- ◆ Yarmouth militia sets up camp on the Orleans Library grounds.
- August 15th
- YMM on site; direction for re-enactors to set their camp for the weekend.
- ◆ 10:00 am – Bonnie Snow historic Cemetery Walk to 1812 Vets Graves; Museum open all day with special exhibit
- ◆ 2-4 pm Sparky's Hayrides at OHS
- ◆ 4-5 pm Trevor the Juggler at Old Firehouse downtown
- ◆ 7-8 pm President Madison lecture at OHS
- Friday night dinner will be for 6pm. Dress is camp casual.
- Bonfire. Burning of effigy. Time TBD.
- August 16th
- 9am breakfast
- ◆ Juice, coffee, eggs, sausage.
- 930am Commander meeting. All soldiers participating must be ready by 1030am.
- ◆ Review plans of the Harbor.
- ◆ Transportation.
- ◆ Street fighting.
- ◆ Field battle.
- 10:40am leave for the harbor with contingent. van/bus provided by the Nauset School System.
- ◆ 11am Harbor Battle, ends 11:40am.
- British troops are transported to Land Ho.
- American troops transported to Orleans Chamber of Commerce.
- ◆ 12:00pm British troops will enter Main Street at the corner of 6a and proceed down Main Street.

Battle of Rock Harbor

- ◆ Americans will leave from shops and from gatherings on the street. The Fife and Drum will lead down main then pull aside onto a side corner then follow British after units have passed. Corps will be used as a buffer behind British force and lead the public to the main field.

- ◆ A deacon will be on the street to plead mercy for the town and not to wage battle. He will be taken and cast aside by the British officers.

- ◆ British will meet a strong force of Americans twenty yards from intersection on Main Street. Street battle will continue down Main Street. British will enter local business and take goods. (Participating stores will be listed and items will be marked.) A wooden cart will be provided to place the booty upon.

- At Brewster Crossroads; One cannon will be positioned for one volley at the British line. This will be directed down the street.

- Within the cone of death; the cannon battery officer will be in command and will give direction to the commander of the American force. Safety is extremely important.

- Note; pickets will be assigned along the street fighting route for public safety.

- British will take cannon and bring to the field.

- ◆ The Americans will continue to fall back and the cannon will be taken by the British force.

- ◆ As the forces reach the camp; Americans will begin to emerge and set up a small skirmish line in defense within the camp boundary. The British will skirt the camp while firing and then proceed down the green, adjacent to route 28. They will continue fire on their front and right flank. The Americans continue to fall back and cross the green of the Middle School until they reach the field.

- Field Battle 1pm.

- ◆ Americans will break off the street battle and gather to the front right side of the field.

- ◆ British will follow along Route 28 and form at the left rear.

- On the field will be a covered wagon and crafts of supplies with a handful of Americans working.

- Carriage must go through main gate and be positioned between 1st and 2nd base on dirt to avoid sprinkler system.

- ◆ The British will send out a scout party and take the supplies. The American will send out a party and retake the supplies. Both armies take the field and the battle begins.

- Battle ends approximately 2pm ish. (depends how much fun we are having)

- Lunch will be served at 230pm. Light lunch.

- Dinner 6pm.

Battle of Rock Harbor

- Fiddler will be playing during camp hours.
 - Contra Dancing will take place on camp grounds 7pm ish.
 - Sutlers will need to pull a permit from the town. Tents will be set up at the camp location.
- August 17th
 - ◆ Breakfast 9am.
 - ◆ Battle 11am on the field. Tactical
 - Camp will close for 3pm. Those who travel from afar can pack up directly after the battle to help with time travel. (bridge indigestion)
- ❖ Parking will be available at the Orleans Middle School.
- ❖ Emergencies. Police station is located across the street of the field battle. Fire station is located to the right of the battle field. Five Police Officers will be on site for the Harbor Battle and Street Battle.
- ❖ Main Street will be closed for the rolling street battle. Cones need to be placed on the street to prevent public parking.
- ❖ Sponsors.

Community Preservation Plan

Fiscal Years 2015-2019

Adopted June 4, 2014



PREPARED BY:

Eastham Community Preservation Committee

with assistance from

JM Goldson community preservation + planning
and ECR Enterprises

1 Copy for
Administration Office

Property of the
Town of Eastham

Adopted June 4, 2014

COMMUNITY PRESERVATION COMMITTEE

JUNE 2014

Robert Mumford, Member-at-Large, Chair

Peter Wade, Open Space Representative, Vice-Chair

Judith Poulin, Member-at-Large, Clerk

Edward Brookshire, Eastham Housing Authority Representative

Eileen Morgan, Affordable Housing Trust Representative

Josiah Holden Camp, Jr., Historical Commission Representative

Edmund Casarella, Recreation Commission Representative

Linda Haspel, Conservation Commission Representative

Lisa Pannaccione, Planning Department Representative

Cover page photos (clockwise beginning upper left):

Swift Daly House (Credit: J. Goldson, 2014), 700 Dyer Prince Rd. (Credit: D. Wade, 2014), iStock Photo, and
Eastham Elementary School Playground (Credit: D. Wade, 2014)

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Needs, Goals, & Possibilities

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Eligibility

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Executive Summary

PURPOSE

The Eastham Community Preservation Committee (CPC) created this Plan to guide the allocation of Community Preservation Act (CPA) funds for fiscal years (FY) 2015-2019. Based on its study of Eastham's community preservation needs, resources, and possibilities, as well as community input, the CPC has identified three priorities for use of Eastham's CPA funds for FY2015-2019:

- (1) provide affordable housing
- (2) protect natural resources, primarily through payment of debt obligations incurred
- (3) create and improve active recreation opportunities

To support these priorities and the specific goals identified through this Plan, the CPC intends to recommend appropriations of CPA funds based on target allocations for each CPA funding area as detailed in this Plan.

The CPC encourages Town Meeting members, Town boards and commissions, and future applicants seeking CPA funds to use this document to guide requests for the use of CPA funds and decisions on allocation of funds.

This Plan is created in accordance with the Community Preservation Act (CPA), Massachusetts General Laws c. 44B s.5(b)(1):

The community preservation committee shall study the needs, possibilities and resources of the city or town regarding community preservation, including the consideration of regional projects for community preservation.

PLANNING PROCESS

The CPC led the creation of this Plan to help guide the Town's allocation of CPA funds. In accordance with the CPA statute, the CPC consulted with the appropriate municipal boards and commissions through its CPC member liaisons to the various committees. In addition, the CPC contracted a planning consultant to assist with the creation of this Plan. The consultant studied existing town plans and other pertinent documents to identify Eastham's community preservation resources in the four CPA funding categories: community housing, historic preservation, open space conservation, and outdoor recreation.



Group discussion about priorities for the CPA Tetris Exercise at the April Workshop
(Credit: E. Rust, 2014)

To further engage the Eastham community in the planning process, the consultant conducted interviews with ten community members in February and March. Also, the CPC hosted an interactive community workshop in April 2014 and a public hearing in June to gather additional input regarding funding priorities.

POLICIES, PRINCIPLES, & GOALS

The allocation policies, guiding principles, and goals identified through this Plan are intended to focus Eastham's allocation of CPA funds to achieve community priorities as determined by the CPC through a participatory public planning process. In the CPC's review of applications for funding, it intends to use the allocation policies, guiding principles, and goals to steer its deliberations and selection of projects to recommend to Town Meeting for funding.

The policies, principles, and goals are briefly summarized below and described in more detail in the chapters to follow.

ALLOCATION POLICIES

As described in Chapter 2, the Plan establishes allocation policies that are based on five-year budgets targeted for each CPA funding area and are intended to guide CPC recommendations to Town Meeting. In accordance with these policies, the CPC intends to recommend allocation of CPA funds between FY2015-2019 as follows:

1. Four reserves of 10% total annual revenue, which exceeds the statutory minimum of three reserves, so that open space and active recreation have two separate reserves
2. Undesignated funds in the following rough proportions: 50% for open space/passive recreation; 30% for community housing; and 20% for active recreation
3. Five percent of total annual CPA revenue for administrative funds, as the CPA statute allows
4. Additional funds that exceeding current revenue estimates as flexible funds that can be allocated to any CPA project type or held as rainy day funds¹

¹ Funds generated from state Community Preservation Trust Fund distributions will vary from year to year and have ranged from 36% to 100% match on local CPA collections in Eastham. The revenue estimates provided in this plan are based on state CP Trust Fund distributions at the low end of this range (36%) to provide a conservative estimate. Therefore, additional funds that exceed current estimates may be generated if the State CP Trust Fund distribution exceeds a 36% match.

GUIDING PRINCIPLES

As described in Chapter 2, the Plan lays out guiding principles for the use of CPA funds. The principles describe the CPC's priorities to provide affordable housing, protect natural resources, and fund active recreation projects. The principals also described the CPC's supporting priorities for passive recreation and historic preservation.

In addition, the principles encourage projects that leverage other funding, demonstrate comprehensive planning, support the Town's Comprehensive Plan, are multi-use, and are compatible with CPA goals.



COMMUNITY HOUSING GOALS

As described in Chapter 3, the Plan includes the following six goals to prioritize use of CPA funds for community housing initiatives:

Goal 1: Create affordable units that will serve Eastham's housing needs and will count on the State's Subsidized Housing Inventory.

Goal 2: Convert market rate homes to permanently affordable rental units for low-income households with incomes up to 80% of the area median income (AMI).

Goal 3: Continue to support the work of the Eastham Affordable Housing Trust including providing needed staffing support and affordable housing expertise.

Goal 4: Support development through new construction of affordable housing for households with incomes up to 80% AMI, including housing for seniors and particularly on sites that can accommodate creation of outdoor recreation facilities.

Goal 5: Preserve affordable rental units through physical improvements (as enabled within the limitations of the CPA statute) and rehabilitate community housing that was created with CPA funds.

Goal 6: Foster first-time homebuyer initiatives to buy-down the cost of mortgages and/or provide downpayment assistance for households with incomes up to 100% AMI.

HISTORIC PRESERVATION GOALS

As described in Chapter 4, the Plan includes the following four goals to prioritize use of CPA funds for historic preservation initiatives:

Goal 1: Preserve and restore public and privately-owned historic resources that are open for public use and enjoyment.

Goal 2: Preserve historic archives including town records in the collection of the Town Clerk, Public Library, and Eastham Historical Society.

Goal 3: Further preserve historic archives through digitization.

Goal 4: Continue inventorying Eastham's historic resources to complete town and state records of such resources including buildings, landscapes, archeological sites, cemeteries, and the like.

OPEN SPACE & PASSIVE RECREATION GOALS

As described in Chapter 5, the Plan includes the following five goals to prioritize use of CPA funds for open space and passive recreation initiatives:

Goal 1: Preserve distressed ponds through water quality remediation as identified in the Eastham Pond Study.

Goal 2: Acquire and protect key parcels that provide public access to natural resources and scenic views.

Goal 3: Protect drinking water quality and further support the town's efforts to provide public drinking water.

Goal 4: Preserve natural habitat and open space resources including control of invasive species that would adversely affect municipally-owned property including conservation areas.

Goal 5: In conjunction with the National Park Service, support the preservation, rehabilitation, and improvement of walking trails in the National Seashore.

ACTIVE RECREATION GOALS

As described in Chapter 6, the Plan includes the following three goals to prioritize use of CPA funds for active recreation initiatives:

Goal 1: Support identification of recreation needs and opportunities through the creation of a Recreation Plan.

Goal 2: Rehabilitate existing active recreation facilities including at school facilities, Wiley Park, and the Field of Dreams.

Goal 3: Create a new town park that includes multiple facilities and recreation opportunities.

Chapter 1: Overview

This section provides an overview of Eastham's community preservation program and includes a profile of Eastham's CPA activities to date and revenue projections.

BACKGROUND

The CPA, enabled through Massachusetts General Laws Chapter 44B, was adopted by Eastham voters in May 2005 to replace the prior Land Bank program.² The purpose of the CPA is to enable municipalities to collect revenue to fund local and regional community preservation initiatives. Statewide, 155 communities have adopted the CPA, which is 44% of the Commonwealth's municipalities.

Eastham generates CPA funds through a local property tax surcharge of 3% and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution, which is derived from a surcharge on all real estate transactions at the state's Registries of Deeds and additional revenue from the state budget surplus. The state Department of Revenue determines the Trust Fund distribution by a formula-based percentage of what each community raises locally. CPA revenue is described in more detail in the section "Actual and Estimated CPA Revenue" to follow.

GENERAL ELIGIBILITY

The CPA provides funding for four general project types: community housing, historic preservation, open space, and outdoor recreation. For community housing initiatives, CPA funds can be used to acquire, create, preserve, and support community housing for households with incomes at or below 100% of the area median income. Within the historic preservation category, CPA funds can be used to acquire, preserve, rehabilitate, and restore historic resources that are listed on the State Register or determined to be locally significant by the Historical Commission. For open space protection, CPA funds can be used to acquire, create, and preserve open space and natural resources. Recreation projects that acquire, create, preserve, rehabilitate, or restore land for recreational use are also eligible for CPA funds.

While the statute provides a generous amount of flexibility for CPA communities to determine the portion of CPA funds allocated to each of the four categories, the statute requires that a minimum of 10% of total revenue be spent or reserved for projects in the following categories: community housing, historic preservation, and open space/recreation.³ See Chapter 2 for a description of the CPC's allocation policies beyond these minimally required reserves.

² State legislation (An Act Relative to the Establishment of the Cape Cod Open Space Land Acquisition Program), enacted in 1999, established the Cape Cod Land Bank for towns to use "for the purpose of acquiring land and interests in land for the protection of public drinking water supplies, open space, and conservation land, the creation of walking and bicycling trails, and the creation of recreational areas." In 2005, 13 of the 15 towns on Cape Cod voted to convert the Cape Cod Land Bank Act in their towns to the Community Preservation Act, thereby ending the Cape Cod Land Bank. (Source: www.capecodcommission.com)

³ Note that the CPA statute was amended in 2012 and included a change to the 10% spending requirements to allow the open space category to include recreation projects.

COMMUNITY PRESERVATION COMMITTEE

MEMBERSHIP

The statute requires all CPA communities to establish a Community Preservation Committee (CPC) of between five and nine members. In Eastham, the CPC consists of nine members. By statute, the CPC must include a representative from each of the following five entities: Conservation Commission, Historical Commission, Housing Authority, Planning Board, and Recreation Commission. In addition to this minimum, the Eastham CPC includes a member of the Open Space Committee, Affordable Housing Trust, and two members-at-large, who are appointed by the Board of Selectmen.



CPC members at Great Pond providing a guided tour to the planning consultant in January 2014. From left to right: Josiah Holden Camp, Jr., Eileen Morgan, Robert Mumford, CPC chair, and Peter Wade, CPC vice-chair.

(Credit: J. Goldson, 2014)

The statutory role of the CPC is to study the Town's community preservation needs, possibilities, and resources and to make recommendations to the Town Meeting for funding projects with CPA funds. In addition, the CPC is required to hold an annual public hearing. The CPC meets monthly in open public meetings.

COMMUNITY PRESERVATION PROGRAM

The Community Preservation Act (CPA), Massachusetts General Laws Chapter 44B, was adopted by Eastham voters in May 2005.

The Eastham CPA generates revenue from a 3% property tax surcharge and a variable annual distribution from the state Community Preservation Trust Fund. The local property tax surcharge generated roughly \$516,600 in FY2013 and the state Trust Fund distribution generated roughly \$181,000 for total CPA revenue close to \$700,000 in FY2013. The state Trust Fund distributions have varied from 35.77% in FY2012 to 100% in FY2006-08. The state Trust Fund distribution in FY2014 was 70.28% (\$363,064).



COMMUNITY PRESERVATION COMMITTEE (CPC)

The CPC, a nine member body appointed by the Board of Selectmen, represents various boards and commissions as well as at-large members. The CPC is responsible for recommending CPA appropriations to the Board of Selectmen and Town Meeting and for studying the needs, possibilities, and resources of the town regarding community preservation. The CPC's composition includes two at-large individuals and one member from each of the following:

- Affordable Housing Task Force
- Conservation Commission
- Historical Commission
- Housing Authority
- Open Space Committee
- Planning Board
- Recreation Commission

PROJECT ELIGIBILITY

Per statute, CPA funds can be allocated to projects in the following categories:

- community housing
- historic preservation
- open space & recreation

Community Housing

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, creation, preservation, and support of community housing. Housing, under CPA, must be affordable to households with incomes at or below 100% of the area median income.



Historic Resources

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, preservation, rehabilitation, and restoration of historic resources. Historic resources include buildings, other structures, landscapes, documents, vessels, and artifacts that are listed on the State Register of Historic Places or locally significant as determined by the Eastham Historical Commission.



Open Space & Recreation

A minimum 10% of annual CPA revenue must be spent or reserved for the acquisition, creation, and preservation of open space and/or the acquisition, creation, preservation, and rehabilitation of land for recreational use. (Note: the rehabilitation of existing recreation lands including parks and playgrounds is now allowed thanks to amendments to the CPA statute).



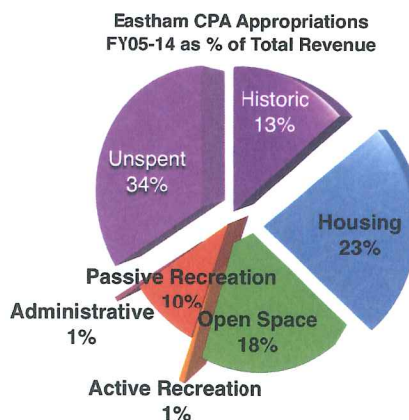
Open space includes land to protect future well fields, aquifers, watershed land, grassland, fields, forests, marshland, wetlands, lands to protect scenic vistas, and land for wildlife preservation.



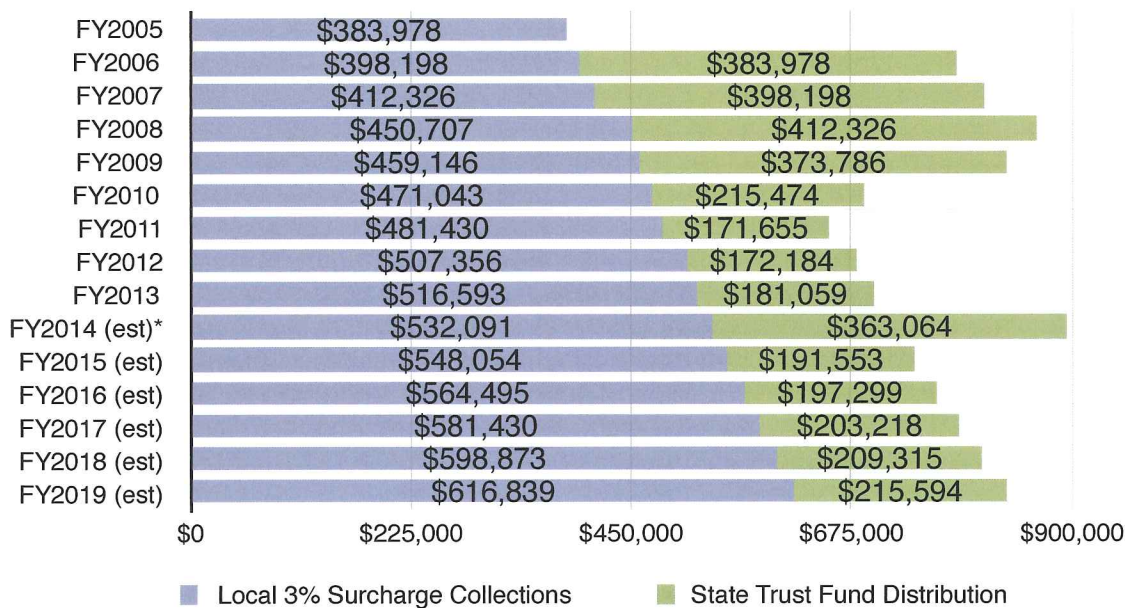
Recreational use includes active and passive outdoor recreation such as parks, playgrounds, and athletic fields. It does not include stadiums, gymnasiums, or artificial turf for athletic fields.

Eastham's CPA Project Appropriations

Between FY2005-FY2014, Eastham appropriated roughly \$4.5M in CPA funds for projects in the four CPA categories, with about 23% of the total revenue for community housing, 13% for historic preservation, 10% for passive recreation, 1% for active recreation, and 18% for open space projects (including Ashettino Property acquisition debt payments carried over from the Land Bank obligation).



Eastham CPA Revenue FY2005-FY2019 (actual & estimated)



ACTUAL AND ESTIMATED CPA REVENUE (FY2005-FY2019)				
Fiscal Year	Local 3% Surcharge Collections	State Trust Fund Distribution	State Distribution as % of Local Share	Total Revenue
FY2005	\$383,978			\$383,978
FY2006	\$398,198	\$383,978	100.0%	\$782,176
FY2007	\$412,326	\$398,198	100.0%	\$810,524
FY2008	\$450,707	\$412,326	100.0%	\$863,033
FY2009	\$459,146	\$373,786	82.9%	\$832,932
FY2010	\$471,043	\$215,474	46.9%	\$686,517
FY2011	\$481,430	\$171,655	36.4%	\$653,085
FY2012	\$507,356	\$172,184	35.8%	\$679,540
FY2013	\$516,593	\$181,059	35.7%	\$697,652
FY2014 (est)*	\$532,091	\$363,064	70.3%	\$895,155
FY2015 (est)	\$548,054	\$191,553	36.0%	\$739,606
FY2016 (est)	\$564,495	\$197,299	36.0%	\$761,794
FY2017 (est)	\$581,430	\$203,218	36.0%	\$784,648
FY2018 (est)	\$598,873	\$209,315	36.0%	\$808,188
FY2019 (est)	\$616,839	\$215,594	36.0%	\$832,433
Total	\$7,522,558	\$3,688,703		\$11,211,262

* FY2014 is estimate for local surcharge and actual for state Trust Fund distribution.

Sources: Community Preservation Coalition online database, accessed 2/3/14, plus additional estimations by JM Goldson based on 3% estimated annual increase in local collections; State distributions estimated at 36%. Note: State distributions may be higher than 36% with addition of State surplus funds by the legislature as seen in FY2014, but this projection reflects conservative assumptions.

PLANNING PROCESS

The CPC, through the Town of Eastham, contracted with community preservation planning consultant Jennifer M. Goldson, AICP of JM Goldson and her sub-consultant Elizabeth Rust of ECR Enterprises to assist with the preparation of an updated Community Preservation Plan in January 2014. JM Goldson worked with the CPC members and studied existing plans including the Open Space and Recreation Plan, Housing Production Plan, the Comprehensive Plan, and other planning documents to identify Eastham's community preservation resources and created resource profiles summarizing the resources in each of the CPA categories. These resource profiles are included in this plan in the associated chapters.

The consultants interviewed ten community members to help generate a list of project ideas to include in a community workshop exercise, which was structured to develop CPA goals and priorities. On April 1, 2014, the CPC sponsored a community workshop facilitated by the consultants. The workshop was highly interactive and included digital group polling and a small discussion group exercise called "CPA Tetris," which is described in detail in Appendix A "Community Workshop Results."



Group discussion about priorities for the CPA Tetris Exercise at the April Workshop

(Credit: E. Rust, 2014)



Group discussions at the April Workshop.

(Credit: E. Rust, 2014)



Presentations of CPA Tetris Exercise results at the April Workshop. *(Credit: E. Rust, 2014)*

The overall principles and goals laid out in this Plan were derived from the April workshop results, interviews with Eastham residents, and discussion with the CPC. The CPC posted the draft Plan on its website, distributed copies for review and comment in May 2014, and held a public hearing on June 4, 2014 to review the draft Plan and gather public comments. The CPC adopted the Plan at the close of the public hearing on June 4, 2014.

APPLICATION & FUNDING PROCESS

The Eastham CPC accepts applications for CPA funding on an annual basis, with proposals generally due in December of each year. The CPC issues a "Request for CPA Applications" to announce the current year's submission deadline and requires that proposals be submitted using the CPC's application form, available online on the CPC's webpage at www.eastham-ma.gov or by requesting a copy at the Town Clerk's office.

The CPC considers each funding application based on the merits of the project as well as available CPA balance in an open public meeting. Through majority vote, the CPC determines which projects to recommend to Annual Town Meeting for funding. Projects that are not recommended for CPA funding by the CPC are not eligible for consideration by the Town Meeting per statute (MGL c.44B).

ACTUAL & ESTIMATED FUNDS

As described in the Community Preservation Profile, above, the Town generates CPA funds through a local property tax surcharge of 3% with no exemptions and a variable statewide Community Preservation Trust Fund (state CP Trust Fund) distribution. According to the MA Department of Revenue, the average annual household contribution to CPA in FY2014 was \$93.48⁴, which, together with the state CP Trust Fund distribution and revenues raised from commercial properties, generated approximately \$895,000 in CPA revenue.

**Eastham's Average
Annual Household
CPA Contribution
(FY2014) = \$93**

Since Eastham's adoption of the CPA, the Town has raised approximately \$6,900,600 in CPA revenue including the annual distributions from the state CP Trust Fund. The state CP Trust Fund distribution for Eastham has ranged between 35.7% to 100% of the local receipts, with an average distribution of 67.6% between FY2005-FY2014.

As of May 2014, the Eastham CPA Fund had roughly \$1,400,000 of total funds available for new project appropriations (accounting for appropriations approved at the Annual Town Meeting on 5/5/14 and FY16 estimated debt payment obligations). This balance is allocated across four reserve accounts in addition to undesignated funds.

Estimated CPA Funds Available for Appropriation	
FY14 Carryover Available for Appropriation (inc. reserves)	\$2,759,012.00
FY15 Estimated Collections (Local + State Trust Fund)	\$739,606
FY15 Aschettino Land Debt Service (estimate)	\$76,725.00
Administrative (per Article 24 ATM 5/5/14)	\$35,000.00
FY15 Estimated Available for New Project Appropriations	\$3,386,893.20
FY15 ATM 5/5/14 CPA Appropriations	\$1,524,241.00
FY16 Aschettino Land Debt Service (estimate)	\$76,500.00
FY16 Dyer Prince Land Debt Service (estimate)	\$350,000.00
Total Estimated Available for FY16 appropriation	\$1,436,152.20

Note 1: FY14 Available for Appropriation includes the estimated FY14 Local Collections of \$532,091 plus balances as reported in CPA Cash Balance report at of 12/31/13.

Note 2: FY15 & FY16 appropriations include assumption that Dyer Prince land acquisition debt service would include the maximum debt payment of \$350,000 in FY15.

BONDING

CPA communities may issue general obligation bonds against future CPA revenues by a 2/3rds vote of the local legislative body (Town Meeting in Eastham). The town can only bond against the local CPA surcharge projection (not including the projected state CP Trust Fund distributions). The Town has approved borrowing for two projects against CPA funds: the Aschettino property, which was a carry-over obligation from the Land Bank program, and the land purchase of 700 Dyer Prince Road, which would allow the Town to acquire the property under its rights per MGL c.61B.⁵

⁴ The MA Department of Revenue records show that the average single family tax bill in FY2014 was \$3,116, of which 3% is \$93.48.

⁵ The Dyer Prince property land acquisition was approved at Annual Town Meeting on May 5, 2014.

FUNDED PROJECTS

Between FY2005-FY2015, Eastham appropriated roughly \$6.1M for projects in the four CPA categories and for administration. As mentioned above in the Community Preservation Program resource profile, 29% of the total revenue was appropriated for community housing, 21% for open space projects, 14% for historic preservation, 9% for passive recreation, and 6% for active recreation. In addition to the projects listed below, the CPA funds have supported CPC administrative expenses.

Project Name	CPA Approp. FY06-15	CPA Funding Category				
		Historic	Housing	Open Space	Passive Rec	Active Rec
Swift-Daley House	\$241,900	x				
Steele Road Land Purchase	\$560,000				x	
Affordable Rental Subsidy Program	\$175,000		x			
Bridge Connection Project	\$51,200				x	
Eastham Housing Authority - Land Acquisition	\$300,000		x			
Eastham Library	\$10,000	x				
Elementary School Playground	\$60,000					x
Acquire Property for Rental (Housing Trust)	\$659,950		x			
Grave Stone Conservation (5 phases)	\$80,800	x				
Great Pond Treatment	\$220,000			x		
Herring Pond Treatment	\$140,000			x		
Historic Vital Records	\$18,424	x				
Housing Trust Consultant	\$40,000		x			
Housing Trust Land Acquisition for Rental	\$343,147		x			
Mobi Mat for Handicapped Access	\$25,000				x	
N. Eastham Village Center Plan	\$21,584		x			
Open Space Properties Analysis (2 phases)	\$20,000			x		
Preservation of Town Records (3 phases)	\$106,908	x				
Preserve Cemeteries	\$4,200	x				
Restore Olde Windmille	\$29,172	x				
Sandy Meadow Parking Lot & Pathways	\$25,100				x	
Schoolhouse Museum Restoration (3 phases)	\$307,830	x				
Survey of Historical Buildings*	\$40,000	x				
Town Hall Windows	\$88,100	x				
Wiley Park Signs	\$8,000				x	
Windows for Housing Authority	\$34,500		x			
Aschettino Land Debt Service (CPA only; not including Land Bank payments)	\$973,045			x		
Library Climate Control Storage Area (per Article 25 ATM 5/5/14)	\$40,000	x				
Recreation Plan (per Article 26 ATM 5/5/14)	\$35,000				x	x
Library Relocation of Historic Section (per Article 27 ATM 5/5/14)	\$75,000	x				
Tennis Court Rehabilitation (per Article 28 ATM 5/5/14)	\$366,240					x
Housing Trust's Rental Unit Acquisition Initiative (per Article 29 ATM 5/5/14)	\$400,000		x			
Preservation Work for Existing Affordable Units (per Article 30 ATM 5/5/14)	\$234,001		x			
700 Dyer Prince Road Acquisition (per Article 31 ATM 5/5/14)*	\$350,000			x	x	
Housing Trust Consultant (per Article 32 ATM 5/5/14)	\$24,000		x			
Total	\$6,108,101					

* **Note 1:** MHC's Survey and Planning Grant Program will provide \$20,000 reimbursement. **Note 2:** The land acquisition at 700 Dyer Prince Road includes a the maximum annual debt service approved of at \$350,000.

Chapter 2: Allocation Policies & Guiding Principles

The CPC developed the following overall allocation policies and guiding principles by giving careful consideration to the feedback gleaned at the April 2014 community workshop, community preservation needs, and broader community goals. These policies and principles are designed to guide the CPC's deliberation of project requests for CPA funds in all four CPA funding categories and will be used to establish funding preferences.

These policies and principles are not binding; The CPC will ultimately base its recommendations on individual project merits, using these policies and principles as a guide.

ALLOCATION POLICIES

The CPC established allocation policies to guide its recommendations for appropriations of CPA funds. The policies build on the foundation established by the 10% minimum expenditure requirements and are designed to enable the Town to achieve the CPA goals as described in this plan. The policies are as follows:

Eastham CPC Allocation Policies

Category	Minimums/ Reserve % Allocation	Undesignated Funds % Allocation
Community Housing	10%	30%
Historic Preservation	10%	0
Open Space/Passive Recreation	10%	50%
Active Recreation	10%	20%
Administrative	5%	0
Total	45%	100%

1. MINIMUMS/RESERVES % ALLOCATION

The CPC intends to recommend four reserves of 10% total annual revenue, which exceeds the statutory minimum of three reserves, so open space and active recreation have two separate reserves. Utilizing CPA funds to address Eastham's outdoor recreation needs and open space conservation is a community priority - establishing separate reserves for open space and recreation projects supports this priority.

2. UNDESIGNATED FUNDS % ALLOCATION

The CPC also intends to recommend allocations of the undesignated funds in roughly the proportions

shown in the matrix above: 50% for open space/passive recreation; 30% for community housing; and 20% for active recreation. Based on conservative estimates of FY2016-2019 revenue and existing CP fund balances, these allocation targets would roughly support the goals and priorities laid out through this plan and described in more detail in chapters 3-6. Note that most of the open space allocations would be required to support current/expected debt payment obligations for acquisitions of Aschettino and 700 Dyer Prince Road properties.

3. ADMINISTRATIVE FUNDS

The CPC requires professional staff support to ensure proper record keeping, grant management, and clerical support. Therefore, the CPC intends to budget 5% of total annual CPA revenue for administrative funds, as the CPA statute allows.

4. FLEXIBLE/RAINY DAY FUNDS

The CPC recognizes that annual revenue will vary, particularly with fluctuations in the state CP Trust Fund distributions, and community preservation needs may also vary from year to year. The allocation policies described here are based on conservative estimates of revenue generated from the state CP Trust Fund distributions. Should these distributions be greater than the estimates indicate, the CPC intends to budget the additional funds as flexible funds that could be allocated to any CPA project type or held as rainy day funds to be spent in future years as unforeseen needs may arise.

Note: Appendix B includes a detailed analysis of estimated target allocations based on actual CP fund balances and estimated revenue. In addition, chapters 3-6 include a breakdown of target allocations for each project category.

PRINCIPLE 1 - LEAD PRIORITIES

RECOGNIZING EASTHAM'S GREAT AND WELL-DOCUMENTED NEEDS TO PROVIDE AFFORDABLE HOUSING, PROTECT NATURAL RESOURCES, PARTICULARLY WATER RESOURCES, AND CREATE AND IMPROVE ACTIVE RECREATION OPPORTUNITIES IN EASTHAM, THE CPC WILL PRIORITIZE PROJECTS THAT SERVE THESE NEEDS.

PRINCIPLE 2 - SUPPORTING PRIORITIES

THE CPC WILL ALSO SUPPORT THE CREATION OF PASSIVE RECREATION OPPORTUNITIES THAT PROVIDE ACCESS TO OPEN SPACE AND SCENIC VIEWS AS WELL AS PRESERVATION OF HISTORIC RESOURCES, INCLUDING PUBLIC BUILDINGS AND ARCHIVES.

PRINCIPLE 3 - LEVERAGING

THE CPC ENCOURAGES LEVERAGING CPA FUNDS WITH OTHER PUBLIC AND PRIVATE FUNDING AS WELL AS DONATIONS, BARGAIN SALES, AND THE LIKE.

PRINCIPLE 4 - PLANNING & COMMUNITY GOALS

THE CPC WILL PRIORITIZE PROJECTS THAT DEMONSTRATE COMPREHENSIVE PLANNING AND COMPATIBILITY WITH OTHER COMMUNITY INITIATIVES AND GOALS.

PRINCIPLE 5 - MULTI-USE PROJECTS & COMPATIBILITY

THE CPC ENCOURAGES PROJECTS THAT INCLUDE ELIGIBLE ACTIVITIES IN MULTIPLE CPA AREAS, SUCH AS AFFORDABLE HOUSING AND RECREATION, AND DEMONSTRATE COMPATIBILITY ACROSS CPA GOALS IN ALL FOUR FUNDING AREAS.

Chapter 3: Community Housing

NEEDS, GOALS, & POSSIBILITIES

Eastham's primary housing needs are for production of more affordable housing units, both ownership and rental, to attract young professionals and families with low-incomes, and to house the existing low-income senior population. As demonstrated through the Housing Production Plan, the Town needs additional rental units that are affordable to extremely low-income households (with incomes under 30% of the area median income (AMI)). In addition, the Town has a need for homeownership units that are affordable to low-income households (at or below 80% AMI), including family units.

The CPC developed the following community housing goals and possibilities through careful consideration of housing needs, recommendations of the Housing Production Plan, input from CPC members, the stakeholders interviews, the community workshop results, and overall town goals, particularly as identified through the Town's Comprehensive Plan. The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.

GOAL 1: CREATE AFFORDABLE UNITS THAT WILL SERVE EASTHAM'S HOUSING NEEDS AND WILL COUNT ON THE STATE'S SUBSIDIZED HOUSING INVENTORY.

The primary objective of the Eastham housing plan is to create affordable housing units that will serve Eastham's low-income residents and also count on the State's Subsidized Housing Inventory (SHI).

The SHI is the tracking mechanism maintained by the Department of Housing and Community Development (DHCD). DHCD provides guidelines and its regulation authority is found under 760 CMR 56.00. These regulations and guidelines provide the specific requirements for counting units on the SHI. Once housing units are created, it is the responsibility of Eastham to request that those units be added to the SHI.

GOAL 2: CONVERT MARKET RATE HOMES TO PERMANENTLY AFFORDABLE RENTAL UNITS FOR LOW-INCOME HOUSEHOLDS WITH INCOMES UP TO 80% OF THE AREA MEDIAN INCOME (AMI).

The CPC continues to support the Eastham Affordable Housing Trust's initiative to create permanently affordable rental units. Through this initiative, the Trust purchases, repairs, and markets new affordable rental units in Eastham. These units will have an Affordable Housing Restriction to run in perpetuity, and are affordable to low-income households earning up to 80% of the Area Median Income (AMI). In recent years, the Trust has contracted with a non-profit organization to assist with this program.

GOAL 3: CONTINUE TO SUPPORT THE WORK OF THE EASTHAM AFFORDABLE HOUSING TRUST INCLUDING PROVIDING NEEDED STAFFING SUPPORT AND AFFORDABLE HOUSING EXPERTISE.

The Eastham Affordable Housing Trust requires the services of outside consultants to administer its programs and provide staff support for the management of affordable housing units. The CPC and Town Meeting support this goal and have appropriated funds for FY15.

Housing is a complex field, and dedicated and knowledgeable staff is required to create housing units, administer the programs, and manage property. This includes staff support, feasibility and development consultants, lottery agents, and other technical experts. The Trust has employed agents for many years, and requires CPA funding to continue operations.

While this goal does not directly produce affordable units, it provides the necessary local capacity to implement and support a proactive housing agenda and build local support for new affordable housing initiatives.

GOAL 4: SUPPORT DEVELOPMENT THROUGH NEW CONSTRUCTION OF AFFORDABLE HOUSING FOR HOUSEHOLDS WITH INCOMES UP TO 80% AMI, INCLUDING HOUSING FOR SENIORS AND PARTICULARLY ON SITES THAT CAN ACCOMMODATE CREATION OF OUTDOOR RECREATION FACILITIES.

The CPC encourages projects that include eligible activities in multiple CPA areas, including the high priority areas of affordable housing and recreation. The development of a larger property, such as the +/- ten-acre property to the rear of the Children's Place on Ballwic Road, has been mentioned as a potential project that could be partially supported with CPA funds. This site may be able to accommodate a mix of market and affordable housing as well as the development of an active recreation facility.

Such a project would be multi-year effort with significant participation by multiple Town boards and committees. First, a project task force may be created by the Town to help determine project goals and guide the project forward. Second, a feasibility study may be undertaken. This generally includes a CPA appropriation and the scope can include waste water testing and design, conceptual site planning, zoning analysis, a market analysis, and the preparation of a project budget. From there many decisions may be solidified and, if favorable, the project may proceed with the Town's issuance of a Request for Proposals to solicit interest from developers.

GOAL 5: PRESERVE AFFORDABLE RENTAL UNITS THROUGH PHYSICAL IMPROVEMENTS (AS ENABLED WITHIN THE LIMITATIONS OF THE CPA STATUTE) AND REHABILITATE COMMUNITY HOUSING THAT WAS CREATED WITH CPA FUNDS.

The CPC continues to support preservation of existing affordable housing through improvements and repairs. This support may come in the form of a grant to the owner of affordable rental housing for the purposes of preserving that housing and improving its operation.

All housing improved with CPA funds is subject to the specific parameters in the CPA Statute, which is quite specific. The CPA Statute specifically allows for the preservation and support of community housing, and the rehabilitation or restoration of community housing that was acquired or created with CPA funds, and it also specifies that CPA funds shall not be used for maintenance. These parameters may provide enough specifics to make eligibility determinations; In other cases, Town Counsel opinion

may be desirable. The Department of Revenue also offers opinions on CPA legislation interpretation regarding project eligibility.

While activities classified as “rehabilitation” are not allowed, “preservation” work on existing community housing resources is allowed. In general, work that protects the housing structure (not residents) from future injury, harm or destruction is permitted under CPA. (See “CPA Eligibility” below)

GOAL 6: FOSTER FIRST-TIME HOMEBUYER INITIATIVES TO BUY-DOWN THE COST OF MORTGAGES AND/OR PROVIDE DOWNPAYMENT ASSISTANCE FOR HOUSEHOLDS WITH INCOMES UP TO 100% AMI.

This goal aims to provide assistance to first-time homebuyers by providing financial support. “Support” is an eligible CPA activity and is defined as programs that provide assistance directly to individuals and families, who are eligible for community housing, for the purpose of making housing affordable. This includes grants, loans, rental assistance, security deposits, interest-rate write downs or other such forms of assistance.

The most widely implemented program in this category is Down Payment Assistance (DPA). In DPA programs, the subsidizing organization provides eligible purchasers additional funds to be used at closing in exchange for an amortizing loan. These funds, generally under \$10,000 are used to reduce the amount of the mortgage by increasing the down payment. The loan is provided as a mortgage and note, and often has a 5-year term and is forgivable at 20% per year, repayable if the property is sold within the term.

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for community housing of 10% of the total annual revenue. The revenue must either be spent or set aside for future spending for community housing projects. In addition, per the CPC’s allocation policies described in Chapter 2, the CPC intends to target roughly 30% of undesignated funds for community housing projects.

Actual Community Housing Reserve Balance (May 2014 as calculated by author)	\$73,961
Estimated Community Housing Reserve (10% of Estimated FY2016-FY2019 Revenue)	\$318,706
Total Actual/Estimated Minimum Reserve	\$392,667
Targeted Additional Allocation (30% of Actual/Estimated Undesignated Fund FY2016-FY2019)	\$1,048,406
Total Reserve + Targeted Undesignated Fund Allocation	\$1,441,073

ELIGIBILITY

Chapter 44B of the Massachusetts General Laws (CPA Statute) defines “community housing” as “low and moderate income housing for individuals and families, including low or moderate income senior housing.” Low-income housing is affordable to households with annual incomes of less than 80% of the areawide median income (AMI) and moderate-income housing is affordable to households earning less than 100% AMI. Furthermore, the CPA Statute defines “senior housing” as housing for persons 60 years old or over, who also meet the qualifications for low or moderate income.

The CPA Statute allows expenditures for the acquisition, creation, preservation, and support of community housing and for the rehabilitation of community housing that is acquired or created through CPA. Preservation, which is a permitted activity for community housing, is defined as “protection of personal or real property from injury, harm or destruction, but not including maintenance.” Rehabilitation, which is only permitted for housing created with CPA funds, is defined as “the remodeling, reconstruction and making of extraordinary repairs, to...community housing for the purpose of making such...community housing functional for their intended use, including, but not limited to, improvements to comply with the Americans with Disabilities Act and other federal, state or local building or access codes.”

The CPA Statute defines the term “support” as programs that provide grants, loans, rental assistance, security deposits, interest-rate write downs or other forms of assistance directly to individuals and families who are eligible for community housing . . .” The CPA Statute also allows CPA funds to be appropriated to a Municipal Affordable Housing Trust (MGL c.44 s.55C).

COMMUNITY HOUSING

POPULATION & HOUSEHOLDS (Census)

- Eastham's population is 4,956, which declined 9% between 2000-2010 (comparable with a 3% decline in Barnstable County). In the summer, the population grows to ~30,000.
- In 2010, the largest age segment of Eastham's population was 45-64 year olds (35% of total population).
- Between 2000-2010, population change by age groups was as follows:
 - Under 20 years old decreased by 33% ↓
 - 20-34 years old decreased by 31% ↓
 - 35-44 years old decreased by 31% ↓
 - 45-64 increased by 14% ↑
 - 65+ increased by 13%. ↑
- Of the 2,388 households, 17% have children under 18 years old and 46% have persons over 64 years old.
- The median age increased from 48 years old in 2000 to 57 years old in 2010.
- Racial make-up is predominantly white, with 95.6% of the population; Hispanic make up 1.5% of the population, and the remaining persons are non-whites, African American, American Indian/Alaska Native, or Asian.

HOUSEHOLD INCOME & COST OF HOUSING

- Eastham's median household income per 2008-2012 estimates was \$57,703; a 35% increase from 2000, which is less than Barnstable County (\$60,424) or the state as a whole (\$66,658). (ACS)
- An estimated 45% of Eastham households have low incomes – incomes at or below 80% of AMI for a

household of 2, most likely due to the large number of persons over 64 years of age, retirees living on a fixed income. (ACS)

- The number of individuals below poverty has slightly decreased from 7% to 6% in the period between 2000 and 2010. (Census)
- The median sale price of homes in 2013 was \$375,800 even with the decline in the market this is an increase of 95% over the 2000 median of \$192,300. (TWG)
- In 2010, most households (91%) own their homes, and 32% of which are housing-burdened (spending over 35% of their income on housing), while 71% of Eastham's renters (of which there were 200) are similarly housing-burdened. (Census)
- The median gross rent in 2010 was \$1,056 – an increase of 55% from \$682 in 2000. (Census)

HOUSING SUPPLY

- Eastham has 2,497 occupied housing units, 86% are owner occupied and 14% renter occupied. There are 2,632 year round housing units. (ACS)
- The number of owner-occupied units increased by 178 while the number of rental units decreased by 78 since 2000. (Census)
- More than half of all the housing units in Eastham are seasonal and second homes. (HPP)
- The Town's housing stock remains primarily single-family at just under 95% of total housing units, the balance being condominiums, duplexes, and multi-family units. (HPP)

AFFORDABILITY

- 1.82% (48 units) of Eastham's total housing stock is counted as affordable on the State's Subsidized Housing Inventory (SHI) (DHCD, February 2014), which is below the State's

The Bottom Line:

Eastham has a significantly aging population with a large decrease in all age groups under 44; a low stock of affordable rental and homeownership housing, an increase in median sales prices despite the recent recession and affordability gaps for low and moderate income households creating barriers to homeownership.

- **Moderate income:** A household earning 80%-100% of the Area Median Income (AMI); e.g., 4-person household earning between \$63,900 and \$74,900. A moderate-income four-person household could roughly afford a home that costs less than \$303,600 or \$1,875 in rent. There are 1,365 households in Eastham earning under \$75,000 and 14 units for sale under \$303,600 (eight 2BR condos, two 3BR condos, four 2BR houses). (Zillow)
- **Low income:** A household earning at or below 80% AMI; e.g., 4-person household earning at or below \$63,900. A low-income four-person household could roughly afford a home that costs less than \$225,700. Per 2010 figures, only about 1% of units (or 27 houses) are valued at a price affordable to households with low-incomes. There are no houses for sale under \$245,000, and there are three 2BR condos under \$200,000. (Zillow)
- The median sale price of \$375,800 (TWG) requires an annual income of \$92,500, almost \$35,000 higher than the median household income in Eastham. (DHCD affordability calculator)

- **Affordability Gap:** Based on the median sale price, Eastham's affordability gap is \$72,200 for moderate income households and a \$150,100 gap for low income households.

AFFORDABLE HOUSING STOCK

- There are 48 units listed on the SHI, 20 ownership and 28 rental units.
- Most (19) of the affordable ownership units were built through Comprehensive Permits under MGL C. 40B.
- The rental inventory is comprised of eight units managed by Department of Mental Health (DMH), five units managed by the Eastham Housing Authority, and five units managed by the non-profit Community Development Partnership (CDP).
- CDP manages two units of housing reserved for moderate-income households (80%-120% of AMI).
- There are two units owned and managed by CDP at 4775 State Highway that may be eligible for inclusion on the SHI, as well as three units at Brackett Landing.
- The Eastham Affordable Housing Trust created six units of rental housing by funding property acquisitions with CPA funds. CDP manages these properties.

Sources:

2010 Federal Census (Census)

2010 and 2012 American Community Survey (ACS)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Housing Production Plan (HPP)

The Warren Group, Town Stats (TWG)

Zillow, www.zillow.com, accessed February 2014 (Zillow)

Key to Abbreviations:

AMI: Area Median Income set by the federal Department of Housing and Urban Development

DHCD: MA Department of Housing and Community Development

SHI: MA Subsidized Housing Inventory

Chapter 4: Historic Preservation

NEEDS, GOALS, & POSSIBILITIES

Eastham's historic resources are both privately and publicly-owned and include buildings, structures, archives, landscapes, archeological sites, and artifacts. Preservation and restoration of historic resources is a key community goal to protect Eastham's historic character and enhance public understanding and enjoyment of local history.

The CPC developed the following historic preservation goals and possibilities through careful consideration of Eastham's historic preservation needs, citizen input from the community workshop, interaction with the Historical Commission through the CPC member, and overall Town goals.

The CPA goals, as described below, are intended to guide potential applicants for CPA funding for historic preservation of the community's historic resources and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.



Eastham Public Library

(Credit: J. Goldson, 2014)

GOAL 1: PRESERVE AND RESTORE PUBLIC AND PRIVATELY-OWNED HISTORIC RESOURCES THAT ARE OPEN FOR PUBLIC USE AND ENJOYMENT.

Eastham's historic resources include both public resources, such as the Town Hall and Public Library, as well as private resource, such as the Eastham Historical Society's Swift Daly House and Schoolhouse Museum. The CPC supports the preservation, rehabilitation, and restoration of public and private historic resources that are open to the public for public enjoyment and use including the Historical Society properties.

GOAL 2: PRESERVE HISTORIC ARCHIVES INCLUDING TOWN RECORDS IN THE COLLECTION OF THE TOWN CLERK, PUBLIC LIBRARY, AND EASTHAM HISTORICAL SOCIETY.

Preservation of historic archives is important to protect the community's legacy. Eastham has historic vital records in the custody of the Town Clerk, a strong collection of genealogical records in the Historical Society's collections, and local history archives at the public library. All of these resources are important to protect and preserve for current and future generation's understanding of the community's

roots. Protection of archives includes physical preservation and restoration of the documents themselves, as well as ensuring proper climate control and secure storage.

GOAL 3: FURTHER PRESERVE HISTORIC ARCHIVES THROUGH DIGITIZATION.

Digitization of historic archives can decrease public handling of original documents and create perpetual digital images that are broadly accessible for research and education of Eastham's history. The CPC would support digitization of the community's historic archives for these purposes.

GOAL 4: CONTINUE INVENTORYING EASTHAM'S HISTORIC RESOURCES TO COMPLETE TOWN AND STATE RECORDS OF SUCH RESOURCES INCLUDING BUILDINGS, LANDSCAPES, ARCHEOLOGICAL SITES, CEMETERIES, AND THE LIKE.

Inventories provide a comprehensive understanding of the community's historic resources and lay a foundation for prioritization and preservation. The CPA funds are an important source as a local match for the state's Survey and Planning Grant (which is provided through the Massachusetts Historical Commission). The CPC would support funding for additional historic inventories.

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for historic preservation of 10% of the annual revenue, which must either be spent or set aside for future spending. The CPC's allocation policies, as described in Chapter 2, support the minimum 10% as required by the statute for historic preservation projects.

Actual Historic Reserve Balance (May 2014 as calculated by author)	\$82,761
Estimated Historic Reserve (10% of Estimated FY2016-FY2019 Revenue)	\$318,706
Total Actual/Estimated Minimum Reserve	\$401,467

ELIGIBILITY

The CPA Act, as amended July 2012, defines historic resources as "a building, structure, vessel, real property, document, or artifact that is listed on the state register of historic places or has been determined by the local historic preservation commission to be significant in the history, archeology, architecture, or culture of a city or town." CPA funds can be used for the "acquisition, preservation, rehabilitation, and restoration of historic resources."

In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce a deed restriction as described in Section 12 of the CPA Act (amended Summer 2012). Furthermore, within the definition of "rehabilitation," CPA is allowed to fund improvements to make historic resources functional for their intended use, including improvements to comply with the Americans with Disabilities Act and other building or access codes. All rehabilitation work, with respect to historic resources, is required to comply with the Standards for Rehabilitation stated in the US Secretary of the Interior's Standards for the Treatment of Historic Properties (codified in 36 C.F.R. Part 68).

HISTORIC RESOURCES

The Town has over 790 documented historic resources including buildings, cemeteries, objects, and structures. (Hist Survey)

NATIONALLY -DESIGNATED RESOURCES

- The Nauset Archaeological District is a designated National Historic Landmark.⁽¹⁾ (MACRIS) This Landmark is within the Cape Cod National Seashore and was an ancient Native American settlement since at least 4,000 BC. (NPS)
- There are four National Register districts: Collins Cottages, Eastham Center, Nauset Archaeological, and Fort Hill Rural. (2) (MACRIS)
- Eleven resources are individually listed on the National Register: seven are related to Capt. Edward Penniman; others include Bridge Road Cemetery and Cove Burying Ground, the French Cable Hut, and the Beacon Cottage and Lighthouse. (MACRIS)

LOCAL HISTORIC DISTRICTS

- Local historic districts (LHD) are regulatory and are created through a local bylaw. In LHDs, before any exterior architectural feature visible from a public way is altered, the plans must be approved by a LHD commission. (MHC)
- Eastham adopted the Olde Town Centre and Eastham Center LHDs in 1986. (MACRIS)
- Eastham Center district on Schoolhouse Road has two resources: the Mile Marker and the Schoolhouse. (MACRIS)
- Olde Town Centre district has 29 resources spanning 17th-20th century, most of which are 19th century homes. (MACRIS)

PRIORITY LANDSCAPES

- The MA Heritage Landscape Inventory identified ten priority heritage landscapes including: Boat Meadow, Rock Harbor, Dyer Prince Road, Bridge Road, Town Cove, First Encounter Beach, Freshwater Ponds, and Fort Hill (Landscape Inv)

NATIVE AMERICAN

- The local area was likely the site of secondary native settlement between more thickly populated areas. (Recon Report)
- Native Americans of the Nauset Tribe practiced farming and fishing and Pilgrim settlers purchased corn and other crop food from them. (NPS & Landscape Inv)
- Settlements were in the areas of First Encounter Beach, Salt Pond, Nauset Marsh, Fort Hill, and Town Cove. (Landscape Inv)

17TH CENTURY

- A small pox epidemic in 1621 devastated native populations. (Landscape Inv)
- By 1666 remaining population was moved to a reservation in present-day South Orleans. (Landscape Inv)
- After English settlers established Nauset Plantation in 1640, the English population of the area steadily rose and farms were scattered throughout town. (Landscape Inv)
- 17th century resources on MACRIS include: Cove Burying Ground (1646), John Knowles House (1672), and Doane House (1680).

18TH CENTURY

- In the 18th century, Eastham farmers were able to shift from subsistence to market farming. (Landscape Inv) One of two windmills from this period is extant at Windmill Green.
- There are fourteen 18th century resources listed on MACRIS including Horton House/Nauset Hotel (1700), Bridge Road Cemetery (1720), and 12 houses built between 1720 and 1795.

(1) Landmarks are nationally significant historic places with exceptional value or quality regarding national heritage. Fewer than 2,500 historic places in the country bear this national distinction. www.nps.gov/history/nhl

(2) Landmark and National Register designations cause restrictions on properties if federal or state funding is involved, and the Cape Cod Commission reviews requests to demolish or alter historic resources and has authority to enforce a moratorium on development projects that severely threaten historic resources.

The Bottom Line:

Eastham has diverse historic resources including Native American archaeological sites, houses spanning 17th-20th centuries, town properties, landscapes, maritime architecture, and cemeteries as well as archives and artifacts.

19TH CENTURY

- The town continued to rely on an agricultural base and was characterized by scattered farmsteads. (Landscape Inv)
- The Cape Cod Railroad line was extended in 1870 and the town had two depots: Eastham Center and N. Eastham. (Landscape Inv)
- There are sixty-four 19th century resources listed on MACRIS spanning the century (1800-1895) including more than 50 houses, the Beacon Lighthouse (1892), Cobb General Store/Mitten Factory (1879), two cemeteries, and the Eastham Methodist Episcopal Church Parsonage (1858).

20TH CENTURY

- Eastham transitioned to a resort town in the 20th century. The town's large farms were subdivided. (Landscape Inv)
- There are fifty-three 20th century resources on MACRIS including Nickerson House (1900), Great Pond Hunting Camp (1925), and Nauset Coast Guard Station (1936).

- The inventory completed in Oct 2013, identified an additional 167 resources, most of which date to the 20th century and include many cottages, camp, and resort properties.

ARTIFACTS & DOCUMENTS

- Historic documents include the Town's vital records stored at Town Hall and Historical Commission records and other local historic records stored at the Eastham Public Library. Also, the library has a large collection of genealogical records.
- The Eastham Historical Society owns and cares for many historic artifacts at the Swift-Daley House and Schoolhouse museums.

Sources:

Eastham Community-Wide Historic Properties Survey, 2013 (Hist Survey)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Heritage Landscape Inventory Report: Eastham, MA, 2010 (Landscape Inv)

Massachusetts Cultural Resource Information System, mhc-macris.net (MACRIS)

MHC Reconnaissance Survey Town Report: Eastham, 1984 (Recon Report)

Establishing Local Historic Districts, Massachusetts Historical Commission, 2003, reprinted 2007 (MHC)

National Park Service, www.nps.gov/caco/historyculture/the-nauset-archaeological-district-eastham.htm (NPS)

Key to Abbreviations:

MHC: Massachusetts Historical Commission

MACRIS: Massachusetts Cultural Resource Information System

National Register: National Register of Historic Places

Chapter 5: Open Space & Passive Recreation

NEEDS, GOALS, & POSSIBILITIES

Protecting open space in Eastham is important to preserve the Town's small town, semi-rural character, as identified through the local Comprehensive Plan; protect natural resources, including natural scenery and aesthetics, fish and wildlife and their habitats, and surface and groundwater quality; as well as to provide opportunities for passive recreation.

This chapter describes open space goals, CPA eligibility for open space projects, minimum spending requirements, and target allocations. In addition, this chapter includes a resource profile describing Eastham's open space and natural resources.



Great Pond at Wiley Park
(Credit: J. Goldson, 2014)

GOAL 1: PRESERVE DISTRESSED PONDS THROUGH WATER QUALITY REMEDIATION AS IDENTIFIED IN THE EASTHAM POND STUDY.

Inland kettle ponds, a unique Cape Cod resource, are significantly impacted with degradation of water quality caused by human activities (including impacts from septic systems). In past years, the Town funded water quality remediation of Great and Herring ponds with CPA funds. The CPC recognizes the need to continue remediation efforts for additional ponds, as recommended in the 2012 Eastham Pond Action Plan. In particular, the Plan identified Minister and Schoolhouse ponds as priorities for remediation.

GOAL 2: ACQUIRE AND PROTECT KEY PARCELS THAT PROVIDE PUBLIC ACCESS TO NATURAL RESOURCES AND SCENIC VIEWS.

The community's character, scenic beauty, and economy is largely defined by its natural and coastal resources, which are a high priority for protection and public access. For example, the CPA funds approved to acquire Chapter 61B property on Dyer Prince Road will protect this coastal property and

provide beneficial year-round public access to the beach and Rock Harbor. Another example of a property that could provide public access to coastal resources is a 26-acre property at 255 Higgins Road, which has been enrolled as a MGL C.61A property and identified among the higher priority parcels for protection at the community workshop. The upcoming Open Space and Recreation Plan update will further identify priority properties for protection of natural resources and scenic views. Note that CPA funds could support land acquisition by both public entities and non-profit organizations, such as land trusts.

GOAL 3: PROTECT DRINKING WATER QUALITY AND FURTHER SUPPORT THE TOWN'S EFFORTS TO PROVIDE PUBLIC DRINKING WATER.

The community currently relies on private wells to provide drinking water and individual septic systems; However, the Town is working toward providing public drinking water and has identified three well sites. It will be important to continue and strengthen aquifer protection and to minimize environmental impacts of individual septic systems. The CPC would support protection of lands important for protection of drinking water through land acquisition or conservation restrictions. As noted above, CPA funds could support land acquisition by both public entities and non-profit organizations, such as land trusts.

In addition, the Town's zoning bylaws include two districts to protect ground water resources. CPA funds could be allocated to hire a qualified consultant to evaluate the effectiveness of the existing bylaws and district boundaries to determine if the bylaw should be strengthened to ensure adequate protection of future planned town wellhead sites and ground water.

GOAL 4: PRESERVE NATURAL HABITAT AND OPEN SPACE RESOURCES INCLUDING CONTROL OF INVASIVE SPECIES THAT WOULD ADVERSELY AFFECT MUNICIPALLY-OWNED PROPERTY INCLUDING CONSERVATION AREAS.

Cape Cod is home to many specialized habitats and natural communities that support rare or threatened species not found elsewhere in the Commonwealth.⁶ The survival of these species are threatened not just by development but also by invasive plants, such as Oriental bittersweet and Phragmites, which out-compete native plants for survival. The CPC recognizes the need to preserve natural habitat and open space resources and to control invasive species on town-owned lands, including wetlands, ponds, and nearby properties to help control re-cultivation.

GOAL 5: IN CONJUNCTION WITH THE NATIONAL PARK SERVICE, SUPPORT THE PRESERVATION, REHABILITATION, AND IMPROVEMENT OF WALKING TRAILS IN THE NATIONAL SEASHORE.

The community benefits from walking trails at the National Seashore, which provide passive enjoyment of seashore property and natural resources. However, through the CPC's interviews and workshop, the community has identified a need for rehabilitation of the Red Maple Swamp Trail. CPA funds could help support a small portion of the cost to rehabilitate this trail with other private and/or public funds leveraged by the National Park Service.

⁶ Cape Cod Commission "Habitat Information & Tools." www.capecodcommission.org

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for open space/recreation combined of 10% of the total annual revenue.⁷ However, per the CPC's allocation policies described in Chapter 2, the CPC intends reserve 10% for open space/passive recreation and 10% for active recreation projects. In addition, per the CPC's allocation policies, the CPC intends target roughly 50% of undesignated funds for open space/passive recreation projects. Note that most of the estimated revenue targeted for open space/passive recreation would be required for the actual and expected debt payment obligations for the Aschettino and 700 Dyer Prince Road land acquisitions, as in the matrix below.

Actual Open Space/Passive Rec. Reserve Balance (May 2014 as calculated by author)	\$37,925
Estimated Open Space/Passive Rec. Reserve (10% of Estimated FY2016-FY2019 Revenue)	\$318,706
Total Actual/Estimated Reserve	\$356,631
Targeted Additional Allocation (50% of Actual & Estimated FY2016-FY2019 Revenue)	\$1,747,343
Total Reserve + Targeted Undesignated Fund Allocation	\$2,103,974
FY2016-FY2019 Debt Obligations (Actual & Estimated)	\$1,707,250
Total Estimated Available for Appropriations (FY2016-FY2019)	\$396,724
Note: Actual Open Space/Passive Recreation Reserve balance is equal to 50% of 5/14 Open Space/Recreation Reserve balance.	

ELIGIBILITY

The CPA defines the term "open space" as including, but not limited to, land deemed necessary to protect existing and future well fields, aquifers and recharge areas, watershed land, agricultural land, lake and pond frontage, beaches, and scenic vistas. The CPA statute allows the use of CPA funds for the acquisition, creation, and preservation of open space. Additionally, the CPA statute allows for the rehabilitation and restoration of open space that was acquired or created with CPA funds. Per MGL c. 44B s.5(f), CPA funds may not be used to acquire real property, or property interest, for a price exceeding the value of the property.

In accordance with the CPA statute (MGL c.44B s.12(a) and (b)), an acquisition of real property is required to be owned by the municipality and to be bound by a permanent restriction. Therefore, any open space acquisitions by the Town using CPA funds will require execution of a permanent restriction that runs to the benefit of a nonprofit organization, charitable corporation, or foundation and that is in accordance with the requirements of MGL c.184. In addition, CPA funds may be appropriated to pay a nonprofit organization to hold, monitor, and enforce the deed restriction on the property (sometimes called a "stewardship fee").

⁷ Note, the July 2012 amendments to the CPA statute broadened the required open space reserve to include recreation. Prior to these amendments, there was no minimum requirement for recreation spending.

OPEN SPACE & NATURAL RESOURCES

PERMANENTLY PROTECTED OPEN SPACE

- Roughly 22% of Eastham's land area is permanently protected open space.⁽¹⁾
- The Cape Cod National Seashore, stewarded by NPS, consists of 1,285 acres of upland habitats and more than 4,800 total acres, including privately owned land and tidal/sub-tidal land. (CLIA, OSRP, OSC)
- DCR holds 65 acres of conservation land. (CLIA)
- The Town has acquired interests in roughly 213 acres for conservation. (CLIA)
- Over 441 acres is owned by four nonprofit land trusts: Eastham Conservation Foundation; The Nature Conservancy; Massachusetts Audubon Society; and the Orenda Wildlife Land Trust. (CLIA)

CHAPTER 61 - TEMPORARY PROTECTION

- Three state programs, known as preferential assessments, provide for reduced property taxes for landowners: MGL c.61, 61A, and 61B. These programs commit a property to agriculture, forest, or recreation for a period of time. In exchange, the town reduces taxes and is granted the right to purchase the property if it is removed from the classification. (Comp Plan)
- There are 14 private parcels enlisted in the Chapter 61, 61A, and 61B programs, totaling roughly 92 acres. (Assessors)

SCENIC RESOURCES

- Scenic vistas on the bay and ocean front along with the variety of landforms give the landscape a character that

attracts many visitors and enriches the life for "locals" year-round. (OSRP)

WATER RESOURCES

- Eastham is essentially the primary user of the Lower Cape aquifer's Nauset Lens (a mound of groundwater). Eastham's water delivery system consists entirely of private wells and septic disposal is exclusively on-site sewage disposal systems. (Comp Plan)
- Three sites have been identified for possible development of municipal water supply wells. (Comp Plan, OSC)
- Inland kettle ponds are a unique resource throughout Cape Cod, and their water quality and habitat condition are threatened in many areas by the impacts of human activities. Eleven (11) kettle ponds are located in Eastham including: Great, Herring, Depot, Little Depot, Widow Harding, Ministers, Schoolhouse, Molls, Bridge, Muddy, and Jemima Ponds. (Pond Plan)
- Two ponds are high priorities for pollution remediation: Minister and Schoolhouse (Note: treatment for Great and Herring ponds is complete.) (Pond Plan)
- Wetlands habitat comprises more than twenty-five percent (25%) of the land area of Eastham. The vast majority of these areas are salt marsh (1,300 acres), fresh water ponds, and vegetated wetlands (475 acres). (OSRP)

COASTAL RESOURCES

- The coastal resources of Eastham include Cape Cod Bay (the West Shore) and the Atlantic Ocean including Nauset Marsh and Town Cove. (Comp Plan)

(1) Percent of open space land is based on the author's calculation using figures from the CLIA and the Eastham Community Profile by the MA Department of Housing and Community Development and does not including privately owned land within the Cape Cod National Seashore

The Bottom Line:

Eastham has a strong network of public agencies and private organizations working to protect open space and natural resources in the community. While much has been accomplished, with roughly 22% protected open space, critical lands are at risk including Core Habitat, Critical Natural Landscape, and land with temporary protection. All of Eastham's critical natural resources are sensitive to development pressures as well as increases in population and the accompanying recreational pressures.

- The Bay shoreline is a mixture of coastal bank, barrier beaches, and coastal dunes. The Town owns and maintains seven public beach areas along the Bay shoreline. (Comp Plan)
- Eastham's back shore faces the Atlantic Ocean, which consists mostly of high bluffs of glacial till exposed to coastal processes. Two beaches are maintained on the Ocean at Nauset Light and Coast Guard sites, operated by the Seashore. (Comp Plan)
- Nauset Spit is a barrier beach that protects the Nauset Marsh system and adjacent Town Cove. The salt marsh system covers roughly 800 acres and is a productive nursery area for fin and shellfish species. (Comp Plan)

FISHERIES & WILDLIFE

- A diverse array of habitats within the Town provides for a correspondingly high diversity of plants and organisms. (OSRP)
- The salt marsh systems bordering Cape Cod Bay are included in one of two ACECs: the Inner Cape Cod Bay ACEC and the Wellfleet Harbor ACEC. (OSRP)
- BioMap2 by NHESP identifies areas where uncommon and rare species live and the surrounding areas crucial for survival. Eastham has 5,228 acres of Core Habitat and Critical Natural Landscape, with almost 2,000 acres unprotected from development. (BioMap brochure)
- Seventeen (17) vernal pools have been identified or certified through the NHESP and many others are known to exist. (OSRP)

Sources:

Action Plan for the Town of Eastham Ponds, Dec. 2012 (Pond Plan)

Eastham Assessing Department (Assessors)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Conservation Land Inventory and Analysis, 2012 (CLIA)

Eastham Open Space and Recreation Plan (Draft), 2014 (OSRP)

Eastham Open Space Committee (OSC)

Outer Cape Capacity Study, 1996. (OCCS)

Community Preservation Act and BioMap 2 brochure, Community Preservation Coalition. (BioMap brochure)

Key to Abbreviations:

ACEC: Areas of Critical Environmental Concern

DCR: MA Department of Conservation and Recreation

NHESP: MA Natural Heritage and Endangered Species Program

NPS: National Park Service

Chapter 6: Active Recreation

NEEDS, GOALS, & POSSIBILITIES

Eastham's most critical recreation needs are the rehabilitation of existing active recreation facilities including playgrounds, tennis courts, and athletic fields, as well as the creation of a new town park.

The CPC developed the following recreation goals and possibilities through careful consideration of Eastham's recreation needs, stakeholder interviews, citizen input from the community workshop, the prior and draft Open Space and Recreation Plan recommendations, interaction with the Recreation Commission through the CPC member, and overall Town goals. The CPC intends to revise the CPA goals, as advisable, based on the findings of the upcoming CPA-funded Town Recreation Plan and the updated Open Space and Recreation Plan.

The goals, as described below, are intended to guide potential applicants for CPA funding and will be used to give direction to CPC funding recommendations. However, applications for funding are not limited to the project ideas listed in this plan.



High School Tennis Courts before rehabilitation

(Credit: J. Goldson, 2014)

GOAL 1: SUPPORT IDENTIFICATION OF RECREATION NEEDS AND OPPORTUNITIES THROUGH THE CREATION OF A RECREATION PLAN.

With support from the CPA funds, the Town intends to conduct a comprehensive assessment of its current recreation resources and needs and to identify priority strategies improving and protecting outdoor recreation facilities. The CPC anticipates that the findings and recommendations of the upcoming Recreation Plan will inform this Community Preservation Plan and future CPA fund allocation.

GOAL 2: REHABILITATE EXISTING ACTIVE RECREATION FACILITIES INCLUDING AT SCHOOL FACILITIES, WILEY PARK, AND THE FIELD OF DREAMS.

Eastham has a strong need to rehabilitate aging recreation facilities including the Field of Dreams, Wiley Park, and tennis courts at the High School to increase safety, accessibility, and general functionality of the facilities. With the July 2012 amendments to the CPA statute, rehabilitation of existing parks

and playgrounds are eligible CPA activities. The CPC encourages project proposals to rehabilitate Eastham's aging recreation facilities to make them beneficial amenities for the Eastham community.

GOAL 3: CREATE A NEW TOWN PARK THAT INCLUDES MULTIPLE FACILITIES AND RECREATION OPPORTUNITIES.

As identified through the stakeholder interviews and community workshop, Eastham could benefit from the creation of a new town park. The majority of active recreation facilities in Eastham are on school property, which has limited accessibility to the general public. In addition, the community perceives a strong demand for additional outdoor recreation facilities including a playground, athletic fields, fitness track, multi-purpose courts, community garden, community dog park, and picnic areas. Possible parcels in the community that may be able to accommodate such a town park are the town-owned +/-10-acre Purcell Property and the privately-owned +/- 11-acre former T-Time property (which would require town acquisition).

CPA funds could be allocated for land acquisition for the purpose of creating a town park, feasibility studies, design costs, and/or for development/construction costs.

MINIMUM SPENDING REQUIREMENTS

As previously detailed in Chapter 1, the CPA statute (MGL c.44B) mandates a minimum spending requirement for open space/recreation combined of 10% of the total annual revenue.⁸ However, per the CPC's allocation policies described in Chapter 2, the CPC intends reserve 10% for open space/passive recreation and 10% for active recreation projects. In addition, per the CPC's allocation policies, the CPC intends to target roughly 20% of undesignated funds for active recreation projects.

Actual Active Recreation Reserve Balance (May 2014 as calculated by author)	\$37,925
Estimated Active Recreation Reserve (10% of Estimated FY2016-FY2019 Revenue)	\$318,706
Total Actual/Estimated Reserve	\$356,631
Targeted Additional Allocation (20% of Actual & Estimated FY2016-FY2019 Revenue)	\$698,937
Total Reserve + Targeted Undesignated Fund Allocation	\$1,055,568
Note: Actual Open Space/Passive Recreation Reserve balance is equal to 50% of 5/14 Open Space/Recreation Reserve balance.	

⁸ Note, the July 2012 amendments to the CPA statute broadened the required open space reserve to include recreation. Prior to these amendments, there was no minimum requirement for recreation spending.

ELIGIBILITY

The CPA defines recreational use as “active or passive recreational use including, but not limited to, the use of land for community gardens, trails, and noncommercial youth and adult sports, and the use of land as a park, playground, or athletic field.” The definition goes on to prohibit “. . . horse or dog racing or the use of land for a stadium, gymnasium, or similar structure.”

Per the July 2012 amendments, the CPA statute allows use of CPA funds for the acquisition, creation, preservation, rehabilitation, and restoration of land for recreational use. Note that the 2012 amendments allow “rehabilitation” where previously only allowed for recreational land created through the CPA. This amendment would allow existing parks and playgrounds to be rehabilitated with upgraded and new facilities and amenities. Maintenance costs are not eligible for CPA funds. In addition, acquisition of artificial turf for athletic fields is expressly prohibited in Section 5(b)(2).

RECREATION RESOURCES

PASSIVE RECREATION (1)

- The Town has two parks: Wiley Park near Great Pond and Windmill Green on Route 6. Both parks provide passive recreation opportunities:
 - Wiley Park spans roughly 44 acres with lake beachfront, fishing holes, and hiking trails. (CCDG)
 - Windmill Green includes the Eastham Windmill, an important historic asset that is listed on the National Register of Historic Places.
- Public access to water in Eastham is found in many forms. Eastham has 10 Town landings and 11 Town beaches, totaling 66 acres. (OSRP)

- There are eleven (11) ponds in Eastham: Great, Herring, Depot, Little Depot, Widow Harding, Ministers, Schoolhouse, Molls, Bridge, Muddy, and Jemima. (Pond Plan)
- Eastham has many areas that offer hiking trails including Coast Guard Beach, Cottontail Acres Conservation Area, Fort Hill, Lamont Smith Conservation Area, Salt Pond/ Nauset Marsh, Sandy Meadows, South Eastham Conservation Area, and Wiley Park (Rec & Beach Dept.)
- In addition, non-profit organizations hold conservation land open for public enjoyment.
- Eastham will play an important role in the Cape Cod Pathways project, a regional effort to create a Cape-wide interconnected network of walking trails. (OSRP)
 - Eastham has one private campground (no publicly managed campgrounds). (OSRP)

Eastham Recreational Facilities

Location	Docks/Piers/F loats	Launch	Beach	Picnic	Showers	Restroom
Boatmeadow			X			
Campground Beach			X			
Coast Guard Beach			X		X	X
Cole Road			X			
Collins Landing			X			
Cooks Brook Beach			X			X
Doane Rock				X		X
First Encounter Beach			X			X
Great Pond Beach		X	X			
Hemenway		X				
Herring Pond		X	X			
Jemima Pond		X				
Kingsbury Beach			X			
Minister's Pond			X			
Nauset Light Beach			X		X	X
Rock Harbor	X	X				
Salt Pond		X				
Sunken Meadow Beach			X			
Thumpertown Beach			X			
Wiley Park	X		X	X		X

Source: Local Comprehensive Planning Committee, 2012 Comprehensive Plan

ACTIVE RECREATION (1)

- Outdoor active recreational facilities include:
 - Nauset Regional High School soccer field, track and tennis courts.
 - Eastham Elementary School ball field and playground.
 - Baseball, softball and soccer field and basketball court behind the Town Hall (Field of Dreams).
 - Wiley Park playground and swimming area.
- Many of Eastham's recreation facilities are in disrepair and there only two parks with active recreation that are not on school land. (Rec Com)
- Eastham has two bike trails:
 - Cape Cod Rail Trail - a 23 mile paved trail that extends from Dennis to Wellfleet. The MA Department of Environmental Management manages the trail. In Eastham, the rail trail runs north to south

(1) Note: Recreation uses are often divided into two categories: passive and active recreation. Passive recreation is that which emphasizes the open space aspect of a park and which involves a low level of development, including picnic areas and trails. Active recreation typically requires intensive development and often involves cooperative or team activity, including playgrounds, ball fields, and paved bike

The Bottom Line:

Eastham has a diversity of recreation areas including both passive and active recreation, with many providing coastal recreation opportunities. The public and private stewards of outdoor recreation opportunities in Eastham include the National Park Service, Eastham Recreation and Beaches Department, Eastham Conservation Commission, Eastham Conservation Foundation, and other non-profit land trusts.

- approximately 6 miles. (Comp Plan)
- The National Seashore Bike Trail runs from the National Seashore Visitor Center to Coast Guard Beach. (Comp Plan)
- The two bike trails are not currently linked, but the town has considered options for linkages. (Comp Plan)
- The Seashore is a favorite regional and national destination spot and provides miles of beaches, offering fishing, swimming, boating and kayaking. (OSRP)
- The upland portion supports nature trails, bicycling, horseback riding and hunting. (OSRP)
- The park is operated by the National Park Service and was established by an Act of the U.S. Congress in 1961. (OSRP)

CAPE COD NATIONAL SEASHORE

- The Cape Cod National Seashore along Eastham's eastern boundary provides a passive and active recreational facility of roughly 1,285 acres (not including private property within the National Seashore). (CLIA)

Sources:

Action Plan for the Town of Eastham Ponds, Dec. 2012 (Pond Plan)

Cape Cod Destination Guide: www.dguides.com (CCDG)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Conservation Land Inventory and Analysis, 2012 (CLIA)

Eastham Recreation and Beach Department, www.eastham-ma.gov. (Rec & Beach Dept.)

Eastham Recreation Commission (Rec Com)

Eastham Open Space and Recreation Plan (Draft), 2014 (OSRP)

Appendix A

COMMUNITY WORKSHOP RESULTS

Summary of Results

PREPARED BY JM GOLDSON 4/9/14

The Eastham Community Preservation Committee held a community workshop on April 1, 2014 to solicit citizen input to determine community preservation funding priorities for FY15-FY19. The workshop was attended by approximately 30 people and included an exercise to identify special places in Eastham, a digital group polling exercise, a presentation about CPA eligibility, and a small discussion group exercise called "CPA Tetris."

Special Places Exercise

Description of Exercise

Participants were provided a map of Eastham on each group table to identify (circle and label) Eastham's special places. Special places were defined as parks, buildings, monuments, views, places you like to spend time in, or other landmarks - places that mean something to you.

Summary of Results

The participants highlighted over 75 special places in Eastham that included all of the Town beaches, the National Seashore, many open space areas including Wiley Park and Sandy Meadow, as well as scenic views, historic sites, municipal properties, recreation facilities including Field of Dreams, and the public school properties, and many of the ponds. The top ten special places identified most by participants are as follows:

1. First Encounter Beach
2. Fort Hill
3. Windmill/Town Green
4. Great Pond
5. Library
6. Herring Pond
7. Coast Guard Beach
8. Nauset Light Beach
9. Wiley Park
10. Cape Cod National Seashore Visitors Center

Digital Group Polling Exercise

Description of Exercise

The digital polling exercise included 19 questions that 27-30 participants answered anonymously with handheld digital polling devices. The results were displayed live at the workshop. Polling questions included a range of topics to discover participant characteristics, knowledge, and purpose.

Summary of Results

The polling exercise uncovered the following key characteristic of participants:

- 67% of participants currently serve on a town board or committee
- 44% have been associated with the town for more than 30 years
- 93% were year-round residents, no participants were part-time residents, 7% were “other” including a town employee and a representative from a non-profit.
- 71% were between 55 and 74 years of age and 36% had children under 18 years old living in Eastham
- 50% recall voting for CPA when it was on the ballot in April 2005

The “test your knowledge” questions revealed that 86% of participants felt they were very familiar or somewhat familiar with the Community Preservation Act (CPA). The following results show a fair level of familiarity with the basics of CPA.

- 97% correctly identified that transportation is not an eligible category of CPA
- 48% correctly indicated that 10% of CPA revenue is required to be spent or set aside on each of the CPA categories (historic preservation, affordable housing, and open space/recreation)
- 29% correctly indicated that the average household contributed \$93 to the Eastham CPA fund in fiscal year 2013.
- 52% correctly indicated that the State had distributed roughly \$2,670,000 to the Eastham CP Fund.
- Participants also responded to a variety of questions intended to test their knowledge regarding CP needs, resources, and eligibility for CPA funds in each of the four funding categories.

Other questions in this exercise were related to the participant’s purpose for attending the workshop.

- 43% of the participants said they consider themselves an advocate for more than one area of the CPA, 3% said they were primarily advocates for historic preservation and 17% for housing, while 20% were for open space and 17% for recreation.
- 38% said they came to the workshop to offer their opinion about priorities for use of the CPA fund and 17% said they came primarily to learn about CPA, 10% had a project in mind, and 7% wanted to learn how their tax dollars are being spent.

Tetris Exercise

Description of Exercise

Workshop participants were placed into nine groups and asked to fill in the “CPA Budget” - a rectangle on a large sheet of paper representing the CPA’s projected \$6M budget for FY15-FY189. Each square inch of the rectangle represented \$12,500.

In addition, each group had a bag of scaled rectangles representing the estimated cost of 42 project ideas plus multiple blank shapes for new ideas. The size of each project shape roughly represented the estimated project cost for 5 years and was in scale with the budget rectangle. The exercise required each group to fill in the budget rectangle with projects the group wished to see funded with CPA funds, including at least 10% of annual revenues for the each CPA category. The exercise required each group to search for priorities that all of the group members could live with but that included no deal-breakers.

Summary of Results

First, the groups were asked to become familiar with the project ideas and to add their own ideas. The groups created 13 new ideas, which were presented to all the participants to allow from groups to include new ideas from other groups.

Next, the groups chose project ideas to include in the budget. Overall, the majority of groups prioritized 23 projects to include in the 5-year budget. The following is a summary of the prioritized projects by category:

HOUSING

1. Purchase existing market rate homes as affordable rental units, owned by the Eastham Affordable Housing Trust (continue existing initiative)
2. Affordable housing consultant for Eastham Affordable Housing Trust
3. Development of Children's Place for a mix of market and affordable housing and possibly recreation facilities
4. First-time homebuyers program
5. Down payment assistance program for first-time homebuyers
6. Preservation repairs to existing affordable rental units

HISTORIC PRESERVATION

7. Library climate control to protect historic archives
8. Historic records preservation at Library and Town Clerk
9. Library restoration project
10. Two additional historic resources inventories
11. Digitize historic records

OPEN SPACE

12. Remediation of Minister/Schoolhouse Pond (majority of groups wanted to increase project cost estimate to support at higher level)
13. Acquire Dyer Prince Road property per Town's C.61 right of first refusal
14. Remediate invasive species primarily on town-owned property including conservation areas
15. Study to evaluate if Zone 2 boundaries for Aquifer Protection District are adequate to protect quality of drinking water or if district should be expanded

RECREATION

16. Rehabilitate Red Maple Swamp trail at the National Seashore (Fort Hill)
17. Rehabilitate tennis courts at Nauset Regional High School
18. Consultant to prepare Recreation Plan
19. Develop a new town park at the Purcell Property
20. Rehabilitate Field of Dreams
21. Construct a walking trail/path from Coast Guard Beach to Nauset Light Beach
22. Create a dog park
23. Rehabilitation of Wiley Park

The total rough 5-year estimate for the priority projects, listed above, is approximately \$5.3M, which is within the total \$6M five-year budget estimate.

Exercise - Special Places

PREPARED BY JM GOLDSOHN 4/10/14

Responses to Exercise #1: Circle & label Eastham's special places on the map provided.

First Encounter Beach - watch sunset, swim with young children, lunch in car spot, walk on sand flats	xxxxxxxxx	9
Fort Hill - nasty weather viewpoint and view of natural beach (including entrance at intersection w/ Rt. 6)	xxxxxxx	8
Windmill/Town Green	xxxxxxx	8
Great Pond - swimming and swim lessons - east and west shores identified	xxxxxxx	8
Library	xxxxx	6
Herring Pond (two participant pointed out beach area on west shore and another identified a place on the southern shore)	xxxxx	6
Coast Guard beach (and just south to watch the waves)	xxxxx	6
Nauset Light Beach - wave riding	xxxxx	6
Wiley Park	xxxxx	6
Cape Cod National Seashore Visitor's Center	xxxxx	6
Sunken Meadow Beach	xxxxx	5
Cooks Brook Beach	xxx	4
Campground Landing	xxx	4
Thumpertown Beach	xxx	3
Rock Harbor - boat watching	xxx	3
Trail from Visitor's center to Coast Guard Beach (end of trail near Beach identified by one group)	xx	3
Town Landing - Hemenway Road (best access to marsh)	xxx	3
Penniman House Fort Hill	xx	3
Nauset Light House	xx	3
Kingsbury Beach	xx	3
Field of Dreams	xx	3
Sandy Meadow Property	xx	3

Boat Meadow Beach & Marsh	xx	3
Maple swamp at Fort Hill	xx	3
Eastham Elementary School	xx	3
Nauset Regional High School (and athletic field(s))	xx	3
Beach near Bowline Lane	xx	2
Collins Cottages Historic District	x	2
hiking trail between Great Pond and Herring Pond	x	2
Salt Pond	x	2
Shore at end of Samoset Road	xx	2
End of Dyer Prince Road	x	2
National Seashore (one person highlighted from Nauset Marsh to Nauset Beach)	x	2
Town Hall	x	2
Doane Rock	x	2
Views from Herring Brook Rd near Samoset Rd.	x	2
Vernal pools - area west of Ocean View Drive	x	2
Marions Way (near Campground Landing)		1
Area near Asparagus Lane and Bayview Road		1
Jemima Pond		1
Oysters near Salt Pond		1
Big rock to sit and think near Tomahawk Trail		1
Beach bluff overlook between Coast Guard Beach and Nauset Beach		1
Fire Road		1
Hiking trails - National Seashore - North Eastham near Wellfleet		1
Cooks Brook Road		1
Eastham Center Historic District		1
Area to north of Doane Road		1
North Sunken Meadow Road (north of Quarterboard Lane)		1
Historic site Route 6 near Corliss Way		1
Overlook north of Fort Hill to Nauset Marsh		1

School House Pond		1
Three Sisters Light Houses	x	1
Bowline lane and Cole Road area near Wiley Park		1
Long Pond		1
Land behind Children's Place		1
Purcell Property		1
Higgins Property		1
Canal Road		1
Area to north of Oak Leaf Road		1
Variety of areas in Nauset Marsh		1
Views from Samoset		1
Eastham Supperette		1
Depot Pond		1
Cottontail Acres		1
Arnolds		1
Old Schoolhouse		1
Willy's Gym		1
Open space between Bridge Pond and Widow Harding Pond		1
School House Pond (fishing)		1
Minister's Pond		1
Well sites		1
Commercial areas on Route 6 and Brackett Road		1
South Sunken Meadow		1
Cape Cod Bay, marshes, and open space		1
Scenic Roads - Dyer Prince, Bridge Road, and southern portion of Herring Brook Road		1
Vernal pools northeast of Doane Rd and Nauset Rd intersection		1

Session Name: Eastham CP Plan Wkshp Apr 1 2014

Date Created: 4/1/14

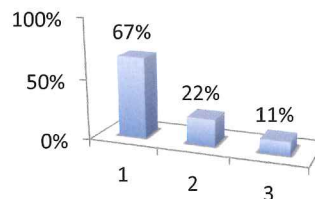
Active Particip: 30 Of 30

Questions: 19

Results by Question

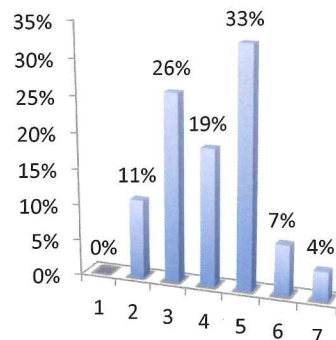
1.) Do you serve on a town board/committee? (Multiple Choice)

	Responses	
	Percent	Count
Yes	67%	18
No	22%	5
I used to, but don't anymore	11%	4
Totals	100%	27



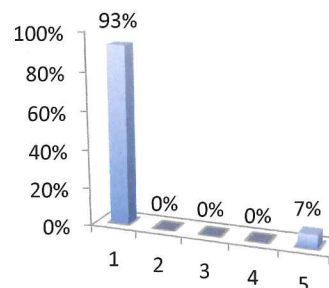
2.) How long have you been associated w/ Eastham? (Multiple Choice)

	Responses	
	Percent	Count
less than 1 year	0%	0
1-10 years	11%	3
11-20 years	26%	7
21-30 years	19%	5
31-40 years	33%	9
41-50 years	7%	2
51+ years	4%	1
Totals	100%	27



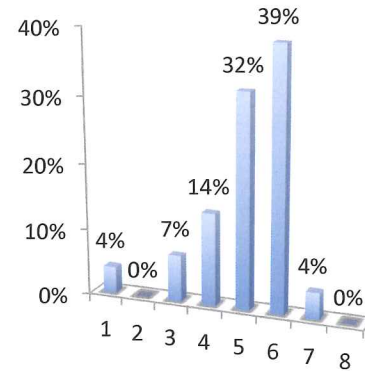
3.) Are you a ... (Multiple Choice)

	Responses	
	Percent	Count
Year-round resident	93%	25
Part-time resident	0%	0
Business owner (not resident)	0%	0
Other property owner (not ...)	0%	0
Other	7%	2
Totals	100%	27



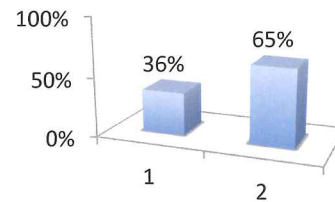
4.) What is your age? (Multiple Choice)

	Responses	
	Percent	Count
24 or under	4%	1
25-34	0%	0
35-44	7%	2
45-54	14%	4
55-64	32%	9
65-74	39%	11
75-85	4%	1
85+	0%	0
Totals	100%	28



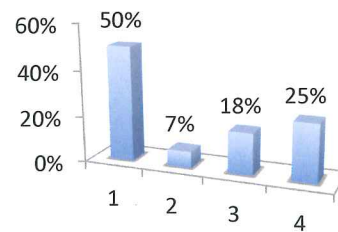
5.) Do you have any children under the age of 18 living in Bridgewater? (Multiple Choice)

	Responses	
	Percent	Count
Yes	36%	10
No	65%	18
Totals	100%	28



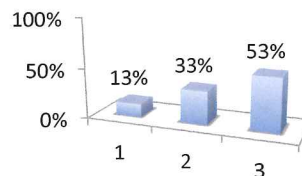
6.) Did you vote for CPA when it was on the ballot in April 2005? (Multiple Choice)

	Responses	
	Percent	Count
Yes	50%	14
No	7%	2
Can't recall	18%	5
Didn't vote/didn't live here	25%	7
Totals	100%	28



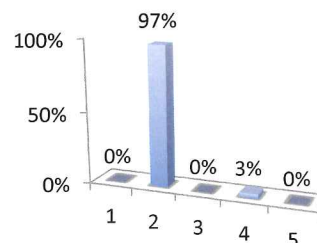
7.) How familiar are you with the Bridgewater Community Preservation Act? (Multiple Choice)

	Responses	
	Percent	Count
Not at all	13%	4
Somewhat	33%	10
Very familiar	53%	16
Totals	100%	30



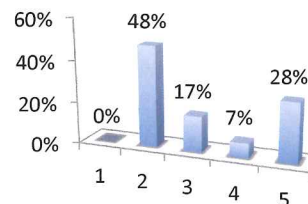
8.) Which one of the following project categories is not eligible for CPA? (Multiple Choice)

	Responses	
	Percent	Count
Historic Preservation	0%	0
(correct) Transportation	97%	29
Affordable Housing	0%	0
Recreation	3%	1
Open Space	0%	0
Totals	100%	30



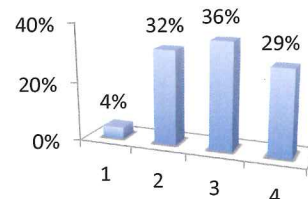
9.) What is the minimum spending requirement for the CPA Categories (Housing, Historic, and Open Space/Recreation)? (Multiple Choice)

	Responses	
	Percent	Count
5%	0%	0
(correct) 10%	48%	29
20%	17%	0
33%	7%	1
Don't Know	28%	0
Totals	100%	29



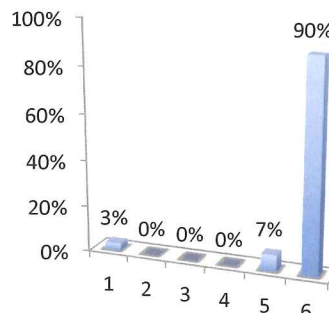
10.) How much did the average household contribute to CPA in Fiscal Year 2013? (Multiple Choice)

	Responses	
	Percent	Count
\$211	4%	1
\$153	32%	9
\$107	36%	10
(correct) \$93	29%	8
Totals	100%	28



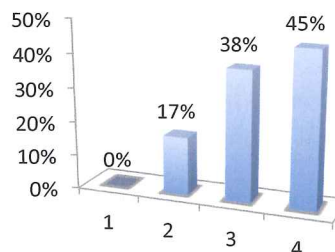
15.) Which of the following statement is true? Eastham has. . . (Multiple Choice)

	Responses	
	Percent	Count
Significantly large and growing senior population	3%	1
High housing costs (95% increase in median sales price between 2000-2013)	0%	0
Lower incomes (less than County or state medians)	0%	0
Over 70% of renters that are housing cost burdened	0%	0
Less than 2% of year-round housing that is affordable	7%	2
(correct) All of the above	90%	26
Totals	100%	29



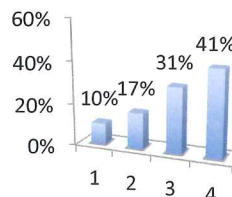
16.) What minimum household income would be needed to afford to buy a home priced at Eastham's median sales price (\$375K)? (Multiple Choice)

	Responses	
	Percent	Count
\$64,000	0%	0
\$77,500	17%	5
\$83,200	38%	11
(correct) \$92,500	45%	13
Totals	100%	29



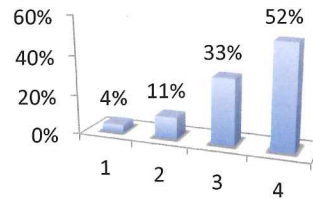
17.) Eastham has over 5,228 acres of Core Habitat and Critical Natural Landscapes identified by the MA Natural Resources & Endangered Species Program. Roughly, what percent of this land is unprotected from development? (Multiple Choice)

	Responses	
	Percent	Count
5%	10%	3
10%	17%	5
20%	31%	9
(correct) 40%	41%	12
Totals	100%	29



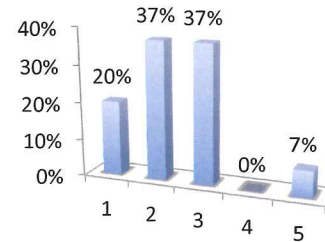
11.) How much CPA revenue has Eastham received from the State? (Community Preservation Trust Fund)
(Multiple Choice)

Responses		
	Percent	Count
\$780,000	4%	1
\$1,360,000	11%	3
\$2,130,000	33%	9
(correct) \$2670000	52%	14
Totals	100%	27



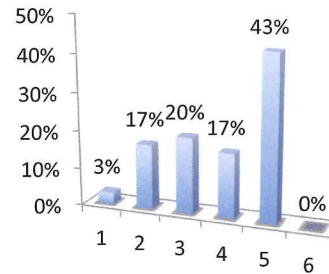
12.) Which one of the four CPA categories has been allocated more than 25% of total revenue collected?
(Multiple Choice)

Responses		
	Percent	Count
Historic Preservation	20%	6
Affordable Housing	37%	11
Open Space	37%	11
Recreation	0%	0
(correct) None	7%	2
Totals	100%	30



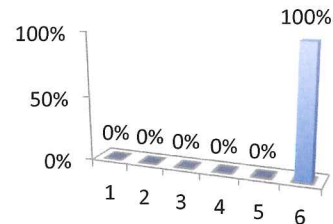
13.) Do you consider yourself primarily an advocate for. . . (Multiple Choice)

Responses		
	Percent	Count
Historic Preservation	3%	1
Housing	17%	5
Open Space	20%	6
Recreation	17%	5
More than one area	43%	13
Not sure or none	0%	0
Totals	100%	30



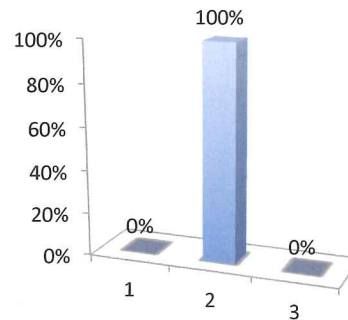
14.) Which of the following can be considered historic resources? (Multiple Choice)

Responses		
	Percent	Count
Buildings & Structures	0%	0
Landscapes & Archaeological	0%	0
Cemeteries	0%	0
Documents	0%	0
Artifacts and Vessels	0%	0
(correct) All of the Above	100%	30
Totals	100%	30



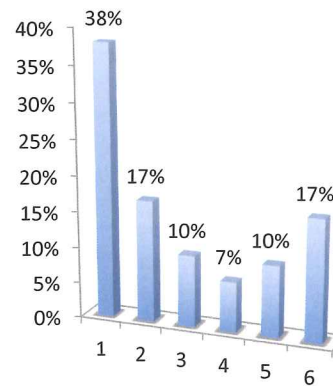
18.) Which of the following types of recreation facilities are NOT eligible for CPA funding? (Multiple Choice)

	Responses	
	Percent	Count
Outdoor Passive: hiking trails, cross country skiing trails, community gardens, picnic areas, kiosks/trailheads	0%	0
(correct) Indoor Facilities: Stadium or gymnasium	100%	28
Outdoor Active: athletic fields w/ natural turf, playgrounds, tennis courts, basketball courts, bike and walking trails	0%	0
Totals	100%	28



19.) What was your primary purpose in coming here this evening? (Multiple Choice)

	Responses	
	Percent	Count
Offer my opinion about priorities for using CPA funds	38%	11
Learn about CPA	17%	5
I have a project in mind	10%	3
See how my tax dollars are being spent	7%	2
My friend/spouse/neighbor made me come!	10%	3
Other	17%	5
Totals	100%	29



Small Discussion Group Results: "CPA Tetris" Exercise

PREPARED BY JM GOLDSON 4/9/14

Housing (Pink)

#	Project	Rough Estimated Cost (5 years)	1	2	3	4	5	6	7	Totals
H-10	Purchase existing market rate homes as affordable rental units, owned by the Eastham Affordable Housing Trust (continue existing initiative). (Budget assumption based on purchasing 3 units at roughly \$250K/unit.) Note: current request of \$400,000 is included in this figure.	\$750,000	x		x	x	x	x	x	6
H-5	Affordable housing consultant for Eastham Affordable Housing Trust (assumes \$25,000/year based on prior contract and includes the current request)	\$125,000		x		x	x		x	4
H-3	Development of Children's Place for mix of market and affordable housing and possibly recreation facilities (assumes project with similar CPA costs to Lake Terrace Apartments in Chatham; does not include recreation cost).	\$375,000		x			x		x	3
H-7	First-time home buyers program- assumes 5 units @ \$100,000/unit (budget based on homebuyer program in Yarmouth).	\$500,000		x		x			x	3
H-8	Down-payment assistance program for first-time homebuyers - assumes 5 grants per year @ 5,000/ grant.	\$125,000		x			x		x	3
H-11	Preservation repairs to existing affordable rental units (actual estimate based on Community Development Partners current request of \$234,000).	\$225,000		x	x			x		3
H-2	Feasibility Study to assess potential impacts of development on rear of 21+ acre Children's Place property on Ballwic Road.	\$25,000	x				x			2
H-4	Acquire +/- 0.58-acre rear portion of property adjacent to Town Hall (Eastham Windmill Boardwalk LLC, owner) to develop affordable housing. (Budget assumption based on current assessed value of the vacant only). Note: budget does not include cost of development.	\$50,000	x						x	2

#	Project	Rough Estimated Cost (5 years)	1	2	3	4	5	6	7	Totals
H-6	Housing rehabilitation program to assist low/moderate income homeowners with housing costs (e.g., electrical, heating and plumbing work; structural repairs; roof and siding repairs; insulation and window replacement; lead paint and asbestos removal; and handicap accessibility improvements). CPA funding is secured by a lien for 15 years. (Budget assumption: 5 properties per year @ \$25,000/property).	\$625,000			x			x		2
H-9	Rental subsidy program (continue existing program) for low-income renters. (Budget assumption based roughly on existing Eastham program budget to help 10-12 households annually)	\$400,000					x		x	2
H-1	Preservation repairs to Housing Authority facilities (assumes \$20,000/year)	\$100,000		x						1
+	Create affordable senior housing.	\$1,000,000	x							1
+	Study feasibility of creating elderly housing units and predevelopment work	\$100,000					x			1
Total Estimated 5-Year Cost (Bold Items)		\$2,100,000								

Note: Any of the housing projects/programs undertaken with CPA funds can be undertaken by allocating the housing funds to a Municipal Affordable Housing Trust - this is a mechanism that many CPA communities use to focus on housing implementation with CPA funds.

Historic Preservation (Blue)

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
HP-4	Library climate control to protect historic archives (actual estimate \$40,000).	\$50,000	x		x	x	x	x	x	6
HP-5	Historic records preservation at Library and Town Clerk (assumes \$5,000/year).	\$25,000	x		x	x	x	x	x	6
HP-6	Library restoration project (actual estimate \$75,000).	\$75,000	x		x	x	x	x	x	6
HP-1	Two additional historic resources inventories @ \$25,000/survey (assumes 1:1 match from Massachusetts Historical Commission for total cost of \$50,000/survey)	\$50,000	x		x		x		x	4

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
+	Digitize historic records	\$100,000	x	x			x		x	4
HP-2	Private historic home preservation forgivable loan program for low-income senior homeowners - assumes 10 properties @ \$15,000 each (model after Cambridge program)	\$300,000			x		x			2
HP-3	Nominate properties to be listed on the National Register of Historic Places, which provides tax incentives for preservation of revenue-generating uses and protections when state or federal funds may effect property (assumes nomination of 2 properties.)	\$50,000							x	1
+	Add \$ to HP-2 private home preservation loan program for seniors	\$300,000	x							1
+	Add \$ to HP-3 to do two more National Register Nominations	\$50,000							x	1
Total Estimated 5-Year Cost (Bold Items)		\$300,000.00								

Note: Bonding scenarios assume 2.75% interest rate.

Open Space (Green)

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
OS-1	Remediation of Minister/Schoolhouse Pond, which was ranked in high need of remediation.	\$150,000	x	x	x	x	x	x	x	7
OS-4	Acquire +/- six-acre Dyer Prince Road property per Town's Chapter 61B Right of First Refusal. (Assumes purchase price of roughly \$1.46M based on bonafide offer, borrowed and repaid over 5 years, at 0.5% interest.)	\$1,500,000			x		x	x	x	4
+	Add \$ to OS-1 - pond remediation (note: Group 3 added \$25,000 not \$50,000)	\$50,000	x	x	x	x				4
OS-3	Remediate invasive species primarily on town-owned property including conservation areas. Assumes annual budget of \$25,000 (budget assumption based on average of 14 example projects using CPA funds)	\$125,000	x	x			x			3
OS-8	Study to evaluate if Zone 2 boundaries for Aquifer Protection District is adequate to protect quality of drinking water or district should be expanded.	\$10,000	x		x	x				3

#	Project	Rough Estimated Cost (5 year)	1	2	3	4	5	6	7	Totals
OS-7	Acquire +/- 26.2 acre parcel on Higgins Road. (Assumes purchase price of roughly 4M based on assessed market rate value, bonded over 20 years, at 3.5% interest.)	\$1,600,000		x	x					2
+	Water (?); Support town water projects. (Table 3 budgeted \$25,000)	\$200,000			x			x		2
OS-2	Annual appropriation to a Town Conservation Fund for general land acquisition to protect properties for wildlife habitat, water quality protection, and to maintain rural character. Funds appropriated to a Conservation Fund are under the control of the Conservation Commission and need no further appropriations by Town Meeting. (Budget assumption: Annual set aside of 10% required for Open Space, roughly \$75,000-\$80,000/year.)	\$400,000				x				1
OS-6	Acquire +/- 8 acre parcel on Higgins Rd. (Assumes purchase price of roughly \$1.8M based on assessed market rate value, bonded over 20 years, at 3.5% interest)	\$750,000					x			1
+	Acquire 21-acre gravel pit in District G for well protection	\$1,500,000		x						1
+	Landfill well monitoring	\$200,000					x			1
+	Invasive species control	\$25,000					x			1
OS-5	Acquire +/- 9.2 acre parcel on Higgins Rd. (Assumes purchase price of roughly \$1.9M based on assessed market rate value, bonded over 20 years, at 3.5% interest)	\$800,000								0
+	Wellhead protection in North Eastham	\$400,000								0
Total Estimated 5-Year Cost (Bold Items)		\$1,835,000								

Recreation (Yellow)

#	Project	Rough Estimate d Cost (5 Years)	1	2	3	4	5	6	7	Totals
+	Rehabilitate Red Maple Swamp trail at the National Seashore (Fort Hill) (Note: Table 3 & 4 supported this idea at \$200,000)	\$100,000	x	x	x	x	x	x	x	7
R-16	Rehabilitate tennis courts at Nauset Regional High School (actual estimate roughly \$366,000).	\$375,000	x		x	x		x	x	5

#	Project	Rough Estimate d Cost (5 Years)	1	2	3	4	5	6	7	Totals
R-17	Consultant to prepare Recreation Plan (actual estimate roughly \$35,000.)	\$25,000	x		x	x		x	x	5
R-1	Develop a new Town park at the +/- 10-acre Purcell Property, which could include a community garden (with possible growing of turnips), fitness track, basketball court, bocci court, and facilities for outdoor events (budget assumption based on \$20,000 for development of community garden based on multiple CPA projects, basketball courts at \$20,000 based on Mashpee CPA project, \$5,000 for bocce court in Harwich, \$70,000 track based on Mashpee project)	\$150,000	x				x	x	x	4
R-10	Rehabilitation of Field of Dreams. (Budget assumption based on CPA project in Georgetown for project that included handicap accessibility improvements and new playground equipment.)	\$150,000	x		x			x	x	4
R-14	Construct a walking trail/path from Coast Guard Beach to Nauset Beach, which is approximately 1 mile. (Budget assumption based on a CPA project in Nantucket, but length & material of trail unknown).	\$50,000	x				x	x	x	4
R-8	Create a dog park (budget assumption based on Randolph Dog Park)	\$75,000	x				x		x	3
R-11	Rehabilitation of Wiley Park recreation facilities including playground and swimming area. (Budget assumption based on CPA project in Georgetown for project that included handicap accessibility improvements and new playground equipment.)	\$150,000	x		x	x				3
R-6	Acquire +/- 0.58-acre rear portion of property adjacent to Town Hall (Eastham Windmill Boardwalk LLC, owner) to expand outdoor recreation facilities at the Field of Dreams. (Budget assumption based on current assessed value of the vacant only). Note: budget does not include cost of recreational facility development.	\$50,000	x						x	2
R-7	Acquire +/- 11-acre T-Time property on Rt. 6 for development of active outdoor recreation. (Budget assumption based on current assessed value of approx. \$1.3M, bonded over 20 years, with 3.5% interest). Note: budget does not include cost of recreational facility development.	\$550,000	x			x				2
R-13	Dredging of Rock Harbor. (Budget assumes total cost of \$1.7M with 50% coverage by Eastham and remainder by Orleans)	\$850,000	x					x		2
R-15	Development of Children's Place for outdoor recreation facilities (assumes project with similar CPA costs Purcell Property, estimated above).	\$150,000		x			x			2

#	Project	Rough Estimate d Cost (5 Years)	1	2	3	4	5	6	7	Totals
+	Create a new ball field for minor league (Table 6: Cape Cod Baseball Field on Purcell Property or other)	\$200,000	x					x		2
+	Create a community garden	\$100,000		x					x	2
R-2	Create a community (non-school) playground <u>near Town Hall/Field of Dreams</u> (budget assumption based on new playground facility in Acton)	\$75,000							x	I
R-3	Create a community (non-school) playground <u>near the Library</u> (budget assumption based on new playground facility in Acton)	\$75,000							x	I
R-4	Create a community (non-school) playground <u>near a town beach</u> (budget assumption based on new playground facility in Acton)	\$75,000							x	I
R-5	Create a community (non-school) playground <u>near a bike path</u> (budget assumption based on new playground facility in Acton)	\$75,000							x	I
R-9	Acquire +/- 2.9-acre former church property on Massasoit Rd to create outdoor recreation facilities (budget assumption based on current assessed value of property rounded up from \$960,900 to \$1M, bonded over 20 years, with 3.5% interest). Note: budget does not include cost of recreational facility development.	\$450,000				x				I
+	Additional \$ for R-15 create park on property behind Children's Place	\$150,000		x						I
+	Develop recreational purchases	\$150,000				x				I
+	Rehabilitate elementary school field	\$50,000					x			I
+	Create a walking trail and bike land on herring brook road	\$250,000					x			I
R-12	Construct an outdoor ice rink, which can multipurpose with other uses in warmer seasons such as basket ball or tennis courts. (Budget assumption based on CPA project in Hubbardston.)	\$75,000								O
Total Estimated 5-Year Cost (Bold Items)		\$1,075,000								

Total Estimated 5-Year Cost All Projects (Bold Items)	\$5,310,000

Responses to Question "Why did your table ultimately prioritize these projects? Explain your rationale here and let us know what your toughest choices were."

Table 1:

1. We felt there is a strong need for Senior Housing
2. Other important needs are affordable rental housing, dredging of Rock Harbor, and \$600,000 for pirate home preservation loan for seniors.
3. Red Maple Swamp needs work.
4. We felt this was an interesting and exciting activity. We came to consensus easily!

Table 2:

1. We all agreed on the benefits and need for these programs.
2. Tennis courts on school property?

Table 3:

1. Good balance/mixture and foci on important issues in town.
2. Some choices cover more than one category.
3. Toughest choice - price tags - had to change some.

Table 4:

No response.

Table 5:

1. Need for senior affordable housing - predevelopment work and feasibility work for housing at children's place.
2. Need for conservation services.
3. Need to supply forest time home buyer assistance.

Table 6:

1. We are very balanced.
2. There were strong opinions but because we are community based we found consensus.
3. We added additional funding for projects we heard about from other groups.

Table 7:

1. We felt they were the most important for Eastham.
2. Toughest choice - Dyer Prince vs. Higgins Property.
3. Wanted balance between four CPA areas.

Appendix B

TARGET ALLOCATIONS ANALYSIS

Analysis of Estimated Target Allocations FY2016-FY2019

		Community Housing		Historic Preservation		Open Space/ Passive Recreation		Active Recreation		Admin Budget	Undesignated /Flexible		Total
10% Reserves and Undesignated	Actual Balances (May 2014 author calculations)	\$73,961	10%	\$82,761	10%	\$37,925	10%	\$37,925	10%		\$1,741,805		\$1,974,377
	Estimated Revenue (FY16-19)	\$318,706	10%	\$318,706	10%	\$318,706	10%	\$318,706	10%	\$124,353	\$1,752,881		\$3,152,058
	Total Reserves/ Undesignated	\$392,667		\$401,467		\$356,631		\$356,631			\$3,494,686		\$5,126,435
Target Allocations	Actual Undesignated Balance	\$522,542	30%	\$0	0	\$870,903	50%	\$348,361	20%		\$0	0%	\$1,741,805
	Estimated Undesignated Revenue (FY16-19)	\$525,864	30%	\$0	0	\$876,441	50%	\$350,576	20%		\$0	0%	\$1,752,881
	Total Targets for Undesignated Funds	\$1,048,406	30%	\$0	0	\$1,747,343	50%	\$698,937	20%		\$0	0%	\$3,494,686
Reserve + Target Total		\$1,441,073	29%	\$401,467	8%	\$2,103,974	42%	\$1,055,568	21%	\$0	\$0	0%	\$5,002,082
Debt Obligations (Aschettino Property + Dyer Prince @\$350K/ year)						\$1,707,250							\$1,707,250
Estimated Available for New Appropriations (FY16-19)		\$1,441,073		\$401,467		\$396,724		\$1,055,568		\$0	\$0		\$3,294,832
Past Project Appropriations (FY05-FY15)		\$2,232,182		\$1,042,334		\$2,372,345		\$461,240		\$80,988			\$6,189,089
Total Past Appropriations + Reserves + Target Allocation		\$3,673,255	33%	\$1,443,801	13%	\$4,476,319	40%	\$1,516,808	14%	\$205,341			\$11,191,171

JM GOLDSON

community preservation + planning

Boston, MA

www.jmgoldson.com

Jennifer M. Goldson, AICP, Owner

jennifer@jmgoldson.com

617-872-0958

ECR Enterprises

Sudbury, MA

Elizabeth C. Rust, Owner

liz@therusts.net

508-308-7017

III
1.

FILE NOTE

DATE: July 9, 2014

PROPERTY OWNER:

TIME: 11AM

PROPERTY ADDRESS:

NOTE FROM: Laurie Gillespie-Lee

MAP & PARCEL:

Mr. Bugle called regarding the planned "By the Bay" craft shows on the Windmill Green in July and August 2014.

Mr. Bugle has decided to cancel both shows "due to cost of police detail" required by the Town to control parking. Based on this, Mr. Bugle has requested a refund of the fees paid for both shows, \$225.00 each for a total of \$450.00.

I advised Mr. Bugle that this request would have to be reviewed by the Board of Selectmen.



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544
All departments 508 240-5900 Fax 508 240-1291
www.eastham-ma.gov

July 9, 2014

By the Bay Shows
Attn: Robert C. Bugle
2271 Main Street
Brewster, MA 02631

RE: Use of the Eastham Windmill Green Permits

Dear Mr. Bugle,

Further to our conversations of June 30, 2014 and July 9, 2014, enclosed is your check for the refundable damage deposit for the July 7 and 8, 2014 shows.

Your request for a refund of the permit fees for both the July and August 2014 events due to your decision to cancel the events will be reviewed by the Board of Selectmen. This is currently scheduled for review on their August 4, 2014 meeting agenda and I will advise you of their decision, after the meeting.

Meanwhile, if you have any questions, please let me know.

Respectively,

Laurie Gillespie-Lee
Administrative Assistant
Town Administrator's Office



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642
All Departments 508-240-5900
www.eastham-ma.gov

III
2.

August 1, 2014

Memo To: Board of Selectmen

Memo From: Sheila Vanderhoef, Town Administrator

The following application for the Timothy Smith Loan was received on July 24, 2014, after the July 1st submission deadline.

Thomas Read has sent a letter to your attention to consider his application even though it was submitted after the deadline. This letter is included for your consideration.

BOS
8/4/14

Timothy Smith Loan Applications

Name	BOS Member	Approved by BOS	Memo to Treasurer
Daniel Cabral	RENEWAL	July 7, 2014	July 11, 2014
Natalia Bonfini	Wallace Adams	June 4, 2014	June 27, 2014
John Erickson	RENEWAL	July 7, 2014	July 11, 2014
Meghan Conners	Martin McDonald	July 7, 2014	July 11, 2014
Kimberly Stewart	Wallace Adams	July 7, 2014	July 11, 2014
Shylee Stewart	Wallace Adams	July 7, 2014	July 11, 2014
Kiona Brophy	Elizabeth Gawron	June 16, 2014	June 18, 2014
Shaun Smith	RENEWAL	July 7, 2014	July 11, 2014
Trevor Radke	John Knight	July 21, 2014	July 24, 2014
Anna Stewart	RENEWAL	July 7, 2014	July 11, 2014
Thomas Read			

1
Rec'd 7/24
after 7/1 deadline
TALK to JOAN

III
3. BOS
8/4

DATE: August 4, 2014
TO: Board of Selectmen
FROM: Nan Balmer, Assistant Town Administrator
RE: Solar Project Sign: Request Board Consideration of New Design

CVEC staff reviewed your concerns and made the following language changes to the proposed sign:

1. "A Project of the Cape & Vineyard Electric Cooperative and the Town of Eastham".
2. "CVEC founded and funded by the Cape Light Compact"

CVEC also provided the attached source (EPA calculator) for the statement that solar production will be equal to annual electricity for 67 homes. This appears to be a conservative number as some data shows that average household consumption in Massachusetts of 627 kWh per month would result in the solar project providing sufficient power for 95 homes.

Please provide any additional comments before the sign design is submitted to CVEC for final approval.

Thank you.

PROPOSED SOLAR PROJECT
SIGN 8-4-14



Town of Eastham

587 kW Photovoltaic Solar System

2,024 Solar Modules

Annual Solar Production: 715,000 kWh

Equal to annual electricity for 67 homes & 110% of the
Electricity for Town Buildings

**A project of the Cape & Vineyard Electric Cooperative
and the Town of Eastham**



CVEC founded and funded by the Cape Light Compact



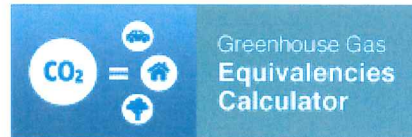
For More Information: www.cvecinc.org



Clean Energy

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Greenhouse Gas Equivalencies Calculator



About This Calculator

Last Updated: April 2014

- [Latest updates and revision history](#)
- [Calculations and References](#)

Other Calculators

There are a number of other web-based calculators that can estimate greenhouse gas emission reductions for

- [Individuals and households](#)
- [Waste](#), and
- [Transportation](#).

For basic information and details on greenhouse gas emissions, visit the Emissions section of [EPA's climate change site](#).

Did you ever wonder what reducing carbon dioxide (CO₂) emissions by 1 million metric tons means in everyday terms? The greenhouse gas equivalencies calculator can help you understand just that, translating abstract measurements into concrete terms you can understand, such as "equivalent to avoiding the carbon dioxide emissions of 183,000 cars annually."

This calculator may be useful in communicating your greenhouse gas reduction strategy, reduction targets, or other initiatives aimed at reducing greenhouse gas emissions.

Enter Your Data

There are two options for entering reduction data into this calculator.

If You Have Energy Data

If You Have Emissions Data

Please note that these estimates are approximate and should not be used for emission inventory or formal carbon footprinting exercises. Read more about the caveats and explanations on the [Calculations and References page](#)



Equivalency Results

The sum of the greenhouse gas emissions you entered above is **493**

Metric Tons ☐ of Carbon Dioxide

Equivalent. This is equivalent to:

Annual greenhouse gas emissions from

104

Passenger vehicles

-or-

1,173,878

Miles/year driven by an average passenger vehicle

-or-

177

Tons of waste sent to the landfill

-or-

25.3

Garbage trucks of waste recycled instead of landfilled

CO₂ emissions from

55 178



gallons of
gasoline
consumed

-or-

529,569



Pounds of coal
burned

-or-

6.5



tanker trucks'
worth of
gasoline

-or-

45



homes' energy
use for one
year

-or-

0.136



Wind turbines
installed

-or-

67.8

(vs electricity)

See next page
please





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<http://www.epa.gov/cleanenergy/energy-resources/calculator.html>
[Print As-Is](#)

Last updated on Wednesday, April 16, 2014

This document will now print as it appears on screen when you use the File » Print command.
Use View » Refresh to return to original state.

2012 Average Monthly Bill- Residential

(Data from forms EIA-861- schedules 4A-D, EIA-861S and EIA-861U)

State	Number of Customers	Average Monthly Consumption (kWh)	Average Price (cents/kWh)	Average Monthly Bill (Dollar and cents)
New England	6,203,726	634	15.71	99.64
Connecticut	1,454,651	731	17.34	126.75
Maine	703,770	531	14.66	77.77
Massachusetts	2,699,141	627	14.91	93.53
New Hampshire	601,697	615	16.07	98.80
Rhode Island	435,448	597	14.40	86.04
Vermont	309,019	565	17.01	96.09
Middle Atlantic	15,727,423	701	15.27	107.01
New Jersey	3,455,302	691	15.78	109.10
New York	7,010,740	603	17.62	106.14
Pennsylvania	5,261,381	837	12.75	106.78
East North Central	19,583,335	803	12.05	96.72
Illinois	5,098,647	767	11.38	87.20
Indiana	2,755,595	997	10.53	104.93
Michigan	4,250,620	676	14.13	95.50
Ohio	4,869,305	895	11.76	105.23
Wisconsin	2,609,168	703	13.19	92.79
West North Central	9,096,181	942	10.59	99.75
Iowa	1,334,596	873	10.82	94.50
Kansas	1,217,256	945	11.24	106.19
Minnesota	2,317,336	793	11.35	90.06
Missouri	2,699,287	1,060	10.17	107.80
Nebraska	806,524	1,000	10.04	100.46
North Dakota	342,549	1,091	9.06	98.85
South Dakota	378,633	980	10.07	98.68
South Atlantic	26,018,443	1,079	11.38	122.71
Delaware	399,998	942	13.58	127.92
District of Columbia	231,550	721	12.28	88.51
Florida	8,645,207	1,081	11.42	123.45
Georgia	4,071,478	1,098	11.17	122.73
Maryland	2,212,287	1,005	12.84	129.00
North Carolina	4,230,588	1,077	10.91	117.45
South Carolina	2,113,144	1,119	11.77	131.64
Virginia	3,248,518	1,117	11.08	123.72
West Virginia	865,673	1,078	9.85	106.15
East South Central	8,053,112	1,185	10.32	122.25
Alabama	2,150,977	1,187	11.40	135.26
Kentucky	1,924,644	1,130	9.43	106.54
Mississippi	1,256,392	1,193	10.26	122.49
Tennessee	2,721,099	1,217	10.10	122.98
West South Central	14,809,221	1,171	10.30	120.62
Arkansas	1,332,154	1,120	9.30	104.14
Louisiana	1,995,661	1,254	8.37	104.99
Oklahoma	1,679,296	1,132	9.51	107.60
Texas	9,802,110	1,168	10.98	128.27
Mountain	9,048,794	874	10.94	95.58
Arizona	2,585,638	1,061	11.29	119.84
Colorado	2,149,637	706	11.46	80.94
Idaho	673,368	1,010	8.67	87.52

2012 Average Monthly Bill- Residential

(Data from forms EIA-861- schedules 4A-D, EIA-861S and EIA-861U)

State	Number of Customers	Average Monthly Consumption (kWh)	Average Price (cents/kWh)	Average Monthly Bill (Dollar and cents)
Montana	473,033	842	10.08	84.88
Nevada	1,080,583	935	11.83	110.58
New Mexico	859,281	656	11.37	74.62
Utah	966,063	793	9.93	78.70
Wyoming	261,191	867	9.85	85.35
Pacific Contiguous	17,597,091	684	12.94	88.55
California	13,101,887	573	15.34	87.91
Oregon	1,642,444	957	9.80	93.80
Washington	2,852,760	1,037	8.53	88.46
Pacific Noncontiguous	695,017	587	28.76	168.97
Alaska	275,405	654	17.88	116.89
Hawaii	419,612	544	37.34	203.15
U.S. Total	126,832,343	903	11.88	107.28

III
4.

DATE: August 4, 2014

TO: Board of Selectmen

FROM: Nan Balmer, Assistant Town Administrator

RE: Request that the Board of Selectmen to Approve Department Head Requests to Declare Property Surplus According to the Procedures Below

Attached are requests from Town Departments to declare property, with resale or salvage value, as surplus and available for appropriate disposal as outlined below:

The town's customary practice for disposal of departmental property after declaration as surplus by the Board and after authorization for appropriate sale or disposal by the Finance Director is to:

- 1) Town Administrator advertises for sealed bids for high value property (such as police cruisers or DPW equipment),
- 2) Building Maintenance Director conducts a sale, advertised by the Town Administrator, and held on Town property, of low value property with salvage value (such as computer monitors and printers) and
- 3) Department Heads may transfer surplus property between departments or to an outside governmental unit if authorized by the Town Administrator and the Finance Director (such as library shelves).

Please consider the attached requests to the Board from Department Heads to declare property with resale or salvage value as surplus so that it can be disposed of through appropriate means. Property with no resale or salvage value may be disposed of at the Transfer Station by the Department Head after approval by the Town Administrator and notification to the Finance Director. Under MGL 30B, Section 15, the town may dispose of tangible surplus property with an estimated value of less than \$10,000 according to the town's written procedures.

CC: Town Administrator
Department Heads
Finance Director

Police Surplus

TO: Nan Balmer

FROM: Chief Edward V. Kulhawik

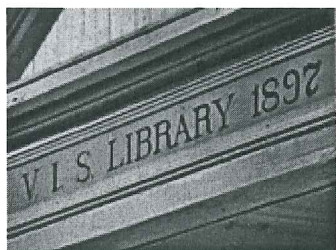
DATE: July 16, 2014

RE: Items for Declaration as Surplus Property

Nan:

Per your request, here is the information regarding the surplus property possessed by the police department available for sale.

Item	Make	Model	Serial Number	Notes
Police Cruiser	Ford	2010 Crown Victoria	2FABP7BV3BX172233	Mileage 96,953
Chainsaw	Echo	CS-440	08040930	45CC, 16 Inch Bar
Chainsaw	Echo	CS-520	05011802	50CC, 20 Inch Bar
Chainsaw	Homelite	Bandit	AF3370685	33CC, 14 Inch Bar
Backpack Leaf Blower	Echo	PB-755H	Unknown	Commercial Grade 63CC Engine



Eastham Public Library
190 Samoset Road
Eastham, MA 02642
508-240-5950
www.easthamlibrary.org

To: Nan Balmer, Assistant Town Administrator
From: Debra DeJonker-Berry, Library Director
Re: Surplus Property Declaration
Date: July 30, 2014

Nan,

Per your request, the following is the list regarding the property possessed by the library that the Trustees and I would like declared surplus.

-Wheelchair lift, manufactured by the Cheney Company, 500 lb limit, 12 ft per minute.

Condition: Fair *(About 30 years old)*

-Variable speed drive well water pump system with controller (on the unit itself: Constant Presume Controller Franklin Electric sub-drive 75 and Flow-thru FT-18 from Flex Con Industries, June 2013). Condition: Good *(Maybe valued at \$1,000)*

-Typewriter: Xerox MemoryWriter 6015. Condition: Poor

-Approximately 2,500 withdrawn library books and other materials

Please feel free to call with any questions you may have.

Thank you

DEPARTMENT OF PUBLIC WORKS: REQUEST FOR DECLARATION OF SURPLUS PROPERTY

2014 surplus sale

Item #	item	discription	year/serial number	fuel	cond	value
	1 Pickup truck	Chevy 2500	2005/1GCHKZ4U95E153055	gas	fair	\$ 4,000.00
	2 Loader/backhoe	Massy ferguson - military	unknown/SN: 153620	diesel	unknown	\$ 2,000.00
	3 Outboard Engine	Mecury, 40 HP, tiller ELHPT	2005/1B037474	gas	fair	\$ 800.00
G-1	Genrerator	Kohler 100 KW RZ	unknown/SN:650225	nat gas	ran before removal	\$ 500.00
G-2	Generator	Kohler 80 KW	unknown/SN:36636T	nat gas	scrap	\$ 25.00
G-3	Generator	Kohler 30 KW ROZJ81	unknow/SN: 279938	diesel	inop/poor	\$ 100.00
R-1	Roto tiller	Snapper rear tine	Unknown			\$ 5.00
M-1	Lot of Mushroom anchors	100 - 150 lbs.	unknown		good	\$ 100.00
WS -1	Lot of Wind Surfers		missing parts		poor	\$ 10.00
C-1	Canoe		unknown		fair	\$ 25.00
C-2	Canoe		unknown		fair	\$ 25.00
C-3	Canoe		unknown		fair	\$ 25.00
C-4	Canoe		unknown		fair	\$ 25.00
SB -1	Lot of Sail Boats	mostly sunfish type	Missing parts		poor	\$ 10.00
						\$ 7,650.00

DPW SURPLUS

Nan Balmer

COA SURPLUS

From: Dorothy Burritt [ecoa@comcast.net]
Sent: Thursday, June 26, 2014 2:02 PM
To: Nan Balmer
Cc: 'Sandra Szedlak'
Subject: Surplus Auction

Hello Nan,

We received a low-vision machine as a donation, but have no use for it at the center. We would like the item to be picked up for the surplus auction. We have marked it with a sign for the building/maintenance department to take.

Thank you,

Dorothy

Eastham Council On Aging

1405 Nauset Road | PO Box 1203 | North Eastham, MA 02651

Phone: (508) 255-6164 | Fax: (508) 240-1706 | ecoa@comcast.net

IT Excess Equipment

Miscellaneous equipment as follows:

	Qty
Monitors	11
Printers	12
Laptop Computer	1
UPS	2

and a variety of small, low cost miscellaneous items.

The above equipment is excess equipment.

3225 MAIN STREET • P.O. BOX 226
BARNSTABLE, MASSACHUSETTS 02630

ADMINISTRATION

JUL 21 2014

RECEIVED



III
5.

(508) 362-3828 • Fax (508) 362-3136 • www.capecodcommission.org

CAPE COD
COMMISSION

Sent Via Email and Regular Mail

July 17, 2014

To: Town Boards of Selectmen/ Barnstable Town Council

From: Regional Beach Access Coalition
Sean Summers, Town of Chatham
Ann Canedy, Town of Barnstable
Philip Wallace, Town of Barnstable
Susan James, Town of Sandwich
John Hodgson, Town of Orleans
Wayne Bergeron, Town of Dennis
Linda Cebula, Town of Harwich
Kristy Senatori, Cape Cod Commission

Re: Regional Beach Access Ad-Hoc Committee

We are six towns that have banded together and have formed what has been initially called a "Regional Beach Access Coalition." Together we have approached the county through the Cape Cod Commission and requested that they be the lead support agency as clearly our efforts are truly a regional one and most appropriately administered from their central offices.

We ask that your town consider joining us on an officially designated ad hoc committee formally appointed by the executive director of the Cape Cod Commission, Mr. Paul Niedzwiecki. He will appoint only those whom the Board of Selectman or Town Councilors choose as their representative

The purpose of the committee will be to advocate for greater local authority and input on all shore related matters. Examples of these matters are dredging related issues including how to use dredge spoils, shorefront protection and management issues,

species management etc. We believe very strongly that towns should have a voice in these decisions. There is a growing concern that the Federal and State bodies are not taking into consideration the myriad of local issues and concerns when they make these decisions. Their charge is generally to look first, foremost and only for ways in which to best protect the environment. We believe that collectively Cape Cod and our local governments have been excellent stewards of our environment. It is abundantly clear to all of us that our environment is our economy and there can be no higher priority for us to focus on. However, there is a growing belief that we can continue to responsibly protect the environment but do it in such a way that does not harm our economies or curtail access to our beaches and waterways.

Thus far our efforts have led to a great deal of dialogue with the state and we are currently working on a state wide Habitat Conservation Plan that would allow all towns greater latitude and quicker decisions with regulatory issues affecting our coastlines. Currently the representatives of each of the towns involved are Selectmen and Councilors (Barnstable). This membership has been effective in terms of getting the ear of all officials involved. We would suggest as you consider an appointment to this committee that a member of your Board or Council would be most appropriate. We recognize that not every board may have an elected person available for such an endeavor but we do feel strongly that whomever you choose should be interested in working towards regaining balance and local control. Municipal employees need to work with federal and state regulators on a regular basis, therefore we feel it is best to have them available as resources but not as appointed members.

Our next meeting will be held on **Thursday, August 7, 2014 at 5:00pm** at the Cape Cod Commission offices at 3225 Main Street in Barnstable. We hope that you will be able to choose a representative from your town and that they will be able to attend. If you would like to place this on an upcoming meeting agenda for discussion, one of the existing committee members would be pleased to speak with your board.

Please send your designation and any questions or concerns to Kristy Senatori, Deputy Director at the Cape Cod Commission (ksenatori@capecodcommission.org). We look forward to working together for the best interests of all of our citizens on Cape Cod. Thank you for your time and consideration.

Respectfully submitted.



III
6.

MEMO:

To: Sheila Vanderhoef, Town Administrator

From: Vicky Anderson

Date: August 4, 2014

Re: Transient Vendor Permits

Please find attached Transient Vendor Applications for consideration and approval by the Board of Selectmen. In each case, the \$20.00 fee has been received.

Vendors seeking permits at this time are:

Daniel O'Connor
703 Mass Avenue
North Adams MA 02147

Chrissy Feiteira
124 Washington Street
Fairhaven MA 02719

Cheryl Cohen
369 Captain Eames Circle
Ashland MA 01721

Jeaninne Kincaid
621 Blackstone Street
Uxbridge MA 01569

Meghan Rooney
147 W. Bare Hill Road
Harvard MA 01457



TOWN OF EASTHAM
2500 STATE HIGHWAY
EASTHAM, MA 02642-2544
(508) 240-5900 (TELEPHONE)
(508) 240-1291 (FAX)
townhall@eastham-ma.gov

APPLICATION FOR TRANSIENT VENDOR PERMIT

Name of Applicant Daniel O'Connor
d/b/a Danny O
Residential Address 703 Mass Ave North Adams, MA 01247
Mailing Address 11 11 ZIP CODE _____
Telephone home 617-738-5693 cell _____ work _____
Date(s) of SHOW(s)/SALE(s) July 23-24, 2014 Total Days 2
Location(s) of SHOW(s)/SALE(s) Windmill Green
DESCRIPTION OF WARES art oil & collage

Date of Application 7-23-14

Submit Application With Your Payment of \$20.00 to:
Eastham Town Hall at above address

Permit Fee: \$20.00 per year VA.
✓

R. Cash



TOWN OF EASTHAM
2500 STATE HIGHWAY, EASTHAM, MA 02642-2544
(508) 240-1291
FOR ALL DEPARTMENTS
(508) 240-1291
FAX

APPLICATION FOR TRANSIENT VENDOR PERMIT

Name of Applicant Chrissy Feiteira
d/b/a Chrissy Ann Ceramics
Residential Address 124 Washington Street, Fairhaven, Ma 02719
Mailing Address SAME
Date(s) of SHOW/SALE July 23 & July 24 Total Days 2
Location of SHOW/SALE Windmill Green
DESCRIPTION OF WARES handmade ceramic tiles, dishes,
ornaments & gifts.
Date of Application 7/16/14

Approved: _____

Board of Selectmen

Submit Application to:
Town Hall or
townhall@eastham-ma.gov

Permit Fee: \$20.00 per year

Pl. 385
V.A.



JUL 18 2014

TOWN OF EASTHAM
2500 STATE HIGHWAY, EASTHAM, MA 02642-2544
(508) 240-1291
FOR ALL DEPARTMENTS
(508) 240-1291
FAX

APPLICATION FOR TRANSIENT VENDOR PERMIT

Name of Applicant Cheryl Cohen
d/b/a Cheryl Cohen Mosaics 508-612-4183
Residential Address 369 Captain Farnes Circle, Ashland, MA 01721
Mailing Address "
Date(s) of SHOW/SALE July 23 + 24 Total Days
Location of SHOW/SALE Wellfleet Oyster Festival, Eastham
DESCRIPTION OF WARES Mosaic wall and functional art

Date of Application 7/10/14

Approved: _____

Board of Selectmen

Submit Application to:
Town Hall or
townhall@eastham-ma.gov

CR #583

Permit Fee: \$20.00 per year ☒



JUL 18 2014

TOWN OF EASTHAM
2500 STATE HIGHWAY, EASTHAM, MA 02642-2544
(508) 240-1291
FOR ALL DEPARTMENTS
(508) 240-1291
FAX

APPLICATION FOR TRANSIENT VENDOR PERMIT

Name of Applicant Jeaninne Kincaid
d/b/a Lylas Designs
Residential Address 621 Blackstone St ; Uxbridge, MA 01569
Mailing Address Same as above
Date(s) of SHOW/SALE 7/23/14 & 7/24/14 Total Days 2
Location of SHOW/SALE Windmill on the Green ; Eastham, MA
DESCRIPTION OF WARES Stained glass suncatchers, panels
& giftware.

Date of Application 7/16/14

Approved: _____

Board of Selectmen

Submit Application to:
Town Hall or
townhall@eastham-ma.gov

Permit Fee: \$20.00 per year _____

JUL 18 2014



TOWN OF EASTHAM
2500 STATE HIGHWAY
EASTHAM, MA 02642-2544
(508) 240-5900 (TELEPHONE)
(508) 240-1291 (FAX)
townhall@eastham-ma.gov

APPLICATION FOR TRANSIENT VENDOR PERMIT

Name of Applicant

Meghan Rooney

d/b/a

M. C. R. Good

Residential Address

147 Jr. Bare Hill Rd Harvard MA 01451

Mailing Address

147 Jr. Bare Hill Rd Harvard, MA 01457

ZIP CODE

Telephone home

978-456-2776 cell 978-501-5841 work 978-456-2776

Date(s) of SHOW(s)/SALE(s)

Aug 4 & 5, 2014

Total Days

2

Location(s) of SHOW(s)/SALE(s)

Eastham Windmill

DESCRIPTION OF WARES

jewelry

Date of Application

7.7.14

Submit Application With Your Payment of \$20.00 to:
Eastham Town Hall at above address

Permit Fee: \$20.00 per year ✓

OK #833

July 23, 2014

Mr. George E. Price, Jr., Superintendent
Cape Cod National Seashore
99 Marconi Site Road
Wellfleet, MA 02667

Re: Eastham Water System
Nauset Road and Cable Road access

Dear Mr. Price:

On June 3, 2014 we met with your staff (Deputy Superintendent Kathy Tevyaw, Natural Resource Manager Jason Taylor, and Park Planner Lauren McKean) to provide them with an overview of Eastham's water system project, which will involve the installation of two wellfields, a water storage tank and distribution system piping throughout Eastham. According to the Town's records, two of the roads where the distribution system piping is to be installed are partially owned by the National Seashore: Nauset Road and Cable Road. A figure showing where mains are to be installed in this area, including those sections of Nauset and Cable roads that are owned by the Seashore, is attached.

The Town of Eastham will need access to these roads in order to install these water mains, as well as for their long-term maintenance. The Town is targeting installation of these water mains during the late spring and summer 2015 seasons. Your staff recommended that we provide you with this letter and figure making this request so that they can identify the appropriate steps the Town will need to take for this purpose.

We appreciate your assistance, and are always available to meet with you or your staff at any time to discuss this further.

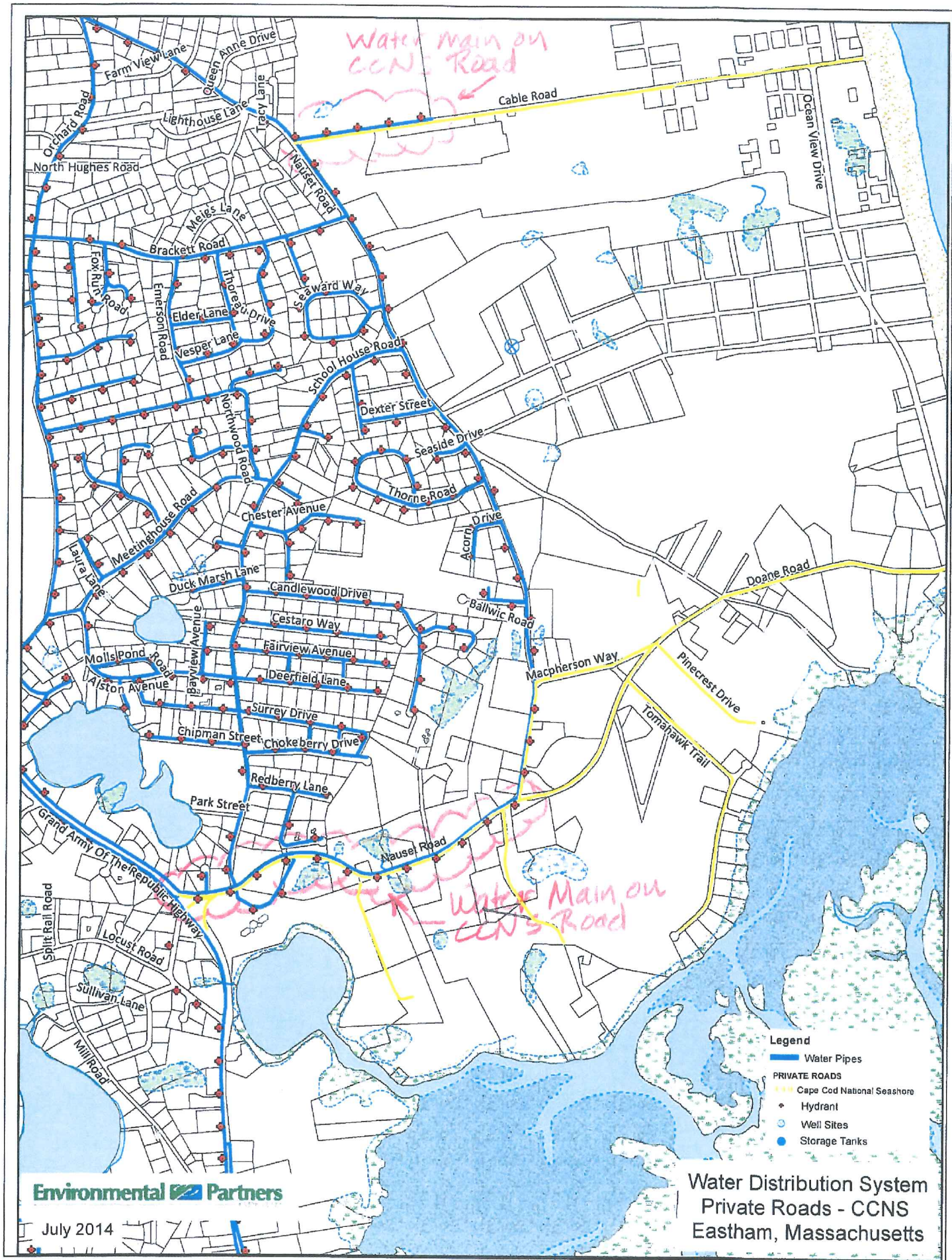
Sincerely,



Mark N. White
Project Manager

Encl: Figure of proposed water distribution system in Eastham and CCNS-owned roads

cc: Sheila Vanderhoef, Eastham Town Administrator
Kathy Tevyaw, CCNS Deputy Superintendent
Jason Taylor, CCNS Chief of Natural Resource Management
Lauren McKean, CCNS Planner



INFORMATION

Eastham Water System Project Coordination Meeting #3 July 21, 2014

A project coordination meeting was held on July 21st at Eastham Town Hall and attended by: Sheila Vanderhoef - Town Administrator, Neil Andres – DPW Superintendent and Mark White, Paul Gabriel and Paul Millett of Environmental Partners Group. Time of the meeting was 1:30 to 4:30 pm, and held in advance of the Board of Selectman's meeting that began at 5:00 pm.

Discussion Items:

1. Permitting Program

A. Water Management Act

Met with Duane LeVangie and Richard Friend of DEP on July 10th to review the permit requirements for Eastham. The meeting was held at DEP's offices in Boston. Duane LeVangie is the director of the Water Management program at DEP. Richard Friend is the DEP Project Manager that will be responsible for Eastham's permit.

Water Management Act permit renewals are scheduled to be issued by DEP to the Barnstable County communities in November 2015. LeVangie thinks that DEP will issue a one-year permit, to be renewed in 2015 for a 30-year period (thereby getting Eastham in the same permit cycle as the other communities). He'd like us to request the renewal as part of our application.

The revisions of the Water Management Act regulations, which have been ongoing for the last three years, is nearly completed and the public comment period on the draft regulations is closing during July. One of the most sweeping changes to the regulations are the Sustainable Water Management Initiative (SWMI) components, which is directed primarily at aquifer basins that have been designated as being stressed. The Cape Cod basin is undesignated, nonetheless LeVangie said that the SWMI provisions will apply.

The implication is that the application will need to discuss mitigation measures to compensate for the proposed withdrawals (approximately 400,000 gpd). Because our baseline is zero (e.g., we are asking for new withdrawals), this will be a Tier 2 application with respect to the degree of mitigation measures that need to be considered. The approach to the permit that was discussed is to a) present the fact that the Town's water system is taking the place of withdrawals at private wells, and therefore the net effect on the aquifer is zero because we're trading one source for another, and b) take credit for the septic system discharges which – under DEP's criteria – returns 85% of the withdrawals to the aquifer. The mitigation measures will therefore concern the remaining 15% of the proposed withdrawals, or 60,000 gpd. These mitigation measures can consist of institutional controls, such as bylaws that restrict the use of private wells for irrigation, or that require private well irrigation to follow the same conservation restrictions that the public wells will be required to follow under the WMA permit. Finally, c) discuss the fact that there will be very little buildout of the system, and that the withdrawals are being used to meet existing demands on existing properties.

Hyannis:

396 North Street, Hyannis, MA 02601
TL 508.568.5103 • FX 508.568.5125

Headquarters:

1900 Crown Colony Drive, Suite 402, Quincy, MA 02169
TL 617.657.0200 • FX 617.657.0201

Woburn:

18 Commerce Way, Suite 2000, Woburn, MA 01801
TL 781.281.2542 • FX 781.281.2543

It will be helpful if the permit provides a background on the need for the system with respect to the water quality issues in Town (nitrogen concentration trends, 1,4-dioxane occurrences).

The permit will require that a Conservation Plan be prepared and included with the application.

The permitting process will consist of:

- a. Submit the permit (public advertising and notices will be required)
- b. A "Permit Consultation" meeting will be held with the SWMI work group, consisting of DEP, Fish & Wildlife, and DCR) together with the Town. The meeting can be requested by the Town at any time.
- c. DEP will collect comments and issue an "Order to Complete", which is their request for additional information based on questions and comments from the reviewers
- d. After the Order to Complete is responded to, DEP issues a draft permit. This draft permit won't get issued until DEP has finalized their Water Management Act regulations, which "ideally will be in October".
- e. After the draft permit is issued there is a 30-day comment period.

B. MEPA and Cape Cod Commission

A meeting was held in the afternoon of July 10th with MEPA Assistant Director Richard Bourre and with Cape Cod Commission representatives Tom Cambereri and Jeff Ribeiro. The purpose of the meeting was to discuss the components of the MEPA Expanded ENF, and how the ENF process will dovetail with the Commission Development of Regional Impact (DRI).

Richard Bourre will likely manage the MEPA submission; Jeff Riberio will manage the DRI submission. Neither of them have been involved in a MEPA/Commission joint review before. The discussion focused first on this process:

- a. A pre-application meeting is to be held with the Commission staff.
- b. As the MEPA Expanded ENF is submitted a DRI application is also filed with the Commission. The DRI also requires submission of a Project Notification Form to the Massachusetts Historical Commission.
- c. The joint review takes place with MEPA and the Commission. A public hearing/scoping session is scheduled within 20 days of the project being published in the *Environmental Monitor*.
- d. The Commission subcommittee meets to decide on comments on the MEPA Expanded ENF, and issues a comment letter to MEPA.
- e. MEPA issues the comment letter and scope of work for the Final EIR.
- f. After the final EIR is submitted MEPA and the Commission hold a joint public hearing.
- g. The Commission Subcommittee meets to consider the Final EIR.
- h. MEPA issues a certificate on the Final EIR, after which the Commission begins it's DRI review process, which includes a public hearing within 45 days of the date that the MEPA certificate is issued.

The Expanded ENF will provide a summary of the aquifer evaluations performed as part of the New Source Approval process for the water supply wells.

The MEPA regulations have been revised, and now include a Greenhouse Gas Emissions analysis because the project includes the use of electricity (energy consumption) at the pump stations. Bourre recommended that the document present the case that the energy

usage is de minimis because the electrical use at the pump stations is offset by the reduction in electricity from private wells that are no longer being used for water supply purposes. Holly Johnson at MEPA is the contact to discuss this analysis with.

- C. Conservation Commission – a follow-up meeting is to be held with Shana Broghan, the Town's Conservation Agent. The purpose of the meeting is to review the available wetlands mapping that the Town has (from the GIS mapping), and to discuss whether the project can be permitted under a single Notice of Intent filing. This meeting is to be held before mid-August.
- D. Historic Commission – the question was asked by Environmental Partners on whether we should meet with them. This will be discussed with Shana Broghan. The project areas that the Historic Commission may want to be in the vicinity of the Ancient Cemetery and the Historic District.
- E. Cape Cod National Seashore – a letter is to be issued to them to request what measures or permits need to be collected that will allow the Town's access on Nauset Road and Cable Road for the water main installation and long-term maintenance (this letter is being issued this week).

2. Landfill Study Area – Meeting with DEP of July 14th

A meeting was held with DEP staff at their Lakeville office on July 14th to discuss the Town's investigations on the landfill 1,4-dioxane plume and its implications on the water project. The meeting was attended by the following from DEP: Mark Dakers – Solid Waste Section Chief; Jim McLoughlin – Drinking Water program; Gerard Martin (Compliance and Enforcement), Angela Gallagher (Risk Reduction and Special Projects), and Millie Garcia-Serrano (Section Chief) of the Waste Site Cleanup program. For the Town, the representatives were Doug Heeley of Environmental Strategies & Management (ESM, the Town's Licensed Site Professional for the project), Sheila Vanderhoef, Jane Crowley, and Mark White and Paul Gabriel of Environmental Partners Group.

Doug Heeley described the monitoring performed since the March 2014 IRA Plan was submitted. He reported that the extent of the 1,4-dioxane plume is difficult to define because of the overlapping discharges of 1,4-dioxane from septic systems. Testing done on properties located on Knowles Avenue showed that 1,4-dioxane concentrations in the septic system distribution boxes is in some cases an order of magnitude greater than that found in the private well water. The conclusion therefore is that the landfill is a contributing source, but not the only source of 1-4 dioxane.

The Town, through ESM, will need to prepare an updated Comprehensive Site Assessment of the landfill that provides conclusions on the nature and extent of the 1,4-dioxane contamination from the landfill. DEP recommended that the document develop the argument that defining this plume is uncertain, and that it is technically infeasible to investigate it further.

DEP provided some examples of institutional controls that have been implemented by other communities to manage groundwater impacted by landfills. For example, Yarmouth has a procedure with the Board of Health or Planning Board that defines requirements for connecting to the municipal water system based on minimum offsets to private wells (minimum 100'). These are to be considered further by ESM.

With respect to continued use of irrigation wells, DEP hasn't prohibited their continued use within landfill groundwater plumes, but has had requirements that property owners periodically test the water to demonstrate that drinking water or waste site cleanup thresholds aren't exceeded, and that the well water is suitable for the intended use. This would involve a Method 3 risk assessment being

performed by ESM that demonstrates that the 1,4-dioxane threshold for dermal exposure is not exceeded.

DEP recommended that the Town connect properties within the landfill plume to the municipal water system to eliminate any future risk. It will therefore be important that ESM carefully define the limits of this plume, which is a subset of the study area.

DEP will require the Town to do ongoing monitoring of groundwater under a program to be proposed in the updated CSA.

3. Access on Private Roads

A request had been made to Kopelman & Paige on the applicability of MGL Chapter 187 with respect to access on private roads for the purposes of installing and maintaining the water mains, and specifically on whether easements would be required from individual property owners within these subdivisions. A conference call was held as part of this project coordination meeting with Jeanne McKnight and Betsy Lane of Kopelman & Paige, with Sheila Vanderhoef, Mark White and Paul Gabriel participating on behalf of the Town.

Kopelman & Paige are recommending that the Water Commissioners, e.g., the Board of Selectmen, implement a general eminent domain taking, which would be a single document that would cover all of the private roads in the Town. This is done by a vote of the Water Commissioners and does not require Town Meeting approval, if I understand Kopelman & Paige correctly. The document would include a listing of each street encompassed by the eminent domain with a reference to specific subdivision plans for each.

Kopelman & Paige does not feel that Chapter 183, Section 5 does not apply because it is oriented toward one property owner's rights for private road use versus another property owner. If requested by the Town, Kopelman & Paige will evaluate this further.

4. Design Issues

▪ Storage Tank at District G

The location of the storage tank at District G has been identified with Neil Andres assistance. Field investigations (survey and borings) are to be performed during the second half of August.

The alternative storage tank styles are to be discussed with the Board of Selectmen, and they will be asked to provide direction on what their preference is before the end of August.

▪ Route 6 water main routing

An evaluation of the best location for the water main on Route 6 is ongoing. Initial concepts were reviewed with Neil Andres. This evaluation is to be completed before the end of July, and a meeting is being requested with Massachusetts Department of Transportation to review the proposed approach. We are requesting this meeting for early August.

▪ Wellfields

NRHS – Sheila has all of the information she needs from Environmental Partners for the easement, and will be forwarding this information to Kopelman & Paige to prepare the easement documentation.

District G – an easement will be needed to provide access to Linda Lane to install the water main and power. Environmental Partners and Neil Andres are to review the specific location and affected property owner, and to start discussions with them.

Detailed survey of the wellfields are to be performed during August.

▪ Distribution System – Base Plan preparation

Existing utility information has been received from National Grid (gas) and NSTAR (electric). Verizon and Comcast continue to be slow to respond.

Base plans of the distribution system are being prepared in accordance with the Contract Areas that have been developed. The base plans for Contracts 3 and 4 (the landfill study area) are to be completed by the end of August.

5. Funding activities

- USDA Rural Development – a meeting is scheduled with Ron Koontz of USDA for Tuesday, July 22nd. The meeting is to be attended by Sheila Vanderhoef and Mark White. The purpose of the meeting is to determine what funding opportunities are available for the Town through the USDA-Rural Development program.
- DEP State Revolving Fund (SRF) – a meeting is now scheduled with Ashrof Gabor, the head of the DEP SRF program, to discuss the funding opportunities for the Town. This meeting is to be held on Thursday, July 24th at DEP's Boston office, and is to be attended by Sheila Vanderhoef and Mark White. A Project Evaluation Form, which is the SRF funding application to DEP, is to be submitted by August 15th.

6. Issues for Board of Selectmen review and decision making

A listing of the issues that the Board of Selectmen will need to consider and provide direction on is being developed with Sheila. This listing is below, and will be discussed with the Board at their July 21st meeting. This listing is to be developed further, with a targeted schedule of when decisions are to be made.

A. Near-term Decisions

- Policies/bylaws related to conservation and irrigation
- Service connection policy
 - Landfill study area – mandatory connections?
 - Properties adjacent to water main
- District G Storage Tank – decision on tank style
- Rt. 6 corridor – water main routing
- Emergency interconnection with Orleans – permission to approach Orleans BOS
- Potential future water service to Wellfleet properties – discuss with Wellfleet

B. Longer Term Decision-Making

- Water system bylaws
- Rate structure and miscellaneous fees
- Billing system
- Private operator
 - Contractor solicitation
 - Selection

*Next Project Coordination Meeting
Monday, July 28th at Eastham Town Hall*

Eastham Water System Funding Program: DEP State Revolving Fund Program Meeting with DEP July 24, 2014

On Thursday, July 24th a meeting was held with the staff of the DEP Division of Municipal Services to discuss the State Revolving Fund (SRF) opportunities for Eastham's water system project, and to review the specific items to be included with the funding application to DEP. This application consists of preparing a Project Evaluation Form (PEF), which is due to DEP by August 15th.

The meeting was held at DEP's Boston office (One Winter Street). In attendance on behalf of the Town was Sheila Vanderhoef, Town Administrator, and Mark White, Environmental Partners. Representing DEP was: Ahsraf Gabour, Program Manager of Municipal Services; John Felix, Deputy Director of Municipal Services; and Christopher Palmer, Accountant for Division of Municipal Services. The meeting was held from 11:00 am – 1:00 pm.

The meeting began with Mark and Sheila providing an overview of the project as it was approved at the 2014 Annual Town Meeting. Eastham submitted a PEF to DEP in August 2011 that described Phase 1 of the Town-wide system; this application was withdrawn when it did not get Town Meeting approval. Conditions in Eastham that have changed since that PEF was submitted were reviewed, particularly with respect to the 1,4-dioxane groundwater impacts, which provided even greater impetus to the project and led to the Town successfully authorizing the project at the 2014 Town Meeting.

DEP now uses a tiered scoring system to rank funding requests. John Felix felt that the Town would score as a Tier 1 application. These are projects that, as described in DEP's SRF guidance *"...have the highest point value and are those proposing to correct a serious problem with the water supply or addresses water supply issues that are showing evidence of becoming serious and will likely exceed a standard or compromise the use of a water supply if not corrected."* Felix noted that the August 2011 application scored 10th highest of all of the PEFs received, and that this year's application has a good opportunity to score higher because of the impacted groundwater conditions in the landfill study area.

The schedule of the SRF funding process and its implication on the Town's objectives for providing water service at the earliest possible time was discussed. The Town is targeting bidding of the water storage tank in approximately January 2014, pending completion of the DEP Water Management Act and related permitting. DEP typically (following last year's schedule) issue their draft Intended Use Plan, which ranks the PEF/funding requests state-wide, in March and the final PEF in May. After authorization of the final PEF by EOEA and the Governor, DEP makes the formal award notification to communities. At that time Towns submit Project Applications to DEP, and DEP issues a Project Approval Certificate (PAC). It is only after the PAC is issued that the SRF funding becomes available. During 2014 this was in the June-July timeframe.

Strategies that would allow the Town to proceed on their intended schedule, which would require the Town taking steps in advance of receiving a PAC, were discussed. John Felix requested that the Town provide a letter to him that he can use to explain and discuss the situation with the Municipal Services staff. He will provide a response to the Town shortly after receiving this letter. Environmental Partners

will forward this letter to him during the week of August 4th. One of the strategies for accelerating DEP's funding process is to prepare and submit the Project Application in advance, so that it can be turned around immediately by DEP after the Governor has authorized the final Intended Use Plan. One of the items required with the application is Certificates of Title for each property where the well fields and the storage tank are to be located. The title for the property proposed for the District G storage tank might have issues, therefore the Town was going to follow up on this immediately (see notes from meeting with Kopelman & Paige, July 24th, which took place immediately following this meeting).

The possibility that the Town may consider expanding the water project to include the rest of the Town was discussed because of the frequent requests being made by residents to the Board of Selectmen to put such an article before the Town at either a Special Town Meeting or the next Annual Town Meeting. DEP recommended that the PEF being prepared discuss both the current project and the Town-wide project with projected costs for both. This would be done to best position the Town for future funding requests, should they decide to proceed with the Town-wide system, but would not commit the Town in any way. This approach is helpful to DEP because it allows them to be aware in advance of large funding requests in future years to the SRF program and, to the extent they can, plan accordingly.

Details of the application were discussed.

- Eastham is not an Environmental Justice community. EJ communities get a few additional points in the PEF scoring, but according to Felix is not significant.
- The Town does not have any Consent Orders with DEP, although some of the small community systems in Town may – related to either their wastewater disposal system or their drinking water system. DEP recommended we include this information in the PEF.
- Other permitting activities of the project were discussed (MEPA, Mass Historical Commission, Conservation Commission, Natural Heritage and Endangered Species Program).
- DEP asked that a description of the various Contract areas (wellfields, storage tank, distribution system) be provided
- Implications on growth by the project should be discussed (there will be very little or none, because the Town is almost completely built out)
- With respect to the 1,4-dioxane situation in groundwater, describe detections that have been found outside the landfill study area that demonstrates that this is potentially larger issue than just the landfill.

Eastham Water System Meeting with Kopelman & Paige July 24, 2014

This provides a summary of a meeting held with Eastham's town counsel Kopelman & Paige, held on July 24, 2014 at Kopelman & Paige's Boston office at 101 Arch Street. The purpose of the meeting was: 1) to request that Kopelman & Paige compile the property title information for the water system well field and storage tank sites, 2) to further discuss their recommended approach for securing construction and long-term maintenance access on private roads, and 3) to provide them with an overview of other properties that where easements may be requested. In attendance on behalf of the Town was Sheila Vanderhoef, Town Administrator, and Mark White, Environmental Partners. Representing Kopelman & Paige was Betsy Lane and Jeanne McKnight. The meeting was held from 1:30 – 3:00 pm.

Certificate of Title for Wellfield and Storage Tank Properties

In order for DEP to issue a Project Approval Certificate related to their SRF funding support for the water system, Eastham will need to provide a clear title for the following locations: the District G well field, District G storage tank, Nauset Regional High School (NRHS) well field, and the District H well field.

The current understanding of the title status of these properties was discussed with Kopelman & Paige, and is:

District G well field – property was a tax taking, historically was wood lots. Title may be clear. Kopelman & Paige will confirm this.

District G water tank – the same property that the cell tower is located, the property was in the process of being taken by tax title some years ago however this taking was not completed. It is unclear as to what the issue was that resulted in this taking not being completed. Kopelman & Paige did some legal work on behalf of the Town on this property and will pull those files to get a clearer understanding of the title status.

Nauset Regional High School – this was property originally owned by Eastham, and was conveyed to the School District by the Town. It is likely that the property title is clear, but Kopelman & Paige will confirm this.

District H well field – this was a tax taking from the Eastham Land Company in the 1970, and likely has a clear title. Kopelman & Paige will confirm this.

Easements on Private Roads

Kopelman & Paige has recommended that the easements on private roads be handled as a blanket eminent domain taking, which first requires a vote of the Water Commissioners. To complete the taking, Kopelman & Paige will need:

- A copy of the subdivision plans for each street
- A listing of every property owner abutting each street
- After the Water Commission action, issue a notice to each property owner.

Sheila Vanderhoef intends to discuss this with the Board of Selectmen at their August 16th meeting.

Hyannis:

396 North Street, Hyannis, MA 02601
TL 508.568.5103 • FX 508.568.5125

Headquarters:

1900 Crown Colony Drive, Suite 402, Quincy, MA 02169
TL 617.657.0200 • FX 617.657.0201

Woburn:

18 Commerce Way, Suite 2000, Woburn, MA 01801
TL 781.281.2542 • FX 781.281.2543

Other easements needed

There are several other locations where the Town will need Kopelman & Paige's assistance in securing easements with private property owners, such as at Linda Lane for the water transmission main from District G to the distribution system and at Whepley Road/Jackcin Drive to create the distribution system loop at the north end of the system. These locations were reviewed with Kopelman & Paige.

Kopelman & Paige asked that orthophoto plans and any available property information on these parcels for which easements are going to be requested be forwarded to them as soon as it is known which properties these are.



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544

All departments 508-240-5900 • Fax 508-240-

1291 www.eastham-ma.gov

August 4, 2014

To: Board of Selectmen

From: Lisa Shaw
Administrative Assistant/HR

RE: FEMA Letter

On July 21, 2014, the Town of Eastham received correspondence from the Federal Emergency Management Agency (FEMA). The letter revalidates FEMA's previously issued letters of map changes (LOMCs).

The Town mailed the attached letter along with the aforementioned FEMA correspondence to the eight properties listed on page two (2) of FEMA's letter.



Federal Emergency Management Agency

Washington, D.C. 20472

July 16, 2014

John F. Knight
Chairperson, Board of Selectmen
Town of Eastham
Town Hall
2500 State Highway
Eastham, Massachusetts 02642

Case No: 11-01-0521V
Community: Town of Eastham,
Barnstable County, Massachusetts
Community No.: 250006
Effective Date: July 17, 2014
LOMC-VALID

ADMINISTRATION

JUL 21 2014

RECEIVED

Dear Mr. Knight:

This letter revalidates the determinations for properties and/or structures in the referenced community as described in the Letters of Map Change (LOMCs) previously issued by the Department of Homeland Security's Federal Emergency Management Agency (FEMA) on the dates listed on the enclosed table. As of the effective date shown above, these LOMCs will revise the effective National Flood Insurance Program (NFIP) map dated July 16, 2014 for the referenced community, and will remain in effect until superseded by a revision to the NFIP map panel on which the property is located. The FEMA case number, date issued, property identifier, NFIP map panel number, and current flood insurance zone for the revalidated LOMCs are listed on the enclosed table.

Because these LOMCs will not be printed or distributed to primary map users, such as local insurance agents and mortgage lenders, your community will serve as a repository for this new data. We encourage you to disseminate the information reflected by this letter throughout your community so that interested persons, such as property owners, local insurance agents, and mortgage lenders, may benefit from the information.

For information relating to LOMCs not listed on the enclosed table or to obtain copies of previously issued Letters of Map Revision (LOMRs), Letters of Map Revisions Base on Fill (LOMR-Fs) and Letters of Map Amendments (LOMAs), if needed, please contact our FEMA's Map Information eXchange (FMIX), toll free, at 1-877-FEMA-MAP (1-877-336-2627).

Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosure: Revalidated Letters of Map Change for the Town of Eastham, Massachusetts

cc: Community Map Repository
Sheila Vanderhoef, Town Administrator, Town of Eastham

REVALIDATED LETTERS OF MAP CHANGE FOR TOWN OF EASTHAM, MA
Case No: 11-01-0521V **Community No.: 250006**

July 17, 2014

Case No.	Date Issued	Identifier	Map Panel No.	Zone
199500148R01	01/31/1994	15 BRIDGE POND ROAD	25001C0428J	X
197200012D&D	07/18/1995	1295 HERRING BROOK ROAD	25001C0428J	X
500013823R01	05/30/1997	14 CHARLIE NOBLE WAY	25001C0436J	X
500025687R01	11/10/1997	25 AUNT HELEN WAY	25001C0428J	X
05-01-0269A	02/16/2005	ROBERT C. LINDSAY PLAN, LOT 1 -- 120 DYER PRINCE ROAD	25001C0436J	X
09-01-0341A	01/08/2009	TAX MAP 20, LOT 116-C -- 92 OLD STATE HIGHWAY	25001C0436J	X
09-01-0593A	02/24/2009	TAX MAP 19, LOT 43C -- 480 DYER PRINCE ROAD	25001C0417J	X
14-01-1288A	03/13/2014	LOTS 9 & 10 - 235 ELDREDGE DRIVE	23001C0244J	X



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544

All departments 508-240-5900 • Fax 508-240-

1291 www.eastham-ma.gov

July 25, 2014

Louis F. Vion and Noel H. Tisdale, Trustees
Vion and Tisdale Revocable Trust
4456 Edinbridge Circle
Sarasota, FL 34235

RE: FEMA Letter

15 Bridge Pond Drive Eastham, MA 02642

Dear Mr. Vion and Mr. Tisdale,

Attached please find a letter from the Federal Emergency Management Agency (FEMA) that revalidates FEMA's previously issued letters of map changes (LOMCs).

Should you have any questions, please contact Building Inspector Tom Wingard, who serves as the Town of Eastham's repository for this new map data. He can be reached at 508-240-5900 ext 202.

Sincerely,

Lisa Shaw
Administrative Assistant/HR

ENCLOSED:
Letter from FEMA

cc: *Board of Selectmen*
Tom Wingard, Building Inspector



Federal Emergency Management Agency

Washington, D.C. 20472

July 16, 2014

John F. Knight
Chairperson, Board of Selectmen
Town of Eastham
Town Hall
2500 State Highway
Eastham, Massachusetts 02642

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Sincerely,

Luis Rodriguez, P.E., Chief
Engineering Management Branch
Federal Insurance and Mitigation Administration

Enclosure: Revalidated Letters of Map Change for the Town of Eastham, Massachusetts

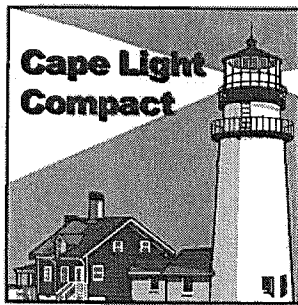
cc: Community Map Repository
Sheila Vanderhoef, Town Administrator, Town of Eastham

REVALIDATED LETTERS OF MAP CHANGE FOR TOWN OF EASTHAM, MA
Case No: 11-01-0521V **Community No.: 250006**

July 17, 2014

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14-01-1288A	03/13/2014	LOTS 9 & 10 - 235 ELDREDGE DRIVE	23001C0244J	X

info



Cape Light Compact

Tel: (508) 375-6644 • Fax: (508) 362-4136

www.capelightcompact.org

POST OFFICE BOX 427 • BARNSTABLE SUPERIOR COURT HOUSE • BARNSTABLE, MASSACHUSETTS 02630

July 29, 2014

Ms. Linda Burt, Chair
Board of Selectmen
2500 State Highway
Eastham MA 02642

RE: Update on Cape Light Compact Aggregation Plan Review (DPU 14-69)

Dear Ms. Burt:

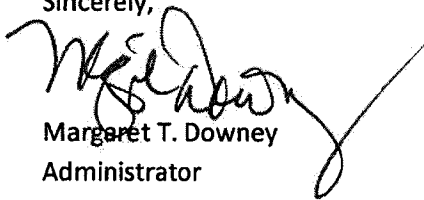
I'm writing to provide an update on the current status the Compact's Aggregation Plan Review, following letters sent on June 12 and July 16.

- The Department of Public Utilities (DPU) has scheduled a technical session on August 6. The purpose of the session is to allow the DPU to discuss with the Compact recommendations the DPU may have on information to include in the revisions to the aggregation plan. Compact staff are looking forward to the session as an opportunity to ensure the aggregation plan fully satisfies the DPU.
- As noted in the June 12 update, the Compact has maintained its position that the purpose of the proceeding should be limited to a review of the revisions to the Compact's aggregation plan. The Compact believes this stance is consistent with enabling legislation and two previous DPU rulings that denied attempts by the Attorney General's office to expand the scope of review of municipal aggregations. One of these rulings, in the Hampshire Council of Government's (HCOG) proceeding to establish a municipal aggregation, denied arguments made by the AG to expand the scope of the proceeding which were nearly identical to those the AG is making in the Compact's proceeding. The AG has appealed the DPU's decision in the HCOG proceeding.
- The Compact has received two sets of information requests from the AG's office. The Compact has not answered some questions that it believes are outside the scope of the proceeding. Again, this is consistent with the Compact's position that the AG is seeking authority over programmatic components of municipal aggregations which enabling legislation doesn't grant her. In response, the AG filed a motion to compel the Compact to provide this information, which is pending an order from the DPU.

- The Compact has offered three times to respond to all of the AG's questions outside the scope of the proceeding, most recently by letter dated July 11. The AG has declined to accept the Compact's offers.
- The Compact is currently working to provide all of the information requested by the AG's questions. Once this is complete, the Compact will post these responses, excluding competitively sensitive data, on its web site (note: competitively sensitive information will be provided to the AG, if requested outside of the Aggregation plan docket).
- In the coming weeks, the Compact expects to receive an additional motion to compel from the AG, for the AG's second set of information requests.

The complexity of this process and the position the Compact has taken with respect to requests from the Attorney General's office has, understandably, led to some confusion over the details. Please contact your representative to the Compact's board if it would be helpful for your representative and/or Compact staff to provide an in-person update and answer questions on the process. We'll continue to provide updates as the proceeding progresses.

Sincerely,

A handwritten signature in black ink, appearing to read 'Margaret T. Downey', with a long, sweeping horizontal line extending to the right.

Margaret T. Downey
Administrator

c: Fred Fenlon



TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544
All departments 508 240-5900 Fax 508 240-1291
www.eastham-ma.gov

July 25, 2014

Massasoit Hills Homeowners Association
Attn: Ron Shaw, President
P.O. Box 1292
North Eastham, MA 02651

RE: Private Road Maintenance

Dear Mr. Shaw:

I have received your letter of July 16, 2014.

The Board of Selectmen will, later this year, start to consider the criteria for qualifying for private road maintenance and snow plowing. Then, at the May 2015 Annual Town Meeting, an appropriation will be requested for work after July 2015.

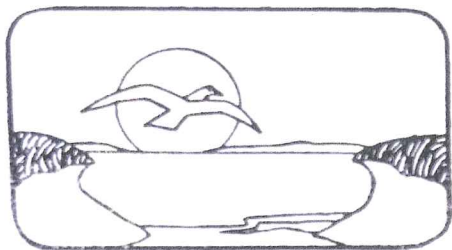
If the appropriation is approved at the May 2015 Annual Town Meeting, we would then be able to provide you with the information you have requested.

Please do not hesitate to call should you have any questions.

Respectively,

Sheila Vanderhoef
Town Administrator

cc: Neil Andres, DPW Superintendent
Eastham Board of Selectmen



Massasoit Hills Homeowners Association

P.O. Box 1292

North Eastham, MA 02651

www.mhha.info

Find us on Facebook Under Groups and Search for
Massasoit Hills Homeowners Association

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Vice-President

Bill Bristol

Clerk

Jody Vilardo

Treasurer

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Chris Thompson

Daniel Maloof

Per Bentsen

Dick Ostrander

Peter Olsta

July 16, 2014

Ms. Sheila Vanderhoef
Town Administrator
2500 State Highway
Eastham, Mass 02651

Dear Ms. Vanderhoef,

By way of introduction, my name is Ron Shaw and I am the current President of the Massasoit Hills Homeowners Association (MHHA) here in Eastham. MHHA was founded in 1983 and includes 142 homeowners in the area between Steele Road, South Sunken Meadow Road, and Massasoit Road (see attached map). This includes approximately 3.8 miles of private roads, the majority of which are sand. Roughly three quarters of a mile is macadam.

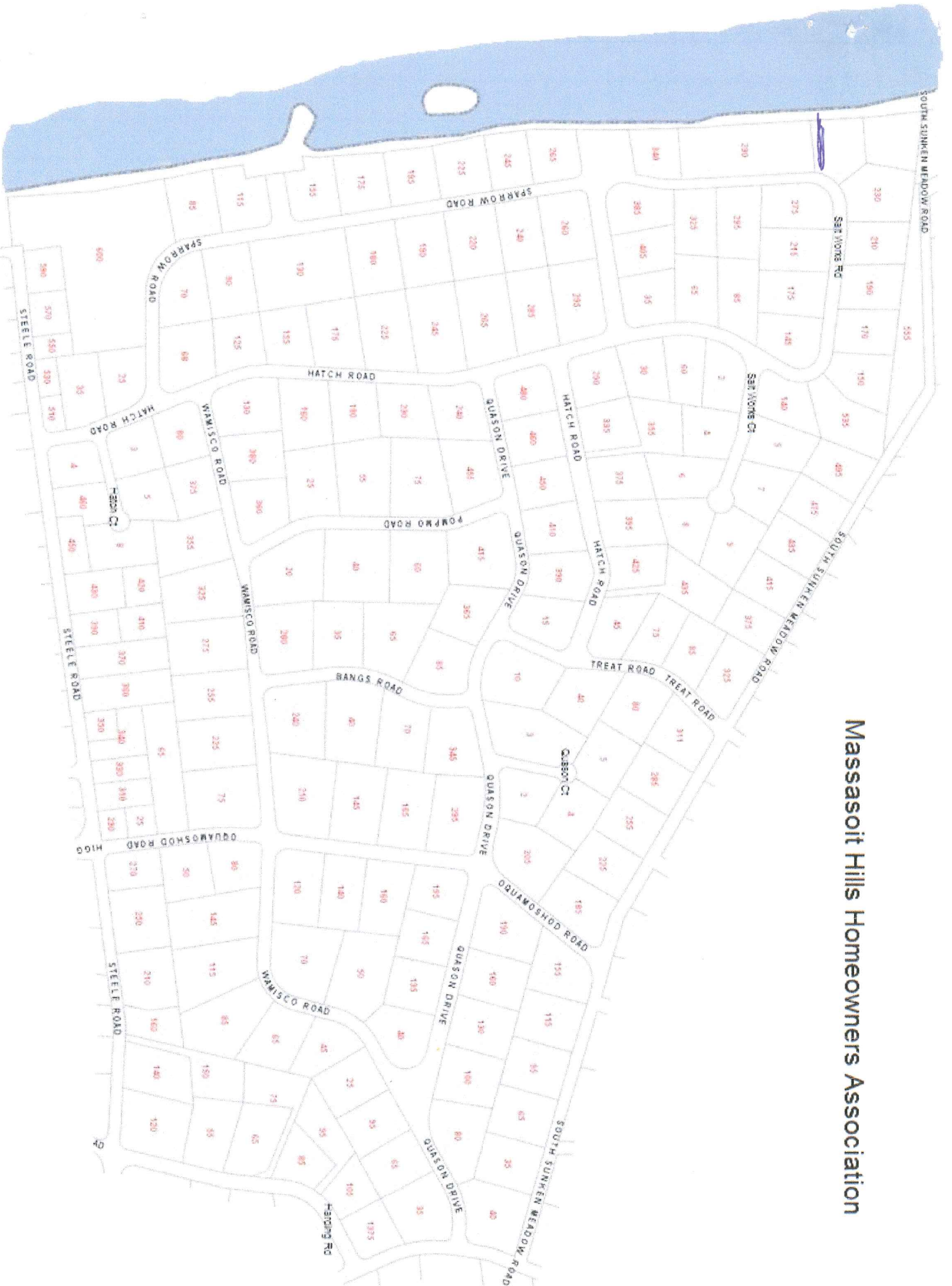
It is my understanding the town intends to provide snow plowing service on private roads in Eastham. MHHA wants to qualify for this valuable service and I am asking your office to guide us through the process so that our roads qualify.

If you wish to discuss this in person or by phone please call me at 508-692-7263. Thank you for your efforts.

Regards,

Ron Shaw

Massasoit Hills Homeowners Association



info

Open Space Committee
Town of Eastham
Minutes
June 18, 2014

Members Present: Bob Gurney (chair), Peter Wade, Bob Cook, Steve Gulrich
Staff Present: Dick Hilmer

Meeting called to order at 7:28 PM

1. Minutes of May 28, 2014 Meeting. RevMinutes were not available to review or approve.

2. Sandy Meadows

A. Committee Chair Bob Gurney reported that 12 people attended the Sandy Meadows Wildflower Walk held on Saturday June 7, 2014.

B. Dick Hilmer reported that he expects that the bid package for the Sandy Meadows Trail Improvement Project should be ready for release in the next 10 days. Mark Powers of the Recreation department will serve as Project Manager.

C. The committee also noted newspaper reports that boundary encroachments at Sandy Meadows have been removed

3. Open Space and Recreation Plan – Dick Hilmer reported that this report was officially submitted to the Massachusetts Department of Conservation and Recreation (DCR) and is currently under review.

4. Old Business

A. Steve Gulrich provided an update on the activities of the Forest Advisory Committee and pointed out that because this was his last meeting as a member of the Open Space committee, someone else from the Open Space Committee would need to take his place on the Forest Advisory Committee.

B. Committee members thanked Steve Gulrich for all his service to the Town of Eastham on the Open space Committee.

C. Dick Hilmer reported on the Wiley Park Entrance Project that was implemented by Town DPW. The plantings are in but are being watered until they are established. The entrance sign has been erected and the educational sign stills need to go in.

D. Dick Hilmer reported that the presentation to the Board of Selectmen on applying for state funds to help purchase "Turtle Cove" resulted in a vote of support from both the Board of Selectmen and the Conservation Commission. "Turtle Cove" is a parcel of land that provides an important nesting site for the MA Threatened Diamond-backed Terrapin, which lives in the salt marshes along Cape Cod Bay. The application was sent to the state requesting a matching grant to help purchase this land and place it into a conservation

restriction. Because CPA funds are already heavily committed, additional funds to match those from the state will need to be raised by private conservation groups.

E. The Committee decided to pass on its prior resolution regarding Memorial Benches in town-owned open space and natural areas to the board of selectmen. That resolution, passed at the open space committee meeting of April 23 2014 read "The open space committee proposes a recommendation that no additional memorial benches be placed within Town-owned open space natural areas." Bob Gurney will communicate this recommendation to the Board of Selectman via an e-mail to the Town Administrator.

F. There was further discussion of the proposal by Mr. Charles Harris for trail alterations on the Glacial Ponds Trail immediately north of Samoset Road. Open Space Committee members do not support the original proposal to install granite steps on the trail. A number of other ideas have been discussed, including whether any alterations are needed in the first place. The extent to which any other proposal may or may not be supported would depend on the details of the proposal. The committee understands that Mr. Harris may be speaking with the Conservation Commission and the DPW regarding his ideas. In the event that a specific proposal results from those meetings, the Open Space Committee will then provide its comments and recommendations as to whether it supports it or not.

5. New Business

A. Peter Wade (Open Space Committee representative to CPA Committee) provided further explanation as to how and why open space funds within the CPA Accounts are heavily committed at present.

B. The Committee discussed the idea of inspecting the newly acquired Open Space property at the west end of Dyer Prince Road to look at options for increasing parking capacity there in a way that has the least impact on the property's natural values. Based on the discussion, the committee agreed to hold its next meeting at this site.

Next meeting: July 23, 2014 at west end of Dyer Prince Road
Meeting adjourned 8:35 PM

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Robert P. Cook". The signature is fluid and cursive, with the first name "Robert" being the most prominent part.

Robert P. Cook