

# AGENDA

Monday

December 21, 2015

**TOWN OF EASTHAM  
AGENDA  
BOARD OF SELECTMEN  
Monday, December 21, 2015  
5:00 p.m.**

**Location:**      Earle Mountain Room

**I. PUBLIC/SELECTMEN INFORMATION**

**II. PUBLIC HEARING/LICENSING**

**5:00 p.m. Public Hearing** to hear a petition for new Annual All Alcohol Common Victualler Restaurant Liquor License for Sandpiper Sports Pub (Vote Required)

**5:05 pm Public Hearing** to hear request for transfer of an Annual Wine and Malt Beverage Retail Package Goods Store Liquor License from Lower Cape Liquors, Inc dba Tedeschis to 7-Eleven of MA (Vote Required)

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

**III. APPOINTMENTS**

**5:10p.m. Library** Construction Update- Dan Pallotta, P3, to present an update on the progress of the construction of the new Library. (No votes anticipated)

**5:40 p.m.** Water Project Update- Ryan Trahan and Mark White, Environmental Partners with David Ankener, DEP SRF Project Administrator, to present update on water system construction. (No votes anticipated)

**IV. LICENSING:**

- A. *2016 Annual Renewal of Common Victualer Licenses* for the following businesses: Box Lunch, Chocolate Café, Council on Aging, Elementary School, Eastham Shell, Eastham Superette, Fat Mike's Pizza, Fort Hill B & B, Hole in One/Fairway, Hole in One, Karoo, Local Break, Nauset Market, Nauset Regional High School, Orleans Eastham Elks Lodge #2572, Royal Thai Cuisine, Sam's Deli, Sheraton Four Points, Tedeschi Food Shop, Town Center Package, Village Green General Store, Wellfleet Harbor Seafood, Willy's World Wellness and Conference Center. (requires vote and signature)
- B. *2016 Annual Renewal of Entertainment Licenses* for the following businesses: Four Points by Sheraton, Hole in One, Karoo, Orleans Eastham Elks Lodge #2572, Willy's World Conference Center
- C. *2016 Annual Renewal Coin-Op Licenses* for Orleans Eastham Elks Lodge #2572, Sheraton Four Points
- D. *2016 Annual Renewal Billiards Licenses* for Orleans Eastham Elks #2572 and Willy's World Conference Center
- E. *2016 Annual Renewal Auto Licenses* for Advanced Equipment, Connors Car Care. Eastham Auto Sales, and On the Run Auto, Inc.
- F. *2016 Annual Renewal Liquor* for Orleans Eastham Lodge of Elks, South Bay Hotels, LLC, Hole in One, Town Center Package Store, Wilcox Family Market, Nauset Market, Lower Cape Liquors, Fat Mike's, Willy's World Wellness and Conference Center, Eastham Shell, Local Break, and Karoo, Inc.  
(All Licenses Require Votes and Signature)

## **V. ADMINISTRATIVE MATTERS**

### **A. Action/Discussion**

1. Vote to Layout Hay Road from Governor Prence to Bridge Road as a public way and refer the matter to the Planning Board for their review (this requires a formal vote now that the layout plan has been completed.) The Board already voted on 11/02/15 to begin the process of making the road a public way, and the formal layout plan has been received by the town. This vote and referral to the planning board is the next step in the process.
2. Committee Appointment, (Requires vote):
  - A. Fred Fenlon- reappointment to Cape Light Compact for a term to commence on December 21, 2015 and expire June 30, 2017.
  - B. Joseph Manas-appointment as Alternate Member to the Planning Board first term to commence December 21, 2015 and expire on June 30, 2018. (He is filling unexpired term.)
3. Vote to Use a portion of Program Income from CDBG Grant to fund infrastructure improvements to the Purcell Property, up to \$150,000, pending approval of the Board on the specific plan of improvements with timeline. (Vote Required)

## **VII. TOWN ADMINISTRATOR'S REPORT**

- FEMA Fire Vehicle Grant ( \$228,289 with \$11,414 match from TOE)
- Finance Committee Charge- Draft

## **VI. OTHER BUSINESS**

### **Upcoming Meetings**

January 4, 2016	5:00p.m.	Earle Mountain Room	Regular Meeting
January 6, 2016	3:00 p.m.	Timothy Smith Room	Work Session

*The listing of matters includes those reasonable anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.*

*This meeting will be video recorded and broadcast over Local Access Channel 18 and through the Town website at [www.eastham-ma.gov](http://www.eastham-ma.gov).*

# PUBLIC HEARINGS



II. 5:00 pm

Town of Eastham  
Board of Selectmen

The Board of Selectmen will hold a public hearing at the Town Hall, 2500 State Highway, Eastham, MA on Monday, December 21, 2015 at 5:00 pm to hear a petition for a new Annual All Alcoholic Common Victualer Restaurant Liquor License by Robin Wignot, Manager of Sandpiper Sports Pub, Inc. dba Sandpiper Sports Pub located at 4940 State Highway, Map 5, Parcel 121A.



## TOWN OF EASTHAM

2500 Stare Highway, Eastham, MA 02642-2544  
All departments 508-240-5900 • Fax 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

TO: Board of Selectmen  
FROM: Jacqui Beebe  
RE: New Application All Alcohol License, Sandpiper Sports Pub, Inc  
DATE: December 16, 2015

The Board of Selectmen is the town's licensing authority. There is a new application for All Alcohol & Common Victualler's licenses on the agenda for the December 21, 2016 Board of Selectmen meeting- The Sandpiper Sport's Pub (formerly Jimmy Dees and Parker's Shipwreck)

The process (licensing procedure) is as follows:

1. Application is filed with fee and public hearing scheduled;
2. Local inspections and licenses are obtained.( Eastham is allowed by the State to issue 14 licenses and we currently have 12);
3. The public Hearing is held and the local licensing authority approves/denies application;
4. If approved, it is forwarded to the ABCC within three days;
5. If denied, the applicant can appeal directly to the ABCC;
6. The ABCC assigns an investigator to investigate the proposed property and applicant, as well as the sources of financing;
7. The application is forwarded to the Department of Revenue and the Division of Unemployment Assistance to determine whether any tax obligations are owed to the State;
8. The license is approved or denied. If approved, the Local Licensing Authority will receive notice within 7 days.

We are currently at step three. The town/Board does not have any policies or procedures to guide licensing, other than the State guidelines as listed above. The State Statute that guides theses licenses is MGL Chapter 138, Section 12. It states,

*"before issuing a license to any applicant, the local licensing authority shall cause an examination of the premises of the applicant to determine that such premises comply in all respects with the appropriate definition of section one and that the applicant is not less than 21 years of age and a person of good character in the city or town in which he seeks a license hereunder. No license shall be issued to any applicant who has been convicted of a federal or state narcotics drug law."*

I called the ABCC and asked if other convictions would prohibit an application and they said not automatically, that they would go through their normal process. At this point, staff is recommending that Ms. Wignot be granted local permission and proceed to the next step of a more extensive investigation by the ABCC.



## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544  
All departments 508-240-5900 • Fax 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

# Memorandum

TO: Board of Selectmen

FROM: Planning Department

DATE: December 14, 2015 rev. December 18, 2015

RE: Sandpipers Sports Pub, Inc. - New Annual All Alcohol Restaurant Liquor License

Please find enclosed a request for a new annual all alcohol restaurant liquor license from Sandpipers Sports Pub, Inc. (Robin Wignot, Manager). Sandpipers Sports Pub proposes to fill the spot vacated by Parker's Shipwreck Tavern located at 4940 State Highway, Map 5, Parcel 121A.

Please note:

- Completed application has been submitted
- Application fees have been received
- A public hearing has been advertised in the Cape Codder 11/27/15 issue
- Abutters have been notified via certified mail of the hearing
- A current Massachusetts CORI report check on the proposed manager Robin Wignot has been provided by the state with no convictions reported.

The Building Inspector, Fire Chief, Police Chief and Health Agent have been notified regarding this application. Comments from the Police Chief and Health Agent are enclosed. The applicant is currently in the process of obtaining her Food Establishment and Common Victualler licenses. Health, Building and Fire Department inspections will be required prior to opening.

Should you approve this request, please sign the Form 43 where indicated. Thank you.

enc. ABCC license application  
ABCC Form 43  
Letter from Jane Crowley, Health Agent  
Memo from Edward Kulhawik, Chief of Police

II. 5:05 pm

Town of Eastham  
Board of Selectmen

The Board of Selectmen will hold a public hearing at the Town Hall, 2500 State Highway, Eastham, MA on Monday, December 21, 2015 at 5:05 pm on a request for transfer of an Annual Wine and Malt Beverages Retail Package Goods Store Liquor License from Lower Cape Liquors, Inc. dba Tedeschi's to 7-Eleven of Massachusetts, Inc., dba 7-Eleven located at 2360 State Highway, Map 15, Parcel 88.



## TOWN OF EASTHAM

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

# Memorandum

TO: Board of Selectmen

FROM: Planning Department

DATE: December 14, 2015

RE: 7-Eleven – Transfer of Annual Wine and Malt Package Store Liquor License

Please find enclosed a request to transfer the annual wine and malt package store liquor license from Lower Cape Liquors, Inc. dba Tedeschi's to 7-Eleven of Massachusetts, Inc., dba 7-Eleven for the store located at 2360 State Highway, Map 15, Parcel 88.

Please note:

- Completed application has been submitted
- Application fee has been received
- A public hearing has been advertised in the Cape Codder 12/4/15 issue
- Current CORI report checks on the manager of record and all corporate officers and directors have been provided by the state with no convictions reported.

The Building Inspector, Fire Chief, Police Chief and Health Agent have been notified regarding this application. Comments from the Police Chief and Health Agent are enclosed. All other licenses associated with this store have already been transferred to 7-Eleven and are enclosed along with the 2016 renewal licenses to be signed.

Should you approve this request, please sign the Form 43 where indicated. Thank you.

enc. ABCC license application  
ABCC Form 43  
Letter from Jane Crowley, Health Agent  
Memo from Edward Kulhawik, Chief of Police  
Copy of legal advertisement



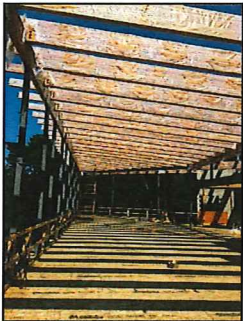

III. 5:10 pm

12/17/2015

Eastham Public Library

Renovation/Construction Project

Board of Selectmen  
Town of Eastham



Library  
Project  
Report

P<sup>3</sup>

December 2015

PROJECT PLANNING PROFESSIONALS P-THREEINC.COM

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Eastham Public Library

Renovation/Construction Project



BUDGET FOR LIBRARY PROJECT

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Item	Quantity	Unit	Price	Total
1.0000	1.00	sq ft	1.00	1.00
2.0000	2.00	sq ft	2.00	2.00
3.0000	3.00	sq ft	3.00	3.00
4.0000	4.00	sq ft	4.00	4.00
5.0000	5.00	sq ft	5.00	5.00
6.0000	6.00	sq ft	6.00	6.00
7.0000	7.00	sq ft	7.00	7.00
8.0000	8.00	sq ft	8.00	8.00
9.0000	9.00	sq ft	9.00	9.00
10.0000	10.00	sq ft	10.00	10.00
11.0000	11.00	sq ft	11.00	11.00
12.0000	12.00	sq ft	12.00	12.00
13.0000	13.00	sq ft	13.00	13.00
14.0000	14.00	sq ft	14.00	14.00
15.0000	15.00	sq ft	15.00	15.00
16.0000	16.00	sq ft	16.00	16.00
17.0000	17.00	sq ft	17.00	17.00
18.0000	18.00	sq ft	18.00	18.00
19.0000	19.00	sq ft	19.00	19.00
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67.0000	67.00	sq ft	67.00	67.00
68.0000	68.00	sq ft	68.00	68.00
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74.0000	74.00	sq ft	74.00	74.00
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76.0000	76.00	sq ft	76.00	76.00
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85.0000	85.00	sq ft	85.00	85.00
86.0000	86.00	sq ft	86.00	86.00
87.0000	87.00	sq ft	87.00	87.00
88.0000	88.00	sq ft	88.00	88.00
89.0000	89.00	sq ft	89.00	89.00
90.0000	90.00	sq ft	90.00	90.00
91.0000	91.00	sq ft	91.00	91.00
92.0000	92.00	sq ft	92.00	92.00
93.0000	93.00	sq ft	93.00	93.00
94.0000	94.00	sq ft	94.00	94.00
95.0000	95.00	sq ft	95.00	95.00
96.0000	96.00	sq ft	96.00	96.00
97.0000	97.00	sq ft	97.00	97.00
98.0000	98.00	sq ft	98.00	98.00
99.0000	99.00	sq ft	99.00	99.00
100.0000	100.00	sq ft	100.00	100.00

Construction Bid  
\$ 6,710,000.00

Changes to Date  
\$ 47,121.00

Percent Change  
00.7 %

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Eastham Public Library

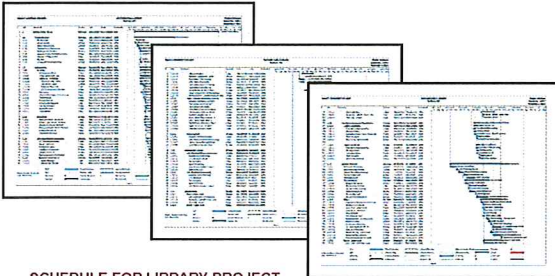
Renovation/Construction Project



SCHEDULE FOR LIBRARY PROJECT

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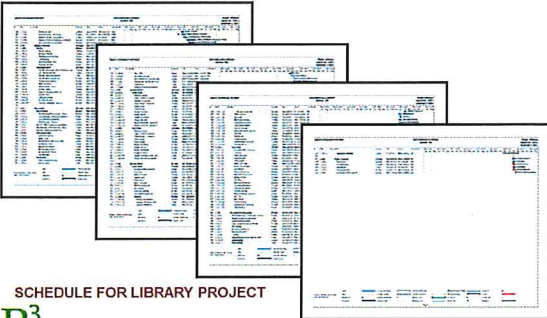
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**Eastham Public Library**  
Renovation/Construction Project



**SCHEDULE FOR LIBRARY PROJECT**

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**Eastham Public Library**  
Renovation/Construction Project

**3 WEEK  
LOOKAHEAD  
FOR LIBRARY  
PROJECT**



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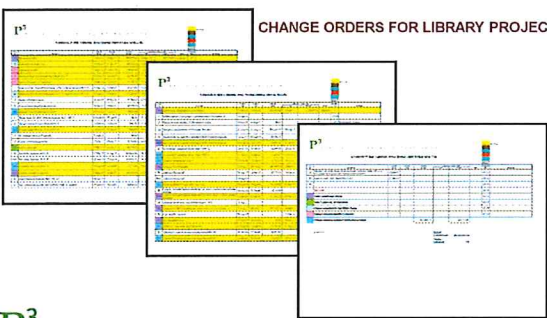
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**Eastham Public Library**  
Renovation/Construction Project

**CHANGE ORDERS FOR LIBRARY PROJECT**



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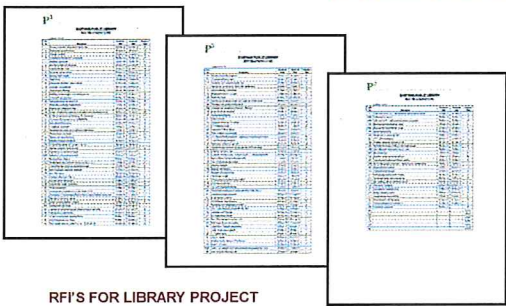
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**Eastham Public Library**  
Renovation/Construction Project



RFI'S FOR LIBRARY PROJECT

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**Eastham Public Library**  
Renovation/Construction Project



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Renovation/Construction Project



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**Eastham Public Library**  
Renovation/Construction Project



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**Eastham Public Library**  
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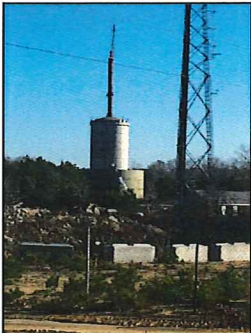

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**Eastham Public Library**  
Renovation/Construction Project



**Water, Occupancy,  
And Plan "B"**

**Fact Vs. Fiction**

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Eastham Public Library  
Renovation/Construction Project



Questions?

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III. 5:40 pm

Eastham Water System  
Board of Selectmen Meeting  
December 21, 2015

**Environmental Partners** GROUP  
A partnership for engineering solutions.  
www.envparkers.com



Great Progress this Year

- Construction Activities
  - Storage Tank (Contract 1)
  - Well Fields (Contract 2)
  - Landfill Area (Contracts 3 & 4)
  - Route 6 (Contracts 5 & 6)
  - Contract 7 Bid Schedule
- BOS Planning
  - Rules & Regulations
  - Meter Procurement

A partnership for engineering solutions.



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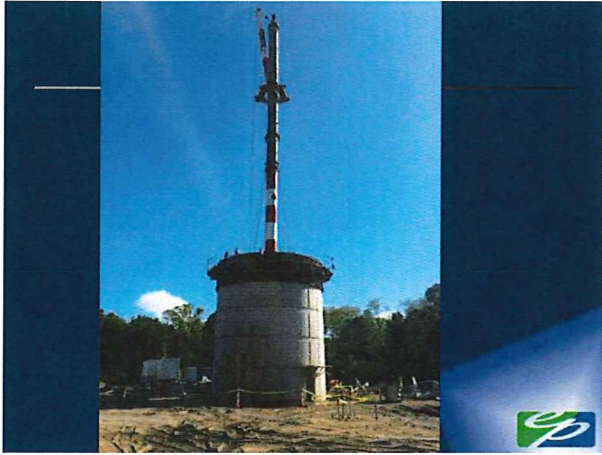
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## NRHS Well Field

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## District G Well Field

- DCR
  - Construction Permit received
  - DCAM easement process will take months
- Eversource easements
  - "Circling Logan Airport"
- NHESP compliance done



The aerial map shows the location of the District G Well Field, marked with a blue circle. It includes a scale bar (0 to 20 feet) and a north arrow. Text on the map indicates 'Figure 1.2 proposed well location' and 'District G, NH'. The map also shows surrounding roads and terrain.

*A partnership for engineering solutions*




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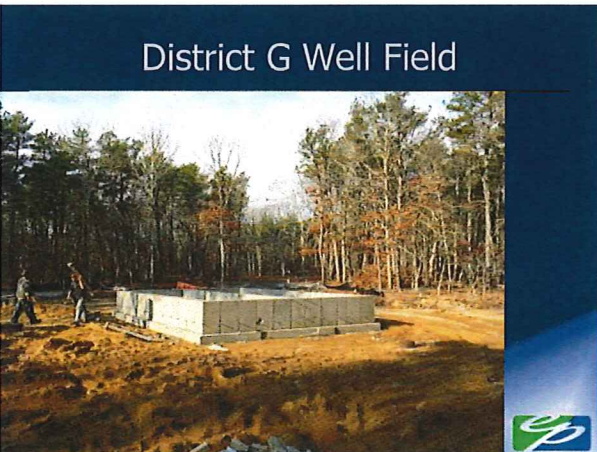
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## District G Well Field

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## Landfill Area Water Mains Contract 3

- Water mains – done
- Spring 2016:  
Cleanup, punch list
- Fall 2016:  
Water services



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## Contract 3 Statistics About 50% complete

- Value: \$3.99M
- Completed: \$2.86M
- Water Mains
  - Completed
- Hydrants: 76
- Valves: 230
- Pavement: 2,600 Tons

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## Landfill Area Water Mains Contract 4

### Areas Completed

- Alston Avenue Area
- Glacier Hills Road
- Candlewood Drive
- Cestaro Way, Fairview,  
Deerfield
- Thoreau, Vesper, Elder



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## Contract 4 Statistics

About 20% complete

- Value: \$4.32M
- Completed: \$1.34M
- Water Mains
  - About 4 miles installed (20,600')
  - About 5 miles remaining (27,000')
- Hydrants: 37
- Valves: 74
- Pavement: 775 Tons



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## Contract 4: Winter/Spring Activity

- Upcoming water mains:
  - Fox Run Road
  - Holmes Road
  - Knowles Street
  - Chipman Street
- Work will continue
  - Weather pending
  - Availability of pavement
  - Concentrate on dirt and gravel roads



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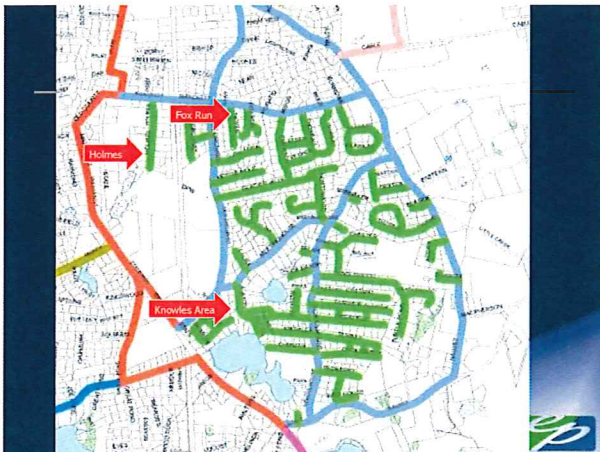
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## Route 6 Contract 5 – Fall Summary

- Worked Oct 5<sup>th</sup> – Dec. 11<sup>th</sup>
- 3 Work Zones: Wellfleet line to Brackett Rd.
- Water services (to curb box) installed
- Maybe continue on Town roads this winter




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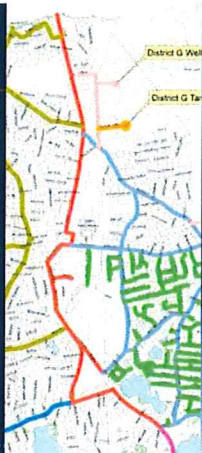
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## Contract 5 Statistics About 30% complete

- Value: \$4.47M
- Completed: \$1.49M
- Water Mains
  - 9,100' installed
  - 15,000' remaining
- Hydrants: 19
- Valves: 75
- Pavement: 1,400 Tons




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## Route 6 Contract 6 – Fall Summary

- Worked Oct 19<sup>th</sup> to Dec 18<sup>th</sup>
- 4 Work Zones: Nauset Rd (south) to South Eastham St
- Now on Samoset Road (to library) and Depot Road
- 3-4 crews consistently working all Fall




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### Contract 6 Statistics

About 20% complete

- Value: \$4.77M
- Completed: \$0.87M
- Water Mains
  - 7,200' installed
  - 17,200' remaining
- Hydrants: 8
- Valves: 51
- Pavement: 525 Tons



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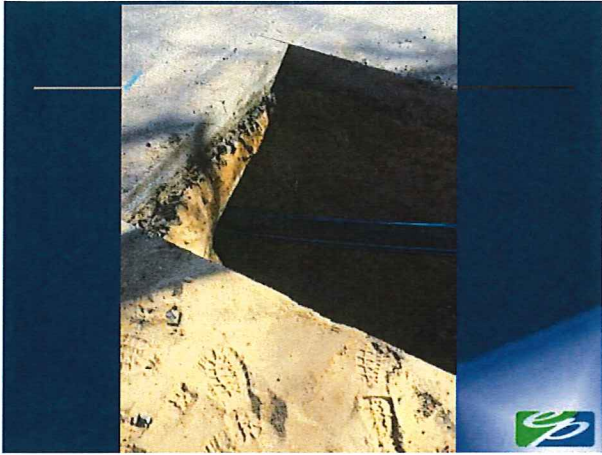
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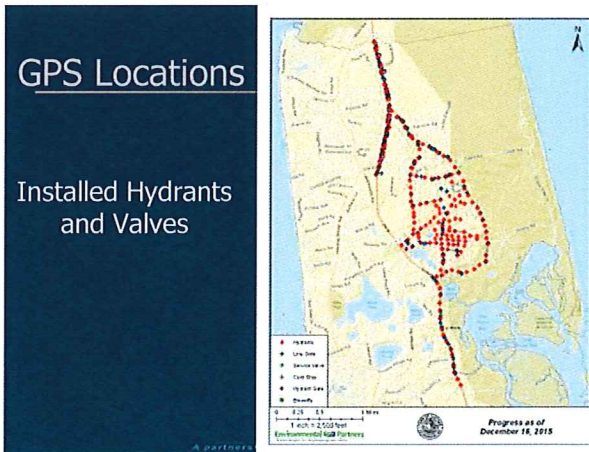
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## Contract 7: Northwest System

- Documents available Dec 16<sup>th</sup>
- Pre-Bid Meeting - Jan 7<sup>th</sup>
- Bid Opening - Jan 20<sup>th</sup>
- March/April construction start



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## Contract 8: Southwest System

- Design: 95% complete
- Bidding
  - Advertise mid-Jan 2016
  - Receive bids mid-Feb 2016



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## Water System Rules & Regulations

- BOS Work Sessions: Nov 4<sup>th</sup> and Nov 18<sup>th</sup>
- Topics
  - Service connection policies
  - Metering requirements
  - Water system rates
- To be finalized during Jan./early Feb.



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## Meter Procurement

- Request for Proposal
  - Draft RFP has been prepared
  - Selection criteria reviewed at BOS work sessions
- Solicitation Schedule
 

Issue RFP	mid-Jan 2016
Receive Proposals	mid-Feb. 2016
Vendor Selection	March 2016



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## Phase 2 Activities

- Permitting activities:
  - DEP Water Mgmt Act, MEPA, Cape Cod Commission
  - Winter 2015 – Summer 2016
- Construction – 8 year time frame
  - Developing plans for sequence of work
  - Evaluating strategies for accelerating construction
  - To be discussed at next BOS Work Session



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## Phase 2 Construction Strategy

- Water mains installed throughout town during each construction season
- Simultaneous but separate Contracts in north, central and south areas of Town each year



A partnership

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## Public Outreach & Information

- Eastham web page  
<http://easthamwaterproject.weebly.com>
- Eastham Water Projects Email Address:  
[easthamwater@envpartners.com](mailto:easthamwater@envpartners.com)
- Eastham Water Project Phone Number  
**617-657-0279**



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## DISCUSSION



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## TOWN OF EASTHAM

2500 State Highway, Eastham, MA 02642-2544  
All departments 508-240-5900 • Fax 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

IV. A-E

# Memorandum

TO: Board of Selectmen  
FROM: Planning Department  
DATE: December 14, 2015  
RE: 2016 Annual BOS License Renewals: Non-Liquor

Please find enclosed licenses due for annual renewal. All applicable inspections are scheduled to be completed prior to January 1, 2016. Taxes for all businesses are current per the Treasurer's office. Review of the renewals by the Fire and Police Chiefs found no incidents preventing renewal of any licenses.

Please note:

- Local Break is not renewing their entertainment license.

Should you approve these licenses, please sign them where indicated. Thank you.

enc. Eastham PD memo regarding renewals  
List of business due for license renewals  
Licenses (36 individual cards) to be signed

#### Common Vic

Box Lunch
Chocolate Café
Eastham Council on Aging
Eastham Elementary School
Eastham Shell
Eastham Superette (Wilcox Family Market)
Fat Mike's Pizza
Fort Hill B&B
Hole-In-One (Fairway)
Hole-In-One
Karoo
Local Break
Nauset Market
Nauset Regional High School
Orleans Eastham Elks Lodge #2572
Royal Thai Cuisine
Sam's Deli
Sheraton Four Points (Bellamy's Restaurant)
Tedeschi Food Shops #37381
Town Center Package
Village Green General Store
Wellfleet Harbor Seafood Co. Inc
Willy's World Wellness Conference Center

#### Entertainment

Four Points by Sheraton
Hole-In-One
Karoo
Orleans Eastham Elks Lodge #2572
Willy's World Wellness Conference Center

#### Coin-Op

Orleans Eastham Elks Lodge #2572
Sheraton Four Points (Bellamy's)

#### Billiards

Orleans Eastham Elks Lodge #2572
Willy's World Wellness Conference Center

#### Auto

Advanced Equipment
Connors Car Care, Inc.
Eastham Auto Sales
On the Run Auto, Inc.



## TOWN OF EASTHAM

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

IV. F

# Memorandum

TO: Board of Selectmen  
FROM: Planning Department  
DATE: December 14, 2015  
RE: 2016 Annual BOS License Renewals: Liquor

Please find enclosed licenses due for annual renewal. All applicable inspections are scheduled to be completed prior to January 1, 2016. Taxes for all businesses are current per the Treasurer's office. Review of the renewals by the Fire and Police Chiefs found no incidents preventing renewal of any licenses.

Please note:

- The DBA on the state renewal form for Sheraton Four Points is listed incorrectly as the Ocean Park Inn. I have corrected it to Four Points Eastham to match our records. The change does not require a Form 43 per the ABCC renewal application guidelines.
- Licensees who are in the process of transferring their license (ie Tedeschi's) are still required to file a renewal application per the ABCC renewal application guidelines.
- The ABCC renewal certification 2016 form and seasonal population estimate form enclosed must be signed by the Board. The seasonal population figure will remain the same as last year at an estimated 30,000 residents.

Should you approve these licenses, please sign the state renewal forms and town licenses where indicated. Thank you.

enc. List of business due for license renewals  
ABCC license renewal applications (12 individual) to be signed  
Licenses (12) to be signed  
2016 Retail liquor license renewal application guidelines  
ABCC Renewal Certification 2016  
ABCC Seasonal population estimate form

Liquor

License #	Name on License	DBA	Type	Category
36400005	Orleans-Eastham Lodge of Elks #2572	Elks (indoor area)	Club	All alcohol
36400007	South Bay Hotels, LLC	Sheraton	Innholder	All alcohol
36400012	Hole-in-One, Inc.	Fairway Pizzeria	Restaurant	All alcohol
36400015	Town Center Package Store, Inc.	Town Center Package Store	Package Store	All alcohol
36400016	Wilcox Family Market, Inc.	Eastham Superette	Package Store	All alcohol
36400018	Charles F. Dolan	Nauset Market	Package Store	Wine and Malt Regular
36400021	Lower Cape Liquors, Inc.	Tedeschi's	Package Store	Wine and Malt Regular
36400025	Fat Mike's, Inc.	Red Barn	Restaurant	Wine and Malt Regular
36400030	Willy's World Wellness & Conference Center	Willy's Gym & Fitness Center	Restaurant	All alcohol
36400038	Bogumila B. Duda	Eastham Shell	Package Store	Wine and Malt Regular
36400041	Chases Dad Inc.	Local Break	Restaurant	All alcohol
36400042	Karoo, Inc.	Karoo	Restaurant	All alcohol



## TOWN OF EASTHAM

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All departments 508-240-5900 • Fax 508-240-1291  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

V. A. I.

TO: Board of Selectmen  
FROM: Jacqui Beebe  
RE: Hay Road  
DATE: December 16, 2015

Attached is a timeline that I have completed for the legal process to take Hay Road as a Town Way. Elizabeth Lane of K & P has reviewed the document. We have received the official surveyed plan of the "layout" of Hay Road and the good news is that the road that exists is, in all but one spot, in the layout, so we will have to make very few changes to the actual travel way/existing road. There are a few spots (at least 2) that will have to be widened to 14', other than that, most of the road is wide enough and just needs some repair. All the utilities are also along the line, but not within the layout, which is positive.

**At this meeting, the Board must vote to accept the layout, affirm the vote to acquire the road as a town way, and refer the matter to the planning board for review.**

Last week, several residents of the road (that had not signed the license) asked to meet with me, as they were upset by the vote of the Board on 11/2/15. They are now saying that they:

- Never received my letters and were unaware that we needed them to sign a license;
- Are all willing to work with the town to grant the license for 12-14' widening, repair of potholes, and snowplowing.

I spoke to Elizabeth Lane regarding this, and asked if we could enter into long term (3 year) licenses with resident abutters, and she said no. She explained that the legal process of taking the way is the only way for the town to have the rights to improve and plow; any other agreement would be only of short-term value and could be rescinded by **any** of the parties. *She strongly recommended that the Board continue the legal process to take the road as a town way.*

She did not see any downside to, simultaneously, trying to negotiate licenses for this year. The licenses were already prepared by town counsel this summer. If you direct me to once again move forward with attempting to get the licenses, I would meet with them as a group and give them another opportunity to agree to the terms we laid out previously. That could conceivably accomplish two things:

- Help the neighborhood by providing some snow relief and access for this winter; and
- Give us a trial run to show the neighborhood that we respect the road and do not want to pave it and make a highway.

Please advise and let me know how you would like to proceed.



## Process of Taking Hay Road As a Town Way (Eminent Domain)

STEP	TASK	TIMELINE	Completed
<b>1. LAYOUT</b>	Board of Selectmen initiate plan to layout road as a public way	11/2/2015	11/2/2015
	A layout plan showing metes and bounds is prepared	12/4/2015	12/7/2015
	Title research is done to ascertain who owns the fee in the way if drainage, slope or utility easements are needed	on-going to K&P	
<b>2. REFER TO THE PLANNING BOARD</b> with Engineered plan	The Board of Selectmen must vote to lay out the way as a public way based on plan and refer the petition with the layout plan to the planning board	<b>12/21/2015</b>	
	The planning board has 45 days to make a non-binding report to the BOS		
	If 45 days passes, without report, the BOS moves to next step	2/4/2015	
<b>3. PUBLIC HEARING</b> with notice to abutters	The abutters and any landowners that the town will need to acquire land from must receive notice 7 days prior to the public hearing	<b>1/21/2016</b>	
	Board of Selectmen vote at a public hearing to layout way AND place the matter on a warrant for Town Meeting (warrant closes 2/11/16)	<b>2/1/2016</b>	
<b>4. PLACE ON WARRANT</b>			
	A copy of the layout plan is filed with the town clerk at least 7 days prior to the Town Meeting	<b>4/20/2016</b>	
<b>5. COPY OF LAYOUT FILED WITH CLERK</b>			
	Town Meeting Votes to accept the way as a public way (by 2/3 vote)	<b>5/2/2016</b>	
<b>6. TOWN MEETING VOTE</b>	Article must state to vote to authorize the town to acquire by gift, purchase, or <b>eminent domain</b>		
	If funds required, also 2/3 vote		
<b>7. CLERK RECORDS</b>			
	Clerk must record layout description in the town book within 10 days of the acceptance vote	<b>5/13/2016</b>	
<b>8. BOS ADOPT ORDER OF TAKING</b>	The BOS must acquire land rights by eminent domain, by adopting an order of taking		
<b>9. RECORD AT REGISTRY</b>	Order of taking must be recorded at the registry of deeds ( within 120 Days) and process is complete	9/10/2016	

REFERENCES:  
LAND COURT PLAN #35581  
LAND COURT PLAN #31478  
LAND COURT PLAN #27619  
LAND COURT PLAN #24835  
  
PLAN BOOK 355, PAGE 50  
PLAN BOOK 217, PAGE 117  
PLAN BOOK 191, PAGE 21

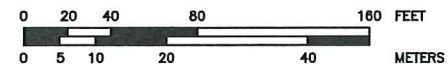
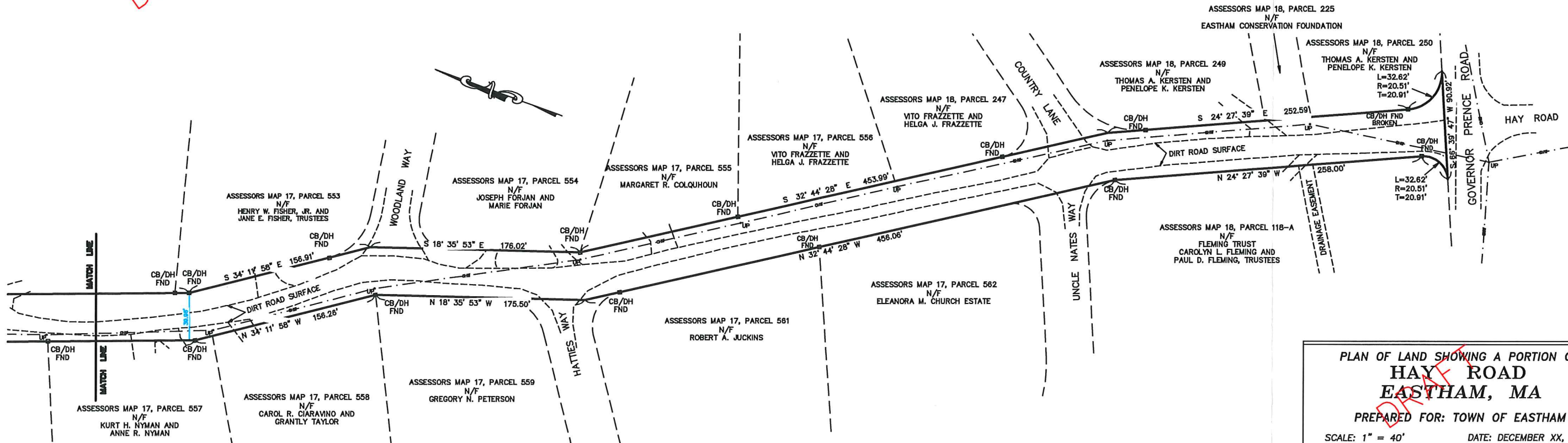
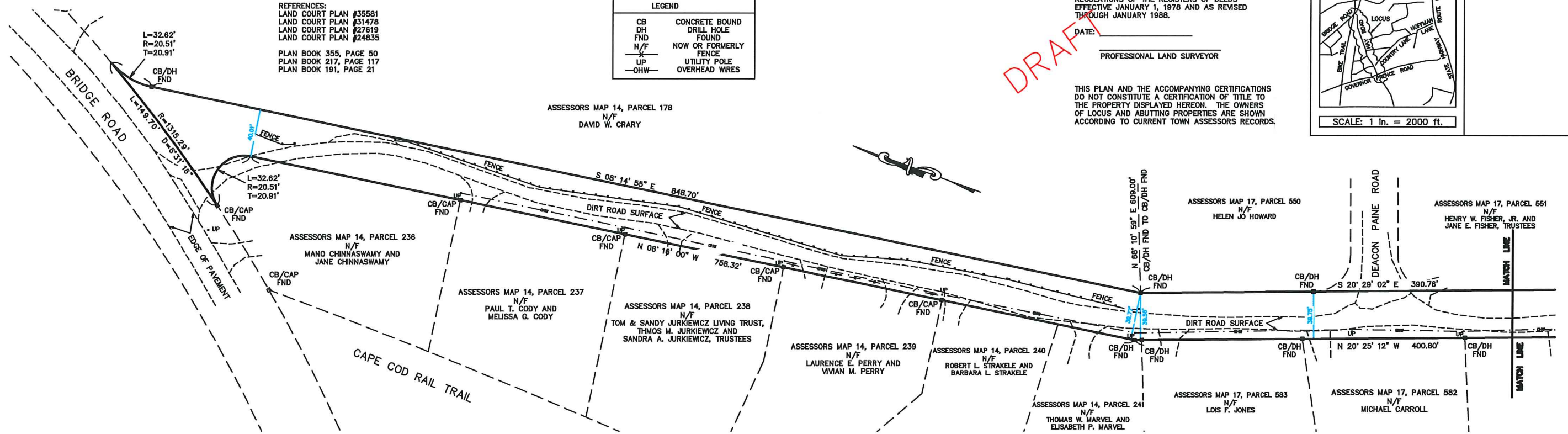
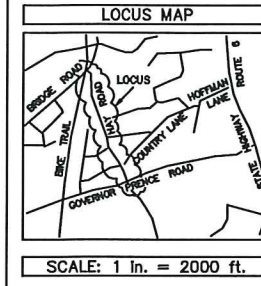
LEGEND	
CB	CONCRETE BOUND
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY
-X-	FENCE
UP	UTILITY POLE
-OHW-	OVERHEAD WIRES

I CERTIFY THAT THIS PLAN WAS PREPARED  
IN CONFORMANCE WITH THE RULES AND  
REGULATIONS OF THE REGISTERS OF DEEDS  
EFFECTIVE JANUARY 1, 1978 AND AS REVISED  
THROUGH JANUARY 1988.

DATE: \_\_\_\_\_

PROFESSIONAL LAND SURVEYOR

THIS PLAN AND THE ACCOMPANYING CERTIFICATIONS  
DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO  
THE PROPERTY DISPLAYED HEREON. THE OWNERS  
OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN  
ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.



PLAN OF LAND SHOWING A PORTION OF  
**HAY ROAD**  
**EASTHAM, MA**  
  
PREPARED FOR: TOWN OF EASTHAM  
  
SCALE: 1" = 40' DATE: DECEMBER XX, 2015  
SCHOFIELD BROTHERS OF CAPE COD  
PROFESSIONAL ENGINEERS & PROFESSIONAL LAND SURVEYORS  
P.O. BOX 101, 161 CRANBERRY HIGHWAY, ORLEANS, MA 02653  
TEL. NO. 508-255-2098 FAX NO. 508-240-1215



**December 21, 2015**

To: Board of Selectmen

From: Sheila Vanderhoef, Town Administrator

**Re: Committee Appointments**

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The following is the information needed to make one committee appointment.

**Joseph Manas**

The interview committee recommends the appointment of Joseph Manas as an alternate member to the Planning Board.

If the Board appoints him, his first term would commence December 21, 2015 and expire June 30, 2018. He is to replace Art Autorino, who became a regular member on 2/9/15, and whose term was to have ended June 30, 2015.

The following is the information needed to make one committee re-appointment.

**Fred Fenlon**

Fred Fenlon's term as Eastham representative to the Cape Light Compact expired effective June 30, 2014. He is requesting to be reappointed, with a term commencing on December 21, 2015 and expiring June 30, 2017.

## Finance Committee Charge

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"The primary focus of the Finance Committee is to give its recommendation and comment on articles on the town meeting warrant, as required by the town charter. As part of this process, the committee will review the annual budget and then advise the Board of Selectmen.

A secondary role of the Finance Committee is oversight of significant capital projects with a representative on each Capital Projects Committee as required by the town charter.

In addition, the Finance Committee will provide analysis and advice on all finance, accounting and related operational matters referred by the Board of Selectmen or Town Administrator, or as identified by the committee as requiring the attention of town officials. Finance, accounting, and related operational matters will include but not be limited to:

- Sources of new or expanded revenue (including advice on setting fees for services)
- Opportunities to reduce cost or increase operational efficiency
- Opportunities to increase taxpayer value from existing assets (use of Town owned land, facilities etc.)
- Capital planning
- Independent audit process
- Pension and related liabilities and funding

### Article 61.

**Section II.** The Moderator, the Board of Selectmen, and the Finance Committee, each in their individual and official capacity shall, within thirty days of the Annual Town Meeting, appoint one member to the Finance Committee, from the citizens of the town, for the term of three years, and it shall be the duty of the Moderator to see that such appointments are made, and to notify the Town Clerk of the names of the persons so appointed each year.

No members of the Finance Committee shall serve more than three successive full terms. The Finance Committee shall elect a chairman and secretary from their members at their first meeting, held as soon as possible, each year after the Annual Town meeting.

**Section III.** In the event of a vacancy or vacancies occurring in the Finance Committee, the remaining members thereof and the Selectmen of the town, shall fill such vacancy or vacancies, and the person or persons so appointed, shall perform the duties of the office until the next annual town meeting, when the office shall be filled by vote of combined appointing authority, for the unexpired term thereof.

In each instance the majority of the officers entitled to vote shall be necessary for such appointment, and for the purpose of this by-law each member of a board of committee shall be deemed an officer entitled to vote.

**By-Law Adopted at Annual Town Meeting on March 4, 1968.**

Revised and Adopted by the Board of Selectmen on May 23, 2012.

DRAFT

# Information

Letters with Comments: Proposed T-Time Housing Development - For Packets

First Name	Last Name	Address	#	Email
Scott & Patti	Andersen	630 Herringbrook Road		skarock111@yahoo.com
Charlene	Dixon	660 Samoset Road		dixon660@comcast.net
Susan	Oates	Three Acres Road		sstar@optonline.net
D.J.	Young			sstar@optonline.net
Lynn	Byron			sstar@optonline.net
Kitty	Byron			sstar@optonline.net
Stephanie	Byron			sstar@optonline.net
Bill & Judy	Hopkins			sstar@optonline.net
Les	Clemmins			sstar@optonline.net
Penny	Daly			sstar@optonline.net
Steven	Wlodkowski	195 Sparrowhawk Lane		highwaysupt@yahoo.com
Dennis & Judith	McMullen	50 Lighthouse Lane Eastham, MA 02642		
Lee	JeanMarie	Hay Road		jmllee450@yahoo.com



**From:** Andersen, Patricia F [mailto:pfandersen@statestreet.com]

**Sent:** Tuesday, December 08, 2015 10:13 AM

**To:** plagg@eastham-ma.gov; Phwade@comcast.net; L\_michaelhager@hotmail.com; baygetaway@comcast.net; jcoppelman@gmail.com

**Cc:** Admin@eastham-ma.gov

**Subject:** T-Time Proposal

12/11/15 packed

ADMINISTRATION

DEC 08 2015

RECEIVED

Good Morning

We viewed the video of last week's CPA Committee meeting and wanted to thank you. The meeting was well-run and your discussion was very fair, practical, open-minded, neutral, informative and educational. Many of you had a personal opinion about the proposal but did not push it on anyone, nor did it influence your discussion points and questions. You also talked about alternatives to this proposal, which in our opinion is way too large, and it was obvious you did your research.

Last week we sent an email regarding your discussion of Swan Pond which seemed sugar-coated, but we appreciate your research of Swan Pond as well as other local affordable housing communities, which were all much smaller than Swan Pond and the Stratford proposal. We also wanted to follow up with one of your discussions regarding gangs. Our quote from the Cape Cod Times was not related to gangs living there, rather it was about gang members visiting which is happening at Swan Pond, below is the quote:

"there's no known gang members, but we've had gang members from Boston in there visiting people and dealing drugs"

We think it is important to compare the Stratford proposal to Swan Pond because of the crazy density of both. If Governor Prentice is even half as bad as Swan Pond it will do irreparable damage to Eastham.

Also discussed at the meeting was the unpopular request by Stratford for \$800K. We are still strongly opposed to this for the following 2 reasons:

1. We don't believe they NEED this money to complete this project, we believe they WANT this money. They have much deeper pockets than we do and we need that money a lot more than they do. And they haven't been very honest with us from the start so it's hard to believe anything they say.
2. Opposition to this project – there are too many people opposed to this project that it doesn't seem right to give them this money. If Stratford was willing to compromise, if they listened to some of our concerns and made some changes, then we would say yes. But they have to earn this money from us, and they haven't.

Hopefully you are sharing your thoughts with the BOS because they reflect how the majority of Eastham residents feel. We all want to see affordable housing in Eastham, it is needed and it can be a good thing. But this proposal is way too large and carries too many risks. We loved your idea of giving them property for free in exchange for 65-units. That type of proposal would probably make the majority of people very happy.

After watching the BOS meetings we had a bad feeling about everything about this proposal because it seemed like some of the BOS members really didn't care, just wanted to say yes, and didn't want to hear about any concerns or different options. But after watching your meeting from last week, we had the opposite feeling – you all went above and beyond to ask questions, review the pros and cons, and discuss other options. You are role-models for the BOS and hopefully they can learn from you.

Thank you again and please keep working for responsible affordable housing that can make everyone happy. It will be the best thing for the future of Eastham

PS – we don't have all of the email addresses for your committee so please forward our message and gratitude

Sincerely,

Scott and Patti Andersen

630 Herring Brook Road



Go green! Consider the environment before printing this email.

**CONFIDENTIALITY NOTICE:** This transmission is intended solely for use by the named addressee(s) and any information contained in this email transmission and any attachment(s) is confidential, proprietary and/or privileged information/communication and intended solely for the use of the named addressee(s). If you are not an intended recipient or a person responsible for delivery to an intended recipient, please immediately notify the author and destroy this transmission in its entirety, whether in electronic or hard copy format. Any unauthorized use (and reliance thereon), copying, disclosure, retention or distribution of this transmission or the material in this transmission is forbidden.

December 5, 2015

Editor  
Cape Cod Times  
319 Main Street  
Hyannis, MA 02601

Dear Editor:

On December 2, 2015 Eastham's Community Preservation Commission convened to hear two proposals. The first item clearly reflects the purpose of the CPC's creation. Eastham resident Bob Seay's presentation, speaking on behalf of the Chapel in the Pines, clarified the request for \$206,800 to preserve/restore this historic 19<sup>th</sup> century building. The undertaking clearly exemplifies why the town, in 2005, began setting aside tax payer funds.

The second presentation, Stratford Capital (an off Cape development company), was represented by Richard Hayden. Mr. Hayden stated that his company's proposal to develop *for profit* the T-Time property on Route 6 will be in two phases. Phase 1 involves a 60 unit rental complex costing \$17.4 million. He is seeking \$800,000 of our CPC's money to offset their expenses for this first phase. Understand that this is NOT a loan, there is no plan to pay back any of the amount. The purpose of this \$800,000 is to reduce their operating expenses, meaning increase their profit margin.

This request does NOT reflect the spirit with which the preservation fund was created. In its ten years of existence, the CPC has never allotted funds to a "for profit" outsider developer project. If this request is granted, it sets a very disturbing precedence for our future. Where would the line be drawn? Approving this would be directing taxpayer funds in a very different direction than what was originally intended. This request needs to be denied.

Charlene Dixon  
660 Samoset Road  
Eastham, MA 02642  
508-240-7726

12/21/15 packet info

**Gillespie-Lee, Laurie**

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**From:** Sheila Vanderhoef <svanderhoef@eastham-ma.gov>  
**Sent:** Monday, December 14, 2015 2:50 PM  
**To:** Gillespie-Lee, Laurie  
**Subject:** FW: 40b project Eastham

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**From:** Elizabeth Gawron [<mailto:gawronsoncapecod@comcast.net>]  
**Sent:** Wednesday, December 09, 2015 7:14 PM  
**To:** Sheila Vanderhoef  
**Subject:** Fwd: 40b project Eastham

Sent from my iPhone

Begin forwarded message:

**From:** [ssstar@optonline.net](mailto:ssstar@optonline.net)  
**Date:** December 9, 2015 at 6:57:11 PM EST  
**To:** [gawronsoncapecod@comcast.net](mailto:gawronsoncapecod@comcast.net)  
**Subject:** Fwd: 40b project Eastham

Sent from my iPhone

Begin forwarded message:

**From:** [ssstar@optonline.net](mailto:ssstar@optonline.net)  
**Date:** December 9, 2015 at 7:04:43 AM EST  
**To:** [Phwade@comcast.net](mailto:Phwade@comcast.net)  
**Subject:** 40b project Eastham

Dear Mr. Wade,

My name is Susan Oates I live on Three Acres Road ( a private road) and represent my neighbors who I have spoken to at length about this project. We all strongly oppose this project for many reasons. We have a serious traffic issue in summer months and cannot get out of our street due to dead stopped tourist traffic .We are also concerned that the waste management plant may not be substantial to catch the waste and will leach into the ground which will be an environmental hazard issue for the area. If this happens this could make our homes unsaleable.This plan will raise our property taxes and devalue our real estate .It is easy for town committees to vote on these issues , but they do not live across the street from the proposed massive project ! Richard Hayden is a salesman who if grew up in Provincetown would never ever consider a project of this size in that small area on a state highway. Many of us have made a financial investment

upgrading our properties ,and to live across the street from this disasterous monster is unacceptable. We have already spoken to two different law firms and will proceed accordingly. I was at the last meeting and we are for affordable housing but not on a major 4 line highway . Eastham is very capable of developing their on housing projects of less density that will give locals employment and keep the money here . We don't need a billionaire financier in our town ruining the charm of Eastham. Giving Stratford 800k for their project is incomprehensible and a major mistake. For that sum of money the town can plan their own 40 b. Thank you for your time on this matter.

Susan Oates

D.J. Young

Lynn Byron

Kitty Byron

Stephanie Byron

Bill and Judy Hopkins

Les Clemmins

Penny Daly and family

Sent from my iPhone



## Elizabeth Shaw

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**From:** Elizabeth Shaw [admin@eastham-ma.gov]  
**Sent:** Wednesday, December 16, 2015 10:15 AM  
**To:** 'Elizabeth Shaw'  
**Subject:** FW: General Comments to the Town  
**Attachments:** Attach0.html

ADMINISTRATION

DEC 16 2015

RECEIVED

---

**From:** Steven Wlodkowski [mailto:highwaysupt@yahoo.com]  
**Sent:** Tuesday, December 15, 2015 8:45 PM  
**To:** Rohmer, Edward  
**Subject:** General Comments to the Town

Request From: Steven Wlodkowski  
Email: [highwaysupt@yahoo.com](mailto:highwaysupt@yahoo.com)  
Source IP: 73.38.178.142

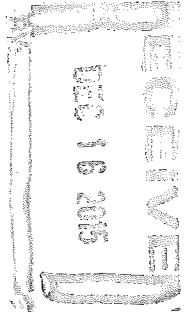
Address: 195 Sparrowhawk Lane  
City: Eastham  
State: Massachusetts  
Zip: 02642  
Phone: 5082464852  
Organization:

I am submitting a comment about the T Time development proposal to the BOS. I am not in favor of this proposal for several reasons; the density is far too high even at 115 units, the proposed traffic pattern is unsafe, the amount of below market level rentals and section 8 units will eventually lead to an increase in crime and drug activity in the area such as the Swan Pond development in Yarmouth, and there is no need to make up the lack of affordable housing with such a massive development. Maybe the Town could partner with Habitat for Humanity to construct affordable units on land already owned by the Town such as the Purcell property. These units would be owned by folks that have put sweat equity into the project and will have a vested interest in the properties

upon completion. Habitat is currently doing a project in Truro, a town with 2.5% affordable housing stock, to construct owned affordable housing. The mortgages on these units will be comparable to the rental rates on the T Time units. Please consider other options for affordable housing for our Town.  
Regards, Steven Wlodkowski

*# See signature on last page*

## **PETITION TO REJECT STRATFORD CAPITAL GROUP 40B LOW-INCOME/SECTION 8 HOUSING PROJECT PROPOSED FOR TEE TIME PROPERTY**



### **The Safety of Eastham Residents is Not for Sale**

We the undersigned do not support the Stratford Capital Group proposal for the Tee Time property and call on the Eastham Board of Selectmen and Zoning Board of Appeals to do everything in its individual and collective power to prevent the housing project because...

1. **The DENSITY of the proposed housing project is unsafe.** With 85% to 90% of the proposed units designated as low-income Section 8 per Stratford Capital Group's admission in the October and November BOS meetings, the proposed housing project represents a material threat to the safety of both would-be residents of the proposed housing as well as current full-, part- and summer-time residents of Eastham. Housing projects with far LESS density across the Cape and the State are riddled with crime and otherwise unsafe living conditions and cause enormous budgetary drains in the cities and towns they occupy. As one example, and according to Yarmouth's Police Chief, Yarmouth's Swan Pond housing project – which is 250% *less* dense than the Stratford Capital Group proposal for Eastham and in a town more than twice the size of Eastham – has Boston gang members in the project dealing drugs and an overall level of crime so high that he has requested a police sub-station to be put INSIDE the housing project. He specifically cites the DENSITY of the Swan Pond housing project – again 250% *less* dense than the Stratford Capital Group proposal – as a main factor in both the level of crime as well as the difficulty his officers have in fighting it.
2. **The PEDESTRIAN AND VEHICLE TRAFFIC designs of the proposed Stratford Capital Group housing project are unsafe.** The Massachusetts Department of Transportation has given the Stratford Capital Group proposal an F grade.
3. **The Eastham Board of Selectmen and Zoning Board of Appeals have not conducted any independent impact studies or educated themselves on the public-safety dangers of too-dense low-income/Section 8 housing** – i.e., not paid for by Stratford Capital Group or any of its associates or advocates or agents (e.g., the Community Development Partnership and/or agents hired by Stratford Capital Group).

4. **The DENSITY of the proposed housing project is not in line with the successful approaches to SAFE sustainable affordable housing achieved by other Lower and Outer Cape towns and violates the very objective to avoid high-density concentrations of low-income/Section 8 housing mandated by the State's 40B act.** And all of our neighboring towns have met the state mandate for safe haven while maintaining the character of their towns.

Orleans has 12 housing sites with differing numbers of units spread across its town - 31 units are dedicated to families shared among 5 different sites. And the two largest, at 100 units each, are specifically dedicated to the elderly and disabled – neither of which population is a magnet for predatory criminals. Wellfleet has a variety of creative solutions: 5 condos for purchase below market value; a design competition for Affordable Accessory Dwelling Units (AADU); tax benefits for qualifying home owners; rental assistance for 1-2 years; a 12-unit rental community; a buy-down program which is a grant that helps moderate income applicants to reduce the purchase price of a new home; and 3 Habitat for Humanity homes. Wellfleet has also purchased several plots on Old King's Highway with plans to develop moderately priced homes. Truro is developing Sally's Way with 16 affordable housing units. And Provincetown has multiple sites ranging from conventional rentals to 13 efficiencies for seasonal rentals – further, Provincetown has met the state mandate for a permanent Safe Haven. At 115 units, the Stratford Capital Group proposal is materially worse and more dangerous than any of these as well as the crime-riddled low-income/Section 8 housing in Yarmouth, Hyannis and elsewhere.

5. **The Eastham Board of Selectmen (BOS) and the members of the Zoning Board of Appeals are elected and named to serve ONLY and EXCLUSIVELY the town of Eastham.** You are not serving on the Cape Cod Commission. The Eastham BOS is not responsible for assuming the financial and housing burdens of neighboring towns.

We therefore call on the Eastham BOS and the Zoning Board of Appeals to...

1. **Focus ONLY and EXCLUSIVELY on providing SAFE sustainable affordable housing for EASTHAM, not on servicing the needs of the Outer Cape, the Lower Cape, or any other region outside of Eastham.** The 40B requirements specify town-by-town percentages. The Eastham Board of Selectmen serves Eastham, not other towns. The Eastham BOS is not the Cape Cod Commission – it is the EASTHAM Board of Selectmen.

2. **Do everything in their individual and collective power to prevent Stratford Capital Group from moving forward with its dangerous**

**proposed housing project, including and not limited to:**

- Refusing to designate the Stratford Capital Group proposal a “Local Initiative Program” (LIP)
- Immediately soliciting and engaging alternative friendly 40B developers on proposals for SAFE sustainable affordable housing projects at the Tee Time site, the Purcell site, and all other available and/or potentially available sites in Eastham.
- Putting Eastham on a fast path to SAFE sustainable affordable housing that includes a comprehensive plan with said housing spread over multiple sites and being SAFE sustainable and affordable to gainfully employed Eastham residents.

**3. Secure independent assessments, analysis and data:**

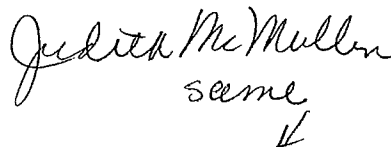

- Conduct *truly independent* impact studies – looking at all known public-safety and financial factors – for Eastham affordable- and low-income housing development. And make them primary factors in all decision making regarding affordable housing. Do not simply “review” developer-funded “studies” that are by definition biased in Stratford Capital Group’s favor. Conduct a full financial analysis – not “guesses” or “estimates” – to determine financial-impact scenarios.
- Immediately tour high-density Section 8 housing projects in Boston, Lynn, Brockton, Hyannis and Yarmouth and speak to the police chiefs in each of those cities and towns to become educated on the public safety realities of low-income and affordable housing.
- Implement the best practices learned from our neighboring towns and avoid the mistakes of high-density housing projects elsewhere on the Cape and in Massachusetts to ensure SAFE sustainable affordable housing in Eastham.

**4. Do nothing to endanger the public safety or individual well-being of Eastham’s full-, part- and/or summer-time residents.**

There is no evidence that the Stratford Capital Group proposed housing project is safe. There is overwhelming evidence that it is not.

Why are Eastham residents fighting harder than the Eastham Board of Selectmen for the safety of Eastham residents?

Signed,



same  
✓

Name

DENNIS J. MCMURRIAN

Address

30 LIGHTHOUSE LANE



**Elizabeth Shaw**

---

1/21/15 BOS packet

**From:** Elizabeth Shaw [admin@eastham-ma.gov]  
**Sent:** Friday, December 18, 2015 1:33 PM  
**To:** 'Elizabeth Shaw'  
**Subject:** FW: AH for Eastham

ADMINISTRATION

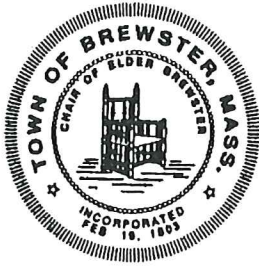
DEC 18 2015

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Sent from my iPhone

When I called the homeless prevention council this morning I had a great informative conversation. I asked them how many folks from Eastham in 2014-2015 had come forward. I spoke to their statistic staff. Very kind helpful lady MS.Tenney. She said in 2014 they had 12 homeless families apply and in 2015 up until September they had 11. ?? So it doesn't appear that we need more than 30-40 apartments in total to help Eastham's family's in need.

Thank You, JeanMarie Lee Hay rd. Eastham.



## Town of Brewster

2198 Main Street  
Brewster, MA 02631-1898  
Phone: (508) 896-3701  
Fax: (508) 896-8089

Office of:  
Board of Selectmen  
Town Administrator

ADMINISTRATION

DEC 17 2015

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December 14, 2015

Alan McClennen, Chair  
Board of Selectmen  
Town of Orleans  
19 School Road  
Orleans, MA 02653

Re: Tri Town

Dear Mr. McClennen;

On Monday, December 14, 2015, the Brewster Board of Selectmen voted unanimously to not extend the operation of the Tri Town Septage Treatment facility beyond the current date of December 31, 2016 and to close the plant earlier if at all possible.

If you have any questions, please contact me.

Respectfully,

Ben deRuyter, Chair  
Brewster Board of Selectmen

Cc: John Kelly, Orleans Town Administrator  
Elizabeth Gawron, Chair Eastham Board of Selectmen  
Sheila Vanderhoef, Eastham Town Administrator

Ms. Elizabeth Gawron, Chairman  
Board of Selectmen  
Town of Eastham  
2599 State Highway  
Eastham, Massachusetts 02642

Mr. Neil Andres, Superintendent  
Public Works Department  
Town of Eastham  
555 Old Orchard Road  
Eastham, Massachusetts 02642

15 December 2015

ADMINISTRATION

DEC 17 2015

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Dear Ms. Gawron and Mr. Andres;

Every day it seems that pieces of small town life are disappearing. The following may appear like a tiny issue but I would like to request your review of a recent change for the residents of Eastham.

It appears that we no longer have a pile of metal scrap through which residents can browse while visiting the town Transfer Station. This weekly ritual for many people has disappeared. And it was so much fun. I don't know how many people complained, nor why on earth anyone would object, but it appears that this was the case and we no longer can take part in this wonderful old tradition.

The 'metal pile' was an incredible resource as we work to reuse, repair and repurpose objects in order to reduce waste. My bird feeders all came from the pile and, once fixed, have been in service for years. My cold frame was made from an old storm door and some metal parts. I have two sets of metal chairs which, when the rust was removed and they were painted, became a focal point of special places in my garden. I have sculptures of birds, crabs and whimsical musicians made from broken tools, dull lawnmower blades, washing machine drums and broken fishing implements- creations of the local welder. The turkey in front of the guard shack is all pieces from the pile. In fact, my yard was the highlight of this year's Hydrangea Fest Garden Tour- much to the thanks of that fabulous metal pile and the hidden treasures it contains.

So many of my neighbors have repaired their gas grills with that one piece that they found in the pile. Shovels, tools and bicycles have been repaired and went on to have a useful life.

Please consider allowing the metal to accumulate so that people have enough time to browse and find their little treasures before squashing all the metal into the trailer. It would return one small piece of country life to our increasingly careless and disposable culture.

Thank you very much for your consideration.

*Willow Shire*

Willow Shire  
1360 Samoset Road

*Thank you!*

Dear Ms. Shipley

The committee thought it might be helpful to set out our current thinking about remediation of Minister/Schoolhouse in writing.

After reviewing your materials and the comments of our pond consultant it seems clear to us that alum treatment would not be an effective treatment to cure the macrophyte problem in Minister/Schoolhouse and therefore we cannot recommend it. As you correctly pointed out studies have shown that alum can be effective in shallow ponds but those studies found different results in those ponds where algae alone was the principal concern and those where there was significant macrophyte growth. It found that the lakes with substantial macrophyte communities were the least likely to demonstrate improvements from an alum treatment program.

Our consultant has also advised that mixing by the use of SolarBee is not likely to be an effective control measure for macrophytes. And it is our understanding that you are not interested in looking into windmills or air pumps because of the associated noise.

This leaves us with your third alternative, methods designed to remove the macrophytes by some sort of harvesting. These processes like all the others mentioned would require permits from the State Department of Environmental Protection and the Town's Conservation Commission and possibly others. As a first step there would need to be a survey of the plant community to identify nuisance species and determine whether there any protected species present that might limit the use of remedial measures. Unfortunately it is too late in the season for that survey to be done now. We will be looking into how and when such a survey could be conducted, however, and also seeking further information about possible other control measures. We will keep you advised of our progress.

We hope these efforts will lead to an amelioration of the problem. As you know the macrophyte growth will continue to be excessive, however, so long as the runoff from Rte. 6 is not cured.



Reminder

*Memo given to Town Clerk with the approved minutes attached.. see below.*

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MEMO TO Town Clerk AFTER BOS VOTES

January 5, 2016

To: Sue Fischer, Eastham Town Clerk

From: Lisa Shaw, Administrative Assistant/HR

Re: May 2, 2016 Annual Town Meeting Warrant

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Please be advised that at a Public Meeting held on Monday, January 4, 2016, the Board of Selectmen voted that the Warrant for the Annual Town Meeting, to be held on Monday, May 2, 2016, will be open Monday, January 4, 2016 and will close Friday, February 5, 2016 at 4:00pm. The Board so voted 5-0.

# Saving Terrapins, One Acre at a Time

By Bob Wilber

Sometimes it's not the number of acres, but what's happening on the acres, that makes a project important for land conservation. Terrapin Cove on Cape Cod is a prime example. Located at edge of Eastham's Herring (Bee's) River salt marsh, this 1.6-acre site has become a critical nesting spot for a threatened turtle species, the diamondback terrapin. We're happy to report that the land will now be protected in perpetuity.

## A Species Under Pressure

Nearly 15 years ago, you would have been hard-pressed to find a diamondback terrapin in Eastham. These turtles face a host of challenges. Uniquely adapted to salt marsh conditions, they have lost much of their habitat in recent decades due to waterfront development. Roads often bisect the remaining land. Predators such as raccoons, bolstered by food from residential trash, are also threats.

## A Turtle Nursery

In 2003, a local resident and Wellfleet Bay Wildlife Sanctuary volunteer made an exciting discovery at what we now call Terrapin Cove: four nesting terrapins and eight nests. In conjunction with the landowner, Wellfleet Bay staff and passionate volunteers began managing the property

and protecting the nests with wire cages called exclosures. The result: 3,000-plus baby terrapins have hatched, representing more than half of all known hatchlings produced in the Herring River marsh area.

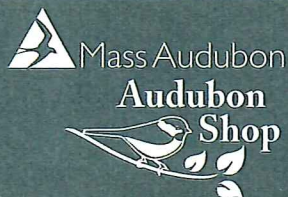
## Partners in Protection

Earlier this year, Terrapin Cove's future was in jeopardy: the landowners needed to sell. They graciously agreed to a bargain sale for conservation. Mass Audubon partnered with the town of Eastham, the Eastham Conservation Foundation, and The Compact of Cape Cod Conservation Trusts to raise the funds. Town residents strengthened these efforts by voting in favor of Community Preservation Act (CPA) funds. Donations from generous individuals put us over the top.

Protection of this small spot is a huge win for turtles. It allows us to keep working on restoring the local terrapin population, giving these creatures a fighting chance for survival.

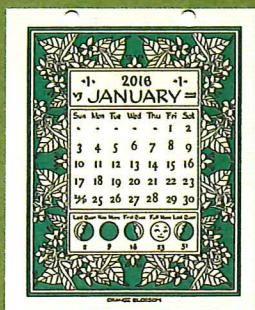


Bob Wilber is Director of Land Conservation.



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April 9-19, 2016

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[travel@massaudubon.org](mailto:travel@massaudubon.org)  
800-289-9504



## TOWN OF EASTHAM

2500 Stare Highway, Eastham, MA 02642-2544  
*All departments 508-240-5900 • Fax 508-240-1291*  
[www.eastham-ma.gov](http://www.eastham-ma.gov)

December 10, 2015

Emily Chabot  
Massachusetts Office of Business Development  
10 Park Plaza, Suite 3730  
Boston, MA 02116

Dear Ms. Chabot,

On behalf of the Town of Eastham, I am glad to support the funding of the Regional Economic Development Organization (REDO) grant to the Cape Cod Economic Development Council, Inc. The CCEDC has an established track record of receiving and executing REDO grants in the past and is an important community asset.

The Blue Economy concept, which this REDO grant will advance, is an important step in creating year-round family sustainable wage jobs for the Cape and Islands region. The \$75,000 request will fund regional efforts to support the Blue Economy concept. This vital initiative is important to the Cape and Islands as well as in line with the Baker Administration's economic development priorities.

Earlier this month Lieutenant Governor Karyn Polito endorsed the development of a Blue Economy at the Maritime Innovations Conference at the University of Massachusetts Dartmouth Center for Innovation and Entrepreneurship. In addition to the Administration's support, regional academic, business and policy makers have all endorsed this innovative initiative.

Thank you for your consideration in this matter. Should you have any questions, please feel free to contact me.

Sincerely,

Elizabeth Gawron  
Chairman, Eastham 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](http://www.eastham-ma.gov)

December 9, 2015

Alan McClennen, Chairman  
Orleans Board of Selectmen  
19 School Road,  
Orleans, Massachusetts 02653

**Re: Eastham Water System**

Dear Alan:

As promised, I am following up on your letter of September 16, 2015 regarding various aspects of the Eastham water system and I am pleased to report the progress of meetings between our consultants, Environmental Partners and Orleans Water Superintendent Todd Bunzick. Below you'll see information is provided from our engineers summarizing items discussed at that meeting and some suggested next steps for our two communities to continue working together on this effort.

1. Eastham Properties Currently Served by Orleans on Ellis Road/Old State Highway

Once Eastham's water system becomes operational, projected to be during the fall of 2016, the Eastham properties currently served by the Orleans water system on Old State Highway and Ellis Road are to be disconnected from the Orleans system. This is to be done in accordance with conditions associated with the May 15, 1968 Intermunicipal Agreement between Orleans and Eastham.

Our understanding through discussion with Mr. Bunzick is that Old State Highway and Ellis Road have 6" and 8" diameter cast-iron water mains that serves these properties. To provide water service to these properties, a connection to the Eastham water system will be made at the northern terminus of the Old State Highway water main near Route 6. Gate valves on the existing main that are located at the Orleans Town line at Old County Road/Old State Highway and Ellis Road intersection will be permanently closed in order to provide a separation between the two water systems.

2. Looped Connection of the Eastham Water System through Orleans

Eastham is requesting permission from Orleans to install a water main from Bridge Road and Rock Harbor Road to the Route 6 rotary that will provide a looped connection to Eastham's water system on Smith Lane. This water main is desired because the looped connection will provide redundancy to Eastham's distribution system. Should a water main break occur in these transmission mains that would otherwise be dead ends without a loop, the loop provides the ability to continue delivering water to those services that are on the "downstream side" of the break.

The water main installation and pavement restoration would be made in accordance with the Orleans Department of Public Works and Water Department specifications. The design and location of this water main will be planned and designed collaboratively with the Water Department. It was recommended that, at a conceptual level, Eastham's water main would be placed on the opposite side of the road from Orleans' existing water mains.



It was also discussed that installation of this water main will require the following from Orleans: 1) an easement that will allow for the construction and maintenance activities, and 2) review of a Notice of Intent by the Orleans Conservation Commission. These requirements, together with any conditions associated with the water main construction that Orleans desires, can be described in a new Intermunicipal Agreement between our two communities.

3. Interconnections with Orleans

The third item discussed was that of an interconnection between the Eastham and Orleans water systems, to be used only in the case of emergencies. As described in your September 16, 2015 letter, the concept of locating this interconnection on Rock Harbor Road was discussed at our meeting with Mr. Bunzick. The specific location of the interconnection is flexible and will be determined by Orleans. The interconnect will likely consist of a 12" connection to Orleans existing 12" water main with a gate valve which would remain closed unless an emergency is declared by either Orleans or Eastham. Mr. Bunzick also recommended that the interconnection have a hydrant to allow for flushing the water main interconnection. Like the water main loop, the design details and final location of the interconnection will be planned and designed collaboratively with the Orleans Water Department.

We agree that an Intermunicipal Agreement between our communities is appropriate for both the looped connection of our water system, and the interconnection between our water systems, and recommend that this is the next step to be taken. Eastham will therefore prepare a draft of this Intermunicipal Agreement over the next couple of months and forward it to you for consideration and discussion.

We appreciate your support and guidance on these issues, and look forward to working together with you, the Department of Public Works and the Water Department on these matters. Please do not hesitate to contact me with any questions or thoughts that you may have.

Sincerely,



Elizabeth Gawron, Chair  
Town of Eastham

cc: Eastham Board of Selectmen  
Orleans Board of Selectmen  
Orleans Board of Water & Sewer Commissioners



## TOWN OF EASTHAM

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

*Info*

December 10, 2015

Joint Committee on the Environment, Natural Resources & Agriculture  
Senate Chair, Ann Gobi  
Room 513  
State House  
Boston, MA 02133

Joint Committee on the Environment, Natural Resources & Agriculture  
House Chair, Paul A. Schmid, III  
Room 473F  
State House  
Boston, MA 02133

### **RE: Support for Senate Bill, S478**

Dear Ms. Gobi,

The Town of Eastham's Board of Selectmen writes in strong support for Senate Bill 478, currently being considered by the committee. The bill would allow towns in the Commonwealth to protect property in the control of a water district by granting the ability to negotiate vegetation control methods in lieu of chemical spraying.

The Town of Eastham is currently in the process of constructing a public, town-wide water system, and the NSTAR/EverSource easement is directly in the radius of the well protection zone for this system. The Board of Selectmen continues to feel strongly that vegetation control techniques in Eastham should be limited to non-chemical applications such as hand-cutting and Integrated Vegetation Management (IVM) techniques.

Our water resource district for the town-wide water supply is an extraordinarily sensitive area, and will be the site of a large, DEP permitted well for the public water supply. It is directly adjacent to the right of way and the NSTAR/EverSource easement lies within our water resource district. There should be no spraying of herbicide in this district.

The town will offer cooperation & support in consideration of our interests and concerns. We proposed in 2010, and continue to believe that effective vegetation control can be achieved in an acceptable, cost-effective, and environmentally friendly manner. There is simply no necessity to use chemicals to manage the growth of vegetation in this area. Many residents, volunteers, and

town staff, would be more than happy to assist in developing a plan and participate in active vegetation management that will replace, or at least minimize, chemical management.

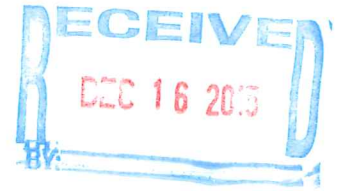
We have offered this collaboration to NSTAR/EverSource for the past several years, but they are currently applying chemicals along this corridor. We strongly urge the passage of this bill to begin a process of collaboration with the company to meet both their needs for vegetation management, and the protection of our public water supply. Thank you for your consideration.

Sincerely,



Sheila Vanderhoef, Town Administrator  
On behalf of the Board of Selectmen

Cc: Board of Selectmen  
Representative Sarah K. Peake  
Senator Daniel A. Wolf  
EverSource/ NSTAR, Vegetation Management  
Laura Kelly, POCCA



*Frederick J. Fenlon  
PO Box 1321  
40 Baldwin Rd  
North Eastham, MA 02651-1321*

**To. Sheila Vanderhoef, Administrator**

**Subject: Eastham's Energy Efficiency Results Thru Oct. 2015**

Attached are Eastham's goal results from the Cape Light Compact(CLC) through Oct. 2015. Once again Eastham is in First Place among the 17 Cape Cod towns.

As you can see Eastham is in first Place in 2014 at 236.10% of goal; and in 2013 Eastham, again in first place, at 299.8% of target.

These very strong results were made possible because of the CLC's Energy Efficiency Programs and the efforts of the under signed, Town of Eastham's CLC's, Eastham's representative.

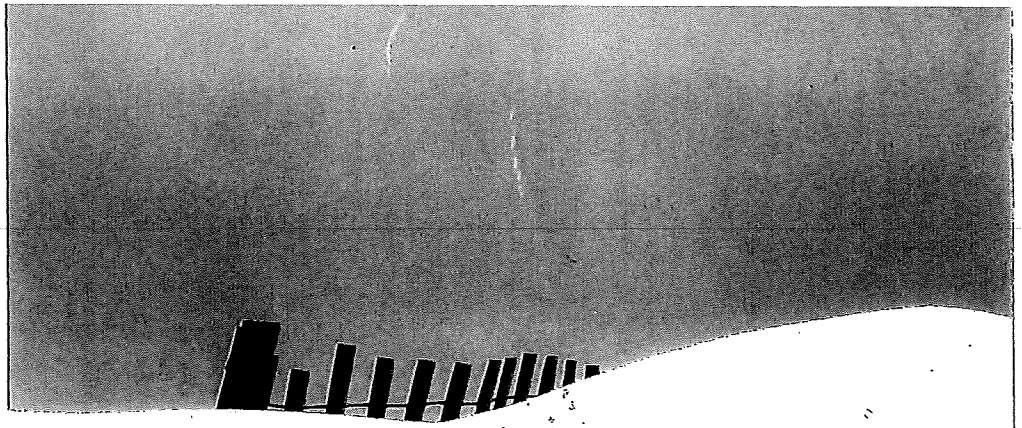
As I am on your Dec. 21<sup>st</sup> BOS meeting, to adjust my appointment date, I believe you having these results beforehand will give you time to review results and consider questions for the Dec., 21<sup>st</sup> BOS meeting.

Thanks for your attention,

  
Fred Fenlon  
508-240-3258



[illegible]



12/9/15

Dear Construction workers and Officers.

Here are some cookies for you. ☺

I made them to thank you for all the hard work you are doing to get Eastham fire hydrants. ☺

I am amazed at how quickly you all are getting it done and how efficiently you all work.

and I appreciate how the officers keep us safe.

and thank you for making that dirt tube so fast yesterday and for taking what you were doing today to let me in my driveway.

and for making sure it was smooth for me. ☺

So thank you & enjoy

Cheers!

Kim C

#35062017

\* Thank you note sent to EPG + CC construction