

CAPE COD NATIONAL SEASHORE ADVISORY COMMISSION

TWO HUNDRED AND SIXTY-FOURTH MEETING

HELD AT CAPE COD NATIONAL SEASHORE, Marconi Station
Area, Park Headquarters, South Wellfleet, Massachusetts,
on Monday, February 25, 2008, commencing at 1:06 p.m.

SITTING:

Ronald Kaufman, Chairman
Brenda J. Boleyn, Vice Chairman
Richard W. Philbrick (partial)
Edward C. Sabin
Peter Watts
William Hammatt
Mary-Jo Avellar
William Clark

Also present:

George Price, Superintendent
Sue Moynihan, Chief of Interpretation and Cultural
Resources
Lauren McKean, Management Assistant
Scottee Nista, Assistant to the Superintendent
Matt Mincieli, Assistant to Ronald Kaufman

Audience members

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1 P R O C E E D I N G S

2MR. KAUFMAN: Good morning, all.

3MS. BOLEYN: Is it morning? It's afternoon.

4MR. KAUFMAN: Good afternoon.

5First, I want to thank Brenda for so ably leading
the charge at the last meeting. I apologize for missing
it. 7I felt kind of uncomfortable not being here, but I
know8that Brenda does a better job than I do.

9So thank you, Brenda.

10On to the agenda.

11 ADOPTION OF THE AGENDA

12MR. KAUFMAN: Adoption of the Agenda.

13Can I have a motion?

14MS. BOLEYN: So moved.

15MR. KAUFMAN: Second?

16MR. WATTS: Second.

17MR. KAUFMAN: All in favor?

18BOARD MEMBERS: Aye.

19MR. KAUFMAN: Opposed?

20(No response.)

APPROVAL OF MINUTES OF PREVIOUS MEETING (12/11/07)

22MR. KAUFMAN: Approval of the minutes of the
previous meeting.

1MS. BOLEYN: I move approval of the minutes of the
previous meeting.

3MR. KAUFMAN: Second?

4MR. SABIN: Second.

5MR. KAUFMAN: Discussion?

6(No response.)

7MR. KAUFMAN: Hearing none, all opposed -- all in
favor?

9BOARD MEMBERS: Aye.

10MR. KAUFMAN: Opposed?

11(No response.)

12 REPORTS OF OFFICERS

13MR. KAUFMAN: Reports of Officers.

14MS. BOLEYN: There are no reports.

15MR. KAUFMAN: Seeing none, Reports of Subcommittees.

16 REPORTS OF SUBCOMMITTEES

17MR. KAUFMAN: Peter?

18 IMPROVED PROPERTIES/TOWN BYLAWS

19MR. WATTS: Well, I think that we're on the agenda,
the improved properties. That's our concern.

21And since the last meeting, I took these plans that
you see up there on the board -- I took them to the
Wellfleet Planning Board. And it was an interesting
meeting because I had them out in front of the planning

board and Ben Zehnder happened to be there. He's the lawyer for these people.

3MR. PRICE: Actually, Peter, just a context question, if I can, because for those of you -- we've had a conversation already on this.

6MR. WATTS: Right.

7MR. PRICE: So the context is we have already had at the Commission meeting a discussion about a parcel that was discussed several meetings ago on Outermost Road. Remember the proponent was here?

11MR. WATTS: The Lavin house, Richard Lavin.

12MR. PRICE: That was in the Town of Truro. Since then we've now had two parcels come through the Town of Wellfleet that we think are issues that we should be concerned about that are within the boundaries of the National Seashore but still private property. And just like the Truro issue, the Wellfleet issue is basically under the auspices of the zoning board of the Town of Wellfleet. Because it's in the Seashore district, certainly the National Seashore folks are taking issue with the proposal at this point.

22So I'm sorry, Peter, but I just --

23MR. WATTS: No, that's perfect -- yeah.

1MR. PRICE: So this is one of the two proposals, and
we'll talk about the other proposal a little bit as well.

3MR. KAUFMAN: Thank you.

4MR. WATTS: But the approach was to deal with the
planning board, and I put that in front of the planning
board. They said this isn't a large house. I didn't
agree. It's 5,300 square feet. The original house that
was there was 550 square feet, and then that was torn
down. The "Billboard House" was put up just over 2,000
square feet. That was against the Park's guidelines at
the time it was built in the 1980s, and now they want to
tear down that, the "Billboard House," and build this
instead.

14So that's the progression, and I want to show you
where this is. This is perhaps the most visible piece of
land in the Town of Wellfleet. This is called "The Gut."
There's the Herring River dike (indicates). This is the
restoration of the Herring River going up in there
(indicates). This is the property right here on "The
Gut. It's right, right there (indicates). And as you
can see as you come across and you look down towards
Great Island, this house, the "Billboard House," is right
there. It's right in your view. And this new proposal
is going to replace that.

1 I want to point out at this point that I'm on
something called the -- on the restoration. I'm the
chairman of the Stakeholders Committee, and we were
assigned to develop questions about changes in the
Herring River and how that would affect different areas
of the town. And one of the questions at the time, the
shell fishermen, in particular -- a lot of shellfishing
goes on right in this area. And the question was, with
the increased water coming through here in the future,
how will that affect this area right here (indicates)?
Will there be pressure put on it? Could there be a
breakthrough here, which would devastate the local
shellfish industry, make Great Island into a true island?
And this is Jeremy Point. There was an island here
called Billingsgate that disappeared in the 1800s, and
this coast is constantly changing. And the oceanographer
-- I think it was Graham Geise in particular said that
there would be no breakthrough here at "The Gut" even
with this increased flow coming in and then going back
out. And that was reassuring, but that -- as you can
see this property right here is very fragile. It's
perhaps the most fragile area in the town of Wellfleet,
the most visual area in the town of Wellfleet, and now
they want to build this on that area.

1 Now I could go on. The planning board wasn't
2 receptive to my suggestion that they come up with new
3 zoning bylaws that would restrict this type of thing, and
4 so I said, well -- oh, I want to point out one thing.
5 Ben Zehnder was there for another case, and he was so
6 upset when I brought these plans out. And the chairman
7 of the planning board said, "But these are public
8 record." And Ben Zehnder backed off, and he said, "But
9 the press is going to see these." And I said,
10 "Absolutely." And I said, "From here I'm going to the
11 board of selectmen." So that's exactly what I did, and
12 the board of selectmen were really concerned about two
13 letters they had received; one from Superintendent Price,
14 the other from Penny Jenks, who represents the citizens
15 of the area known as Bound Brook Island. And that's the
16 second proposal, is Bound Brook Island, and it's a house
17 that can be twice the size of this. They have six acres
18 of land, and it's on the -- right on the same situation,
19 right on the bay. So the neighbors on Bound Brook are
20 really upset by this. And the man has already -- his
21 name is Sandy Rhodes (phonetic), and he's already applied
22 and gotten a septic plan for a 10-bedroom house.

1And this is what's happening in Wellfleet, just as
it happened in Truro. And unless we can do something to
stop it, it's going to continue.

4MR. PRICE: If I could build on this a little bit.
Let me start with this proposal at "The Gut." The issue
that we're facing with the town is almost exactly the
issue we faced with the Town of Truro when it comes to
the bylaw language, and we're still trying to figure out
how to work with the town cooperatively and with the town
planning and zoning boards in order to come to some
resolution as to what ultimately we want to see.

12As I did research in this particular parcel, it was
very interesting to see that what goes around comes
around. I mean, this is not the first time we've had
issues with the Park with overbuilding within the
Seashore districts, as they're called, where people
thought those districts were somewhat protected by the
Park legislation and by the zoning that was put in place,
agreed to by the Secretary and the towns at the time in
the late '60s up to the 1970s. Virtually since that
time, as I pointed out last time showing you Hank
Foster's book about the history of the Advisory
Commission, there's been dispute over the definitions and

actually what the words say. So that has led to a lot of this consternation.

This particular structure at "The Gut," as Peter said, was originally a small cottage, and as we would allow, they sought permission to move the cottage back from eroding bank. They sought to enlarge the house. Apparently at the time there was some miscalculation on how much they could enlarge at the time. And the bottom line is, when that structure was completed -- actually before it was completed, there was a huge outcry from the town to the point where there was a 1984 town meeting that had a unanimous vote against the project. And the Park was asked by town leaders to actually try to get the owner at that time to actually demolish the structure. The Park Service would have no ability to do that legally, and that was reported back to the town that was asking. But it certainly led to an awful lot of consternation, but again, it didn't lead to significant changes in language. It was a very frustrating time.

What we're getting to today is the exact same issue, just a difference of scale with people's preferences and the type of investment that's actually allowed.

One of the frustrating things, at least that I've heard and observed, is that people believe that because

it's in the Park and in the district, that somehow it's protected because that was the intent, and the intent in working with the town at the time was that the federal government didn't want to take all of these private parcels that were in the Seashore district off the tax rolls because obviously if the federal government owns the property, there is no local tax received. So this accommodation of working with the towns on the language was supposed to achieve that, and therefore, you'd still have the same character of the area, you'd have the landscape, but enough improvements would be able to be made either updating for health and safety. You know, a lot of people need to upgrade their electricity, their septic tanks, et cetera and then allow for some expansion, especially as summer cottages were converted into year-round residences, which we've seen a lot of. And that, for instance, the 1980s guidelines that the Park produced, Eastham adopted as their zoning laws, and they have had certainly a very successful and very active time addressing those in the Town of Eastham that have been obviously successful to the town as well as acceptable by the Park.

23 So we're in a very different time now with some folks being particularly aggressive and taking the

opportunity to build these large developments. This one is already down the road. The Bound Brook Island project, we don't -- other than the septic permit, there's been no application for other permits, and we haven't seen any plans, but obviously that's of great concern to us as well.

7Lauren, did you have any material stuff you want to add at this point?

9MS. McKEAN: One of the things that we're researching is that, in the Seashore zoning standard regulation that was put forward in 1962 following the legislation, it said that basically any amendments to zoning bylaws that were previously approved needed to be submitted to the Secretary to be approved by the Secretary. And there is some provision in the Town of Wellfleet zoning bylaw for reconstructions, and we don't believe that that was ever -- that provision was ever approved by the Secretary's office. Therefore, it isn't really applicable in this case. We believe that this project needs to be heard by the zoning board of appeals, and we're going to be -- we're submitting some letters back and forth with the Town of Wellfleet at this point in time to try to clarify that.

1MR. PRICE: The same thing is true in Truro where at some point Truro accepted the definition under alteration to include a tear-down and a rebuild, and again, that is something that we don't believe the Secretary had previously approved, that particular definition. So if you're the building inspector and you have to go by the town rules, there's the town rules. We think it's a larger issue where those town rules and that bylaw language have never been mutually agreed to, which is what the legislation had called for with the establishment of the Park.

12MS. BOLEYN: When you say the town agreed to a definition, do you mean by a vote at town meeting?

14MS. McKEAN: Yes, that there was a change to the zoning bylaws.

16MS. BOLEYN: I'm going to check on that because it's my understanding that the tear-down was an interpretation by the building commissioner. So I think it sounds to me like that might be a critical point about how this definition has become adopted.

21MR. PRICE: Well, in Truro I saw it in writing. So in Truro it's not an interpretation.

23MS. BOLEYN: Oh, so it's part of the bylaws?

24MR. PRICE: It's now part of the bylaws in Truro.

1MS. BOLEYN: Okay.

2MR. PRICE: It was accepted at some point.

3MS. BOLEYN: All right.

4MR. PRICE: I don't know --

5MR. SABIN: Accepted by what? The town meeting?

6MR. PRICE: However --

7MR. WATTS: Yes, it has to go through town meeting.

8MS. BOLEYN: If there is a change in a bylaw, it would have to be accepted at town meeting.

10MS. McKEAN: There are various dates. I think that might have been like '78 or something like that. And then Wellfleet is a different date, and I don't have that data now, which is what we're going to be writing back and forth with them about. We also discussed with the Town of Eastham the very same -- or a similar matter, and it was what projects needed to go to the zoning board of appeals. They made some changes in the early '90s that were not submitted and approved. So they have agreed for the Seashore properties to read it slightly differently than outside of the Seashore, so this nuance has become kind of important.

22MS. BOLEYN: Thank you.

23MR. WATTS: I did want to say that when I went in front of the selectmen, the selectmen were very receptive

to the fact that these two buildings, planned buildings offer a lot of problems to the town and to the Park. So they asked for an opinion. They unanimously voted to get an opinion of the town attorney and legal counsel and also to present it to the Cape Cod Commission to see if they would take it up. And I just read that the commission doesn't want to take it up.

8MR. KAUFMAN: Does not want to?

9MR. WATTS: No.

10Now, at that meeting the head of the planning board asked me if he could come with me, and I said fine. And I think he saw that the selectmen were against this whole idea, and he called me up the next day and said, "I will try to work out a sliding scale zoning bylaw for the National Seashore, but I'm not sure that I can get it through the rest of the planning board." And he said, "I'll go over it with you and with the Park before I present it to them."

19MR. KAUFMAN: Great.

20MR. PRICE: Well, I'd point out that both Wellfleet and Truro have drafted various scales in the past, it's my understanding in getting quite a history of this project. And I think what happens is there's some flashpoint project that everybody gets exercised about,

and people go back and they work on things. And it's my understanding certainly Truro has a couple of times and Wellfleet has, but it doesn't get all the way followed through to the point where it could actually be presented before town meeting; in some cases because -- not because it's a lack of will, but because they haven't refined the language to make it understandable. It wasn't able to be implemented.

So we're continuing to work, as I reported with Truro, through a series of workshops with their planning board and trying to get language that we think would be mutually acceptable. This has just come up now with Wellfleet.

So it just feels to me -- it just seems like talk about a critical juncture point of saving the character of the Park, especially when you get to be in such visible locations. It's really caused a lot of consternation. We've actually had some very positive press, those of you who might have seen the weekend article by *The Cape Codder* and other -- a *Cape Cod Times* editorial. And others have certainly rallied, and I'm certainly going to be continuing to explore various options because, first of all, I think it's unfair for someone to come in and purchase property and not have it

clearly understood what the ground rules are. There's no question about that. But on the other hand, the arrangement with the federal government and the National Park Service was to work with the towns on this particular issue, and that's something they're not permitted to do.

7MR. WATTS: This report comes from the 1980s, and it covers every house in the Park, and it was worked out as to three different models what the expansion could be. And it was just forgotten about. It was never acted on.

11MR. KAUFMAN: Brenda?

12MS. BOLEYN: I wanted to report a conversation I had with Bob Finch. This is not my idea. We were talking and he asked me about it. Some years ago there was a planner in Orleans by the name of Peter Ryner, and he did a program where he took a couple of towns and showed visually -- this was before the days of PowerPoint or anything like that. But he showed visually what would happen at build-out under current zoning. And he brought this to the community college, and it just was a blockbuster. People -- it created a real buzz.

22So Bob Finch was reminding me about this and that he wondered if the Advisory Commission would be interested in trying to promote a project whereby something like

that could be done for sections of the Seashore. So I immediately thought of the resources that are here at the Seashore now that we didn't have years ago and wondered if it would be good -- a good idea to produce something visual like that that could be trundled around on a disc and shown to different groups. I personally think it would be a good idea because we need a dramatic sort of visual picture so that people can see what it really might look like.

10MR. WATTS: To begin with, you can take this and put it into three dimensions and put it in the landscape and from the dike, view from the dike, and let people see what's going to happen.

14MR. KAUFMAN: Ed?

15MR. SABIN: The problem is it would be a great idea to have the tutelage you speak of, but the people that are doing this are not interested in that problem. They're moneymakers. Developers are moneymakers, and that's all they're interested in. They have no concept of the Cape Cod National Seashore as a desirable entity at all.

22MS. BOLEYN: Well, I know we're not going to --

23MR. SABIN: They're not in that business.

1MS. BOLEYN: We're not going to influence them. We
have2to influence the citizens of the towns to take
strong3 action at town meeting to revise the zoning, which
is a4very tough sell, as we all know.

5MR. KAUFMAN: The original language talks about a
mutually agreeable zoning law between the Secretary and
the towns.

8I was remembering, George, when I first took this
lofty9 post, I was talking to Jonathan Moore, who then
worked10 for Senator Saltonstall as part of the -- helping
with11the crafting of the language that set up the
Seashore. And my old memory came back to me. He was
saying12 one of the most difficult parts of crafting the
bill14was balancing on zoning between the rights of the
towns15, the rights of the Seashore, and the rights of the
individuals and how hard it was because Congress never
wants16 to interfere with local town zoning laws. On the
other18 hand, they wanted to protect the Park and they
didn't19 interfere with personal property rights. It was a
real20-- which is why the language is so kind of squishy,
because21 of those pressures back and forth. This is a
problem22 that's going to grow, not diminish.

23MR. PRICE: And this was the first park of its kind
that24did that. There was no other park like this at the

time1 There were a couple that started at the same time
to -2 remember, this is the first time private property
was purchased to be brought into a national park. And
then4other places -- Minute Man National Park where I
worked5 was a similar legislation of later buying private
property and bringing it in, but there was no residual
town7that would -- there was no residual property that
was going to be managed by the town. At the end of the
day,9it was all going to be federal property. This had
this10mix and match. Now there's been a lot of -- a
number11 of parks since then that have used the so-called
Cape12Cod model, but we're still dealing with the original
language.

14MR. WATTS: How have they worked out zoning in those
parks15?

16MR. PRICE: You know what? It's still an issue.
It's17still a problem. We have done research to get some
specific18 case studies, but it's certainly a tough one.
That's19 for sure, especially when you're talking about
subjectivity20 of looking at something then and looking at
it now and all that sort of thing.

22Remember Mr. Lavin's project, looking at that pretty
-- how23 should I say? -- sparse and economical structure
that24 had been put up at some point? And is that

something we're saving as a historic site? The answer is no, but the question is, what does it get rebuilt into as far as scale? And my bottom line issue is impact on the landscape. You know, as I said, even in that project, if they were to move it back, if they were to increase it by a certain percentage, that's what we're saying works because we want these to be livable communities. To go from something that's very modest, which would have been seen by all the visitors at "The Gut," to go to something of this scale really knocks it all out of proportion.

So it's a tough situation. I certainly appreciate Peter and others.

As you probably recall, this was a hot topic during the Endless Summer Conference, and, in fact, the Lower Roundtable group of planners is a direct outcome of that, and part of it was around this issue. And I've attended numerous meetings where they've talked about. And Peter is the official representative from this group to that group, and Lauren has been working there, working with a lot of the other planners. But I think we just have to work at it, and from my end we have to see where the Park Service can weigh in, and certainly it's very, very important to the citizens. I've had numerous calls myself from people that have read the editorials and

wanted to pipe up and express their desires to what they can do.

I think we can actually come to action so we can come to some resolution this time so this group isn't dealing with this ten years from now.

MR. KAUFMAN: Peter, we appreciate you're on top of this

8 WIND TURBINES/CELL TOWERS

MR. KAUFMAN: Wind turbines and cell towers.

MR. PRICE: Sure. Into the Superintendent's Report, there are a number of -- oh, this is still actually under your subcommittee, but there's basically no action. It's just been -- actually, what is the latest, Lauren, on where we went with those viewshed pieces, just to remind us all, that were done by the commission?

MS. McKEAN: At this point the Lower Cape Planning and Development Roundtable that has been convening is meeting again next week, and we had the various towns shopping or people on that committee shopping to the planning board and their selectmen and other committees in town our viewshed sensitivity maps. So we had a first round of discussion, and the people decided that they really needed some more time to shop around their town. So we should get some feedback next week about whether

people are ready to put some finishing touches. It's basically an overlay. It's not anything hard and fast, but what we hope it will do is just give people some pause to say: Is a wind turbine in a sensitive or nonsensitive location? And how might we look at this project as a result of this particular location that's been chosen?

8 One other new proposal --

9 MS. AVELLAR: Who in Provincetown did you speak with about this?

11 MS. McKEAN: We have not had anyone in Provincetown until this last Planning and Development Roundtable meeting because Keith was pretty much on the way out and -- I'm forgetting the new person's name.

15 MS. AVELLAR: Sharon. Sharon.

16 MS. McKEAN: No, the new assistant in the town --

17 MS. AVELLAR: David.

18 MS. McKEAN: David. David came to the last meeting, and he wants to take this issue forward, but there is no mapping that's yet been done for Provincetown. We want to add it on, and he's very willing to do so.

22 MR. PRICE: Keith was aware that these meetings were going on but wasn't participating, so the focus was on

the other towns. We weren't presuming anything for Provincetown.

3MS. AVELLAR: Okay.

4MS. McKEAN: And there is one new wind turbine proposal that we know is in the offing, and that's at Nauset Regional High School. And they are working on a feasibility study at this point and trying to figure out what kind of notifications they will have to do, et cetera. I don't know too much about it at this point in time. I've just been contacted by their consultant, and I believe it might be a 1.5 megawatt machine, which is one of the rather large machines, you know, 400 feet tall.

14MR. PRICE: And that would be approximately in the same viewshed area as the previous Eastham proposal.

16MR. SABIN: A little away from it.

17MR. PRICE: It's a little way back, but as far as --

18MR. SABIN: The first one was in the residential district, as you might know.

20MR. PRICE: Yes.

21MR. SABIN: The other one is in the school district.

22MR. PRICE: Right, but from a Park perspective, it's in the same neighborhood.

24MR. SABIN: Yeah, you're right.

1MR. WATTS: This seems to be a trend now that hospitals and perhaps other schools -- I think Babson College just decided they want to have a wind generator. So these private wind generators are quite popular, the concept.

6MR. PRICE: And as far as I'm concerned, it depends on the scale. As you know, we've got one on the books looking at replacing electrical service up at Herring Cove, restroom facilities, but that's going to be a much smaller scale, not this scale. So some of these other ones I think are more residential looking than obviously this high school one, which is pretty significant, which I wasn't sure what ultimately it was going to look like.

15MR. CLARK: A question relative to just alternative energy.

17MR. PRICE: Go ahead.

18MR. CLARK: Do you know if anyone has done any analysis of wind versus solar? Would the school, for example, have been better off putting solar panels on the roof and get the same results? Less obtrusive to the Park?

23MR. PRICE: The bottom line is no, and my experience with this goes to the Harbor Island discussion, although

I'm worrying that my -- I haven't been there in three years, and technology just goes so fast. So my information is old, but I can't believe it's all that out of date because when we were looking at the Harbor Islands, we were also looking at that to be a model for testing. So we wanted to look at the solar, the wind, the wave action. Boston Harbor has a 10-foot tide. So we thought that was pretty significant, and so we wanted to have some wave turbines in there. And you may know the East River has some in right now that have them, for instance. So our objective was not just to power any facilities that we put out on the islands but to use it as a case study so people could take a look at it and team up with like UMass-Boston and other schools to really study the results.

And we received significant funding, and we hired UMass-Boston Urban Studies Institute to actually do this work for us. And they worked with UMass-Amherst and brought in the engineers and whatnot. So it wasn't an in-house job. It was people that really did this stuff. So they spent an inordinate amount of time on it. And there was no question that wind, frankly, outpaces solar exponentially when it comes to power generation. That's not to say solar isn't important, isn't valuable,

and you have to -- the idea is to take a look at a
(inaudible).

3The next time you go on the Southeast Expressway, of
course near the electrical union facility, you see a
turbine. What you don't necessarily see are all the PV
panels that are also up there. They have these PV panels
that are -- it's a pretty significant panel on one of the
buildings, and part of it is they use both of those for
their instructions for their union members. They're
learning with different trades on how to work these
things.

12So we're interested in both, and it frankly has to
do with where you're located, I think, as to how good the
solar catch is because we're looking at a variety of
things to try to green up the Park individually. We have
a number of Park houses, for instance, and we'd like to
lessen the load on electricity with them. And obviously
PV panels would be the logical choice, but it depends on
where they are, what are the trees around, where's the
sun where's the (inaudible), how's the house located as
to whether it's worth it or not.

22MR. WATTS: Just when I showed you the picture of
the Herring River dike, it's been suggested they put in
vertical generators that would work with the tide. The

tide goes up into that river and comes back down, so unlike wind, it's always running. You run it this way, and then you run it this way (indicates). So that's been suggested in the restoration plan. Whether they'll accept it or not, I don't know.

MR. PRICE: And, of course, historically tide mills are what we had around here and what they had all around Boston Harbor.

9

SUPERINTENDENT'S REPORT

10

HERRING RIVER RESTORATION UPDATE

MR. PRICE: So just a little bit more on the Herring River restoration. At the last meeting, Dr. John Portnoy was here. As you recall, we signed the next agreement, and I know we're working on that. And they're really laying out all the next pieces that have to happen with that but we're still very excited about that project. Of course, they might have this view at the end of it now but we'll see what happens.

19

UPDATE ON DUNE SHACKS AND REPORT

MR. PRICE: On the dune shack front up in Provincetown, really this is an extension of my report from last time. If you recall, I've been trying to work with both Park Service people on how to acceptably take on this next step, the next step being activating the

Dune1Shack Subcommittee, which we talked about over a year2ago now, and how to move that forward, the issue being -- and everybody says to me, "Was Rich Delaney such a cr4itical character?" and the answer is yes. And the reason was not just because of his facilitating skills but 6because he understood federal laws as it came to the NEPA7requirement for the EA as well as for the FACA requirement for the use of the advisory council. So he was, 9from my perspective, many people wrapped up into one10and I think he had certainly a fair amount of status among11 the folks here on the Cape. People would see him as a12fair representative.

13So it isn't just a case of having a chair for the sub14committee. It's having somebody that has those skills so th15at, at the end of the day, we have the environmental ass16sment document that we can then make a decision on, whic17h takes us into the use management practices for the dun18shacks into the future.

19So I've assured folks as much as I can that cert20ainly the committee approach is still the goal and my des21re. I believe it's still the best way to go. I've been22really recommitted to that, and I've been exploring with23some professionals that might help us with some of the24meeting management when it comes to facilitating and

bringing the EA and the FACA documents together. And I've got a couple of different organizations that have worked with federal and state agencies before, and I'm actually feeling very good about the progress. The downside, of course, is Rich was going to be a lot less expensive, and now this means I have to find some funding in order to actually secure the services of somebody.

8 There was always going to be some sort of a cost. I mean, I always envisioned we were going to hire some rooms probably in a hotel up in Provincetown for some of the larger meetings. I was going to have to hire some clerical staff in order to actually write up the reports and the documents to have them go back to the committee for alternative discussion and everything, but to actually now get involved with someone who's going to help us actually run the meetings is going to be more expensive, but I believe in this case the way that we have it figured out it will be worthwhile. And this will all be a lot less expensive than a full-bore environmental impact statement, which is what we went through for the hunting over the last six years.

22 So that's about where we are on that. Hopefully I'll have more to report as soon as we can get a little bit further on that. But again, everybody who has

special use permits, everybody who has the normal arrangements has all been re-upped for this year. There have been no changes on that, that front.

4MR. KAUFMAN: Questions on that?

5(No response.)

6 NORTH OF HIGHLAND CAMPGROUND UPDATE

7 MR. PRICE: North of Highland Campground, we're just proceeding with that. You all (inaudible) that now that the President's budget has actually been passed, we understand that there is in essence a total of \$4 million in the bank now towards that acquisition, and we're still projecting \$6 million in order to actually make the deal work. The Trust for Public Lands groups we have been working with had hoped that they might be able to get more than 2 million out of the budget, but I think we're all thankful that we got the money that we actually did receive.

18MR. SABIN: We have 4 million now already?

19MR. PRICE: We have 4 million now, so it's a \$6 million deal.

21MS. BOLEYN: This is the second 2 million --

22MR. PRICE: Yes.

23MS. BOLEYN: -- and it's been appropriated?

1MR. PRICE: You know, I believe it's been
appropriated because it was in the President's budget.
Usuaably we get additional press releases when it actually
is there, but I believe it's there.

5MR. KAUFMAN: Exhausted?

6MR. PRICE: I think it is.

7MR. KAUFMAN: In dealing with both Senator Kennedy's
office and Congressman Delahunt's office, I feel we're on
a good level. Four out of six, we're getting there.

10MR. PRICE: Yes.

11MR. KAUFMAN: Everyone's been great. The folks at
the (inaudible) have been terrific. It's been a really
good joint project. We feel pretty good. Eventually
we'll get the whole six.

15MS. BOLEYN: I think it's terrific, and I think we
are on track. Wasn't the expectation or the hope that we
would go for 2 million increments, one each year? So
hopefully the second 2 million is in the bag. That's
terrific, and then I would hope for the -- to finish the
next one next year.

21MR. KAUFMAN: If I could interject here. In talking
this process through, one thing that in talking to the
duneshack folks, who were very passionate about dune
shack problems, it occurred to me that it may be a good

thing to do if once a year, if you all wanted, had a day in Washington for the advisory board so we could meet with the congressional -- Delahunt's office staffers, Kennedy's office staffers, Kerry's office staffers, and the Park Service folks and anyone else for that matter just to let them know what we feel is important to the Park and let them know what we think about some of these issues. I think that would be advantageous because sometimes they hear from special interest groups in hearing but not from us. And if you all think that it would be a good idea, I'd be glad to put together a day we could come to Washington and meet with the right folks. It would be good for us and good for them, if that makes any sense.

15MR. SABIN: You've got a corporate jet available?

16MR. KAUFMAN: Absolutely. George's.

17(Laughter.)

18MR. KAUFMAN: Brenda?

19MS. BOLEYN: I think if we were very prepared about what we wanted to talk about, it could be a very productive thing to do. It's a wonderful offer.

22MR. KAUFMAN: I've learned from being your lobbyist that no one really talks to them enough and more and more other folks are. So I think we actually really have to

do it in order to keep the Park -- the best interests of the Park before -- by the way, particularly Delahunt's office and Kennedy's office really do care, and they put a lot of time and energy in it. We wouldn't be as successful as we are on some issues if they weren't. But you all speak for the Park and the local towns, and I think it would be really helpful to them to hear from you directly.

9MS. BOLEYN: This is indeed our role. Our role is to get involved when we think it's a good thing to do with other government entities that the staff may not get involved to speak for the Seashore.

13MR. PRICE: Especially you realize we'll be coming up to the fiftieth anniversary of the Park in a couple of years.

16MR. SABIN: Hundredth anniversary. Oh, fiftieth.

17MR. PRICE: Fiftieth. Maybe it's a hundred to you, Ed, but it's fifty to me.

19(Laughter.)

20MS. BOLEYN: He's been at the table a long time.

21MR. SABIN: I think the hundredth is coming up for the whole park.

1MR. PRICE: Oh, for the whole Park Service, yes, the
Centennial for the National Park Service, but it's the
fiftieth for the Cape Cod National Seashore.

4MR. SABIN: Makes you feel old, doesn't it?

5MS. AVELLAR: Yes, it does.

6(Laughter.)

7MR. PRICE: Some of us weren't around when it was
established.

9MR. SABIN: Some of us were.

10MR. PRICE: Well, I was around, just not in this
state.

12MS. AVELLAR: We went to Washington several years
ago over the landfill, as you know, and I think by going
that's how we were successful in getting it. And, you
know, there are issues in our town, of course, that have
to do with the airport and stuff like that, that I think
anytime that you can go and speak to somebody -- of
course, we weren't too lucky a couple of weeks ago with
the E situation, but when it comes to the Park, I think
we'd probably do very well by going.

21MR. KAUFMAN: Good. At intermission I'll try to
work out some times that make sense and circulate it.
There's never going to be a time that's going to be --

that everyone will be able to make, but we'll try to do our best.

3MS. BOLEYN: I agree.

4MR. KAUFMAN: I'm sorry, George. I didn't mean to interrupt.

6 HIGHLANDS CENTER UPDATE

7MR. PRICE: I've got on my report just the Highlands Center. There's really nothing to report. We're just moving ahead with those projects, activating the lab, and working with the HCI folks.

11 ALTERNATE TRANSPORTATION FUNDING

12MR. PRICE: Under the alternate transportation funding, I reported last time that we did receive some significant funds to replace the rolling stock up in the Provincetown section and to also engage the various towns on some additional planning as it relates to some of their parking areas and some other things.

18We were all given quite a scare recently with the flexibus discussion, for sure. To have invested \$8 million at this point in planning, compliance, and then rolling stock and then have a major curve thrown at us was really quite distressing. However, it sounds like they've come up with a plan that manages their resources the best they can with what they have. So we're

certainly gratified with that, certainly appreciative of the RTA and also our friends at the Cape Cod Commission who have worked on a lot of these things as well.

4As a sideline to that, by the way, one of the things I'll mention -- I don't know if the term "Cultural Coast" is familiar to any of you. I think I've reported to you on this before. Congressman Delahunt during the Democratic National Convention was trying to figure out a way to have the delegates in Boston see more than just Boston. And at that point there wasn't a lot of communication in the coast, say, from Quincy all the way out to Provincetown. So we started meeting on a regular basis. At that time I was at the Boston Harbor Islands, which is the other end of this district, and so now here I am at the Cape at this end of the district.

16So there actually is an organization known as the Cultural Coast. They actually have a director as a staff. We meet on an intermittent basis generally in Plymouth. Wendy from the Cape Cod Chambers is actively involved. A number of other people are actively involved. And we're really trying to develop a sense of some coordination of communication from these ends as well as a kick out to Barney Frank's district to go out to the New Bedford area because you've got the New

Bedford Whaling National Historic Park out there as well.

2So the types of things we're talking about have to do with some communication, with some coordinated marketing and advertising, with some transportation as well. And one of the things they rolled out at the last meeting I was at was trying to get more of an active water transportation system from Boston to the South Coast all the way out to Provincetown, and that's something that Congressman Delahunt's staff is very, very interested in, and they've applied for some of these same funds to help with that planning effort in order to make that connection happen. So I just thought I would mention that.

14MR. WATTS: George, what's the name of this?

15MR. PRICE: It's called the Cultural Coast, and there's actually a Web site, probably culturalcoast.org.

17(Richard Philbrook enters the room.)

18MR. PRICE: And basically it's a combination of all cultural/tourism entities in this entire region.

20MR. WATTS: I'm on the board at the Art Association in Provincetown, and we're an active organization year-round, and we would be very interested.

23MR. PRICE: Well, we should get you some information. I don't know who's on our mailing list.

For instance, in Provincetown the first couple of meetings I had two tourism directors ago.

3MS. AVELLAR: We have Lisa Bowden now.

4MR. PRICE: Yeah, but what was the name --

5MS. AVELLAR: Margaret --

6MR. PRICE: Do you remember with the hair?

7MS. AVELLAR: Yeah, Fitzpatrick.

8MR. PRICE: She was at a number of the --

9MS. AVELLAR: Pat Fitzpatrick.

10MR. PRICE: She was at a number of the initial planning meetings to get it off the ground, and Bill was aware of it. I don't know that Bill was that involved. I haven't had a chance to meet with her yet.

14MS. AVELLAR: It's Lisa.

15MR. PRICE: So we have that connection all the way out to Provincetown.

17There was some thought by Wendy and others to try to get what's called a heritage area, which is something that they were looking at at the time, but this is more of an operational consortium, if you will, being able to get folks together.

22MR. KAUFMAN: Is it a Park Service project?

23MR. PRICE: No, technically, I've got to give all the credit to Congressman Delahunt. I mean, he and his

staff really got this off the ground, and now there's actual staff involved. There's an executive director of it. But certainly our Cape Cod Chamber, Plimoth Plantation, and then all the National Park Service sites are involved, so it's Adams National Historic Site in Quincy, it's Boston Harbor Islands, it's Cape Cod National Seashore, and New Bedford Whaling. So the Park Service is anchored at several different places here.

9MR. KAUFMAN: And the funding comes from?

10MR. PRICE: It's not particularly very well-funded yet. It's more of a virtual concept at this point. They have applied for different grants. They have received some Adams grants, for instance, and they've looked at transportation coupons to pay for advertising, and that would be a revenue source, that sort of thing.

16 OVERWASH AT SOUTH BEACH

17MR. PRICE: The overwash at South Beach is continuing. I don't know whether we'd call it an overwash anymore, but --

20MR. SABIN: You still have a home there, Bill?

21MR. HAMMATT: So far.

22MR. PRICE: So far.

23MR. HAMMATT: I'll be the last to go.

1MR. PRICE: We've had about six structures now, I guess. We've lost two.

3MR. HAMMATT: It eroded 130 feet last week.

4MR. PRICE: 130 feet?

5MR. SABIN: What do you have left?

6MS. BOLEYN: In one week?

7MR. HAMMATT: I guess about 800 feet, 800 to 1,000 feet from mine.

9MR. PRICE: And there's a famous picture that showed up in a number of the newspapers of that one cottage that had been razed off its foundation and floated down.

12MR. HAMMATT: Oh, no, you're talking about --

13MR. PRICE: All the way down by the marina.

14MR. SABIN: Does the Park have any structures left there now?

16MR. HAMMATT: No.

17MR. PRICE: No. We had two. One had been affected the previous year with an overwash that we had burned down and then we had one, the Scott cottage, that was --

20MR. HAMMATT: Scott was the one that burned.

21MR. PRICE: I'm sorry.

22MR. HAMMATT: Achille's is the one that was removed.

23MR. PRICE: Achille's was the one that was removed.

Scott was the one we burned. Achille's we removed this year.

3MR. HAMMATT: And one more has washed away since then. One was removed voluntarily a week or so ago, and the posts are now in the water.

6MR. PRICE: It's amazing to see nature at work.

7 CENTENNIAL CHALLENGE

8MR. PRICE: The Centennial Challenge. We had reported in the past that rather than just complaining about no funding, we actually have received some funds now that we'll be moving ahead with first for some additional staff. It's restricted to front-line personnel in interpretation and in law enforcement and in maintenance. So, for instance, things like additional people working in new educational programs; additional rangers, especially working on the off-road vehicle program; and also it actually officially pays for our lifeguards as opposed to taking them out of the fee program. And we also pay for some -- we'll be paying for some maintenance.

21So one of the things we're doing is to really ensure we have the second shift for the janitorial crew for all of our restrooms that are open all season. And the next time you're near one of our restrooms, take a look. I

feel very proud about the fact about how clean they are.

2(Laughter.)

3MR. PRICE: And I'm glad to know I'm not the only
one.4 We had a congressional staff person come to visit
us last August, and I met her in the Salt Pond Visitor
Center. And she shook my hand, and she said, "Mr. Price,
the first thing I have to tell you is I've already been
in your bathrooms."

9(Laughter.)

10MR. PRICE: And she says, "They're great." She
says, "You probably just -- it's probably because it's
early in the day." And I said, "You know what? Come
back at 3:30, and they'll still be as clean."

14So I think that that's something that our folks take
a lot of pride in, and I certainly appreciate that.

16MR. SABIN: On that Centennial Challenge, did any of
the funding go to the upgrading or restoration of Old
Harbor?

19MR. PRICE: Yes, we have two projects. They
actually haven't given us an account number yet, but,
yes, we'll be working on Old Harbor. It's \$489,000
towards the Old Harbor restoration.

23MR. SABIN: Is that in your head, or is that going
to really happen?

1MR. PRICE: No, that will really happen. I had to
sign²in blood just last week again that I could spend
that³money before the end of the fiscal year, so we're
doing it.

5MR. WATTS: George, would that involve a new outlet
to the bay?

7MR. PRICE: No, Old Harbor is the life-saving
station --

9MR. WATTS: Oh, excuse me, all right.

10MR. PRICE: -- up at Race Point currently.
Remember, it was moved up to Chatham during the Blizzard
of 178, and it's this, this one.

13MR. SABIN: No canals in there.

14MR. PRICE: No canals in there.

15(Laughter.)

16MR. PRICE: And the other part of that is we'll also
be ¹⁷in fact, you'll see signs up around here about
prescribed burn. Remember, we have a fire crew at this
park¹⁹that assists other places as well as works on our
own²⁰property.

21And as a result of the hunting environmental impact
state²²ment, we're going to be restoring over the next 15
years²³ up to 500 to 700 acres of heathland around the
Mar²⁴oni area. And this is really serving two major

goals. One is cultural landscape restoration so that you'll actually be able to see what the heathlands looked like out here, especially when the Park was established, and then that will also increase bird habitat. The naturalists are interested in the bird habitat and so are the hunters because that will increase the upland game birds. So as the pheasants are phased out over that 15-year period of time, there will be other game birds that hopefully will take roost. So not only will we have a variety of species, but it will help our hunting program as well.

12 Yes?

13 MR. CLARK: It also reduces the fuel loads for the fires, right?

15 MR. PRICE: Well, what you see now -- what they're doing right now is reducing the fuel loads. You're absolutely right.

18 One of the things I learned about fire is we have very short memories. And I use that in quotes because when the overwash is now in Chatham was the harbor entrance in 1875. So things change when you take a look at it in geologic times. The same thing when you take a look at it in natural growth times. We haven't had a major, major fire on the Cape in a long time, but we

know from the record and by archaeologists and geologists taking a look, there have been major fires on the Cape and there have been major fires in New England.

When I was in the regional office, fire was under my portfolio at the time, and the guys scared the heck out of me. They prepositioned airplanes at the Manchester Airport because people hadn't seen a fire like it happened in the 1930s since the 1930s. There were fires that basically went from Nashua, New Hampshire, to Portsmouth, New Hampshire, so the entire half of the state. For those of you that have been up at Acadia, the story still is, you know, all of -- half of Maine burned down at one time. So we're in a situation we're allowing all of this growth of trees, and it's not managed growth. And we create quite a fire load. And given the right conditions, the right conditions meaning several years of drought and certain wind conditions and da, da, da, da, da, that's how you get these major conflagrations.

MR. CLARK: I happen to manage the county's wildfire projects, and the Park Service staff have been invaluable training firefighters and so forth across the Cape. But interesting point, second only to Southern California are Barnstable and Plymouth counties for risk of wildfires. It doesn't seem possible, but I remember when I was a kid

in the '60s, there were some big fires. There was one up between Exits 3 and 4 -- no, 2 and 3 that jumped the mid-Cape. I mean, we had some big fires. There are lots of records of '50s, late '56-'57, and then in the early '60s

6MS. AVELLAR: It was dry then.

7MR. CLARK: Very dry.

8And then the Plymouth area was -- I can remember as a kid going over the bridge and driving up Route 3 and all you could see was charred remains.

11MS. BOLEYN: Oh, yeah.

12MR. CLARK: So it's not if, but when.

13MR. SABIN: What period of time was that?

14MR. CLARK: Excuse me?

15MR. SABIN: What period --

16MR. HAMMATT: Late '50s.

17MR. CLARK: There were some big ones in '57 and then again in the early '60s. I think '63 or '64. But '76 Bourne had a 300-acre fire. There was a big fire at the military reservation as well.

21MS. BOLEYN: I have similar memories from the early '50s. I remember standing on somebody's roof in Truro once watching the smoke over in Plymouth and burning up Route 3. And, you know, the fire towers -- we see the

remains of the fire -- those used to be occupied routinely. People had fire tower duty.

3MR. CLARK: I think there are only two or maybe three now that are manned.

5MR. PRICE: So the thing that's scary now is just imagine all the home building and commercial building that's happened since then because, again, people don't - - you know, they have short memories. But I know, in and around the Park, Dave Crary heads up our fire crew here, and Dave is actually attached to the National Boise Fire Center. So they're positioned here, but that's actually where they report to. And they get sent around the country if needed, but he's been working at least on the Park structures of removing the fire load around the immediate structures. When you see a house that's totally encroached and is still being lifted, that's pretty scary. And people just don't understand the nature because they don't have that memory. They didn't live here at that time.

20The other project that I just wanted to mention that's gained a lot of excitement -- it's not a project; it's a shipwreck waiting to happen -- was the shipwreck that showed up at the Wellfleet Beach here off of Newcomb Holbow.

1MR. SABIN: A lot of interest.

2MR. PRICE: Was it two months ago now, Sue?

3MS. MOYNIHAN: It only seems like two months because
it was only January 28.

5MR. PRICE: January 28 we had quite a storm out
here, and we were surprised because there was very little
Park damage. It was quite a blower, if you recall. And
lo and behold we end up with the remains of a schooner
out on our beach. And it's actually worth the trip to
check it out if you haven't seen it, but it is about a
60-length piece of a side of a schooner. The best
information we have now, although the folks are still
researching, is that it's probably a schooner from the
1800s that was then later converted to a barge, which was
I guess quite a common occurrence. And several of them
had gone down in the 1920s in that particular area, so
they speculate that that's probably the remains from one
of those, although there are certainly other thoughts,
and I know there's continuing investigation. But we've
had thousands of people on any given day up there
checking it out. I was out there yesterday, and
certainly there are many hundreds. So it's really
captured everybody's enthusiasm.

1MR. WATTS: What I don't understand is that it wasn't unearthed, so it had to float up there somehow.

3MR. PRICE: Yes.

4MR. WATTS: How does it float because it's so waterlogged? How can that structure float?

6MR. PRICE: Well, I just assume it was just the ferocity -- ferocity of the storm at that time. And that would just suck it -- you know, it would have been released from where it was held and just thrown around.

10MR. KAUFMAN: Amazing.

11MR. WATTS: It's hard to see that being thrown around. It's really heavy.

13MR. PRICE: That's true. But it's my understanding it's very likely that it will be washed back before the summer beach arrives. We'll see if that happens or not.

16But I'll tell you, the other thing, we got caught because there's a piece where the clay bank comes out, and Carol and I both got our feet pretty wet trying to get back to our car because the tide came up and drenched us. 20

21MR. KAUFMAN: Pretty cool.

22MS. BOLEYN: Those clay banks are fascinating too.

23MR. PRICE: Yeah. So in any case, a lot of enthusiasm. If you get a chance to see it or if you --

1MS. AVELLAR: Can you walk out there, or do you have
to -2

3MR. PRICE: Oh, yeah.

4MS. AVELLAR: You can?

5MR. PRICE: Yeah, park at the Newcomb Hollow parking
lot, 6and then you basically walk to the right a hundred
yards 5 or so. You can't actually see it from the parking
lot 6because of the way the --

9MS. AVELLAR: You actually have to go down on the
beach 10?

11MR. PRICE: You have to go down on the beach.

12MR. SABIN: So from the parking lot, you walk to the
right 13 rather than the left?

14MR. PRICE: Yes.

15There was another much smaller portion just several
beams 16 up on the left, but the site to see is the one on
the 17right. That's the one that's in the newspaper.

18MS. BOLEYN: Cool.

19MR. PRICE: So, Mr. Chairman, that really completes
my 20report.

21MR. KAUFMAN: Any questions for the superintendent?
Richard?

1MR. PHILBRICK: It may have already been said, but I wanted to congratulate the Park on the recent appearance of Fort Hill. It's looking much more like itself.

4MR. PRICE: We agree.

5MR. SABIN: Definitely.

6MR. PRICE: We've been working with -- the staff has been working on plans for quite a while because, again, that's a very significant cultural resource piece for us, and certainly Sue and Bill Burke have been working on the cultural plans with our regional folks, been working with our fire people, Dave Crary, as well as working with our maintenance folks.

13So as I tried to explain, Dick, in previous meetings, there's a concept of a rotation of a cut and a burn, and the goal would be to allow the natural native grasses to basically take over from all the other material that's been allowed to grow up there for the last period of time.

19MR. SABIN: That's great.

20MR. PRICE: But that's still one of my favorite places. In fact, I have meetings there on occasion.

22MS. BOLEYN: Good idea.

23MR. KAUFMAN: Any other questions?

24(No response.)

1MR. KAUFMAN: Thank you, George.

2

OLD BUSINESS

3MR. KAUFMAN: Any old business?

4MR. SABIN: I don't know if it belongs under Old
Business or not, but I don't know where else to put it.
I just want to say we talk about a lot of problems here.
Some good things have happened at the South District in
the last period of time. The thirtieth anniversary of
the 1978 storm about a week ago Saturday was a three-part
program. Shirley and I missed the first part because of
a funeral, but I was told it was very well attended.
Certainly the second and third part were very well
attended. It was a really great day at the National
Park. I thought it was something they put on that was
very well accepted.

16And the other thing was a six-part series of
maritime movies that they put on Sunday afternoon through
January and February, old time movies back to the '30s
and 1940s and '50s, I guess. Really great old, old
pictures. Fantastically attended, and it was a really
great day.

22I really think it belongs in the record as something
good.

24MR. PRICE: Well, thank you, Ed.

1Sue, thank you.

2MS. MOYNIHAN: You're welcome.

3MR. PRICE: Now, here's a question. Do we regularly
send4the Advisory Commission all of our events?

5MR. KAUFMAN: No.

6MR. SABIN: No, I don't think so regularly.

7MS. BOLEYN: No.

8MR. PRICE: Because these winter events were pretty
spectac~~u~~lar. And I know when press releases go out.

10MR. SABIN: It's in the press.

11MR. PRICE: Okay, so let's start --

12MS. BOLEYN: We get press releases.

13MR. PRICE: Well, wouldn't it have these programs --

14MS. NISTA: Occasionally. It depends on the subject
matt~~e~~er, but occasionally I will send it out to everybody.
But15 didn't on those things.

17MR. PRICE: Because remember a couple of meetings
ago18 got emotional about the "Last child left in woods"
disc~~u~~ssion? And it's up to us to take our family,
frien~~d~~s, and the young people associated with our
fam~~l~~ilies out to these things, so certainly you all ought
to ~~be~~ aware that these things are happening to be able to
do ~~th~~at.

1So if it's not too much, maybe we'll throw an events
schedule out to you all.

3

NEW BUSINESS

4MR. KAUFMAN: Any new business?

5(No response.)

6MR. KAUFMAN: Seeing none, date for the next
meeting.

8

DATE AND AGENDA FOR NEXT MEETING

9MR. KAUFMAN: How does Monday, April 28, work for
folks? Okay.

11Any thoughts for the agenda?

12MR. SABIN: Usually go ahead two months, it's always
clear. That's what happens.

14MS. BOLEYN: Will there be anything to discuss in
two months' time regarding the zoning business because
I'd like to keep that dialogue going?

17MR. PRICE: Sure, we'll certainly give an update at
the various meetings we've had and any particular
proposals that we recommend.

20MS. AVELLAR: Has anybody -- well, your office is
pretty active in your town. Has anybody gone before
these planning boards to find out why they're so
reluctant to adopt more stringent zoning bylaws? We
don't even have any zoning bylaws for our town meeting,

which is like the first in -- I can't even remember not having zoning bylaws. But is there a reason why they're so reluctant?

4MR. WATTS: Yes, they say they're against regulation.

6MS. AVELLAR: Huh, boy, they should move to Provincetown. We'd be thrilled to make regulations. We love to make regulations.

9(Laughter.)

10MR. WATTS: They should -- they had some and our representative on the planning roundtable. And hopefully that will be the common ground.

13MS. AVELLAR: The same in Truro, Brenda?

14MS. BOLEYN: It's very tough to get zoning changes through town meeting.

16I also think that -- I think that now people are beginning to ask questions and make observations that hadn't been so obvious before. So it may be that the time is right to follow up with a little more vigorous activity, and I include myself in that because I myself -

- 21

22MR. SABIN: This kind of stuff helps in the public press.

24MS. BOLEYN: Right.

1But I myself, for instance, have not been following
the 2planning board agenda, and I really should be so that
I could be ready to be a participant when it's on the
agenda. So things like that.

5MS. McKEAN: I would just chime in also that we've
been6working extensively with the Town of Truro. They
invited us last spring. George and I went spring and
fall8to meet with the planning board, and I met several -
- numerous times with Scottee and Chelsea too with the
assistant town administrator/town planner, Charleen
Green9halgh, and she took some initial draft work to the
plann10ing board. They weren't ready to put it on this
spring11's warrant. So they anticipate being able to do so
in th12e fall. They just needed to get some more agreement
among13st themselves so they could really pre-sell because,
as y14ou know, you take something to town meeting, and
that15's where it's going to live or die. And you need to
be ab16le to really articulate what you're trying to
accom17plish to get a bylaw changed. So that's what's
happ18ened in Truro.

21Eastham I think is more comfortable with their
exist22ing bylaws, and that is working at this time, and it
isn23 as crucial.

24MR. SABIN: How did it get so lucky?

1MS. McKEAN: Maybe it's your influence.

2MR. SABIN: No.

3MR. WATTS: In my meetings with the planning board
and with the zoning board of appeals in the Town of
Wellfleet, they all say the same thing, that they're not
satisfied with my being there because I represent the
Town of Wellfleet. They want people from the Park to
come and meet with them.

9MR. PRICE: And like with the Town of Truro, that's
what we've been doing there, and we'll continue to do
that. We'd like to do that with Wellfleet as well.

12The next meeting, remember, we decided -- although
it turned out to be a glorious day, we passed on a field
trip this morning. Presumably the weather will be with
us the end of April. We had a couple of concepts. One
was -- at the last meeting, I think it was actually
Peter Clemons was talking about the Atwood-Higgins area,
and we've done a lot of restoration of the Atwood-Higgins
house over the last number of years. We've had a
restoration crew come down. So that might be something
that we could show off.

22And we also have plans to try to do leasing of the
other outbuildings that are around that particular
facility. So the leasing concept might be something we

could explore, so that could be a twofer if people are interested in that.

3MR. KAUFMAN: Sounds good. Okay, meeting where?

4MR. PRICE: Well, I would send out the information. Typically we meet here in the parking lot and do a little caravan to take you over.

7MS. BOLEYN: Which is a good idea in the case of that site, I think, to carpool.

9MR. PRICE: Right.

10

PUBLIC COMMENT

11MR. KAUFMAN: Any comments from the public?

12(No response.)

13

ADJOURNMENT

14MR. KAUFMAN: Seeing none, do I hear a motion to adjourn?

16MS. BOLEYN: So moved.

17MR. KAUFMAN: Second?

18MR. CLARK: Second.

19MR. KAUFMAN: All in favor?

20BOARD MEMBERS: Aye.

21MR. KAUFMAN: Well done.

22(Whereupon, at 2:14 p.m. the proceedings were adjourned.)

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REPORTER'S CERTIFICATE

PLYMOUTH, SS

I, Linda M. Corcoran, a Court Reporter and Notary Public, in and for the Commonwealth of Massachusetts, do hereby certify that:

The foregoing 59 pages comprises a true, complete, and accurate transcript to the best of my knowledge, skill, and ability of the proceedings of the meeting of the Cape Cod National Seashore Advisory Commission at Marconi Station Area, Park Headquarters, South Wellfleet, Massachusetts, on Monday, February 25, 2008, commencing at 1:06 p.m.

I further certify that I am a disinterested person to these proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal this 12th day of March, 2008.

M. Corcoran - Court Reporter

My commission expires:
September 13, 2013

Linda