

[Job number 7354696]

[Cape Cod National Seashore Advisory Commission Meeting]

[08.05.2024]

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[Captioner standing by and waiting to be let into the meeting].

[Recording in progress].

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>>HEATHER MCELROY: (Inaudible)— I'm happy to open this 311th meeting (inaudible)—. To order. Taking place today Monday, August 5, 2024, at one PM. (Inaudible)—

We're going to adopt the agenda as posted and our first task is to approve the minutes. Of the July meeting. I know Lilli Ann had a couple of modifications that were made. Does anyone else have any suggestions to the minutes?

>>: (Inaudible)—.

>>HEATHER MCELROY: Any other connection corrections?
(Inaudible)— all in favor?

>> Aye.

>> Aye. thank you.

>>HEATHER MCELROY: Any opposed, should have asked that question? Very good so now we can move to the superintendents report. If Jen is ready to do that. Jen still.

>>JENNIFER FLYNN: I forgot how to unmute myself.

>>HEATHER MCELROY: Yes we can do that. Jen excuse me one moment we had a request to introduce the members of the commission.

So we can just go around the table. Again I'm Heather McElroy am serving as alternate to the chair, Richard Delaney.

>> DAVE CRARY, EASTHAM (inaudible)—.

>>LESLIE J SANDBERG, PROVINCETOWN: Alternate.

>>LILLI ANN GREEN, WELLFLEET: Here in the room.

>>LARRY SPAULDING, ORLEANS: present

>>SUSAN ARESON, TRURO: present

>>MARK ROBINSON, BARNSTABLE COUNTY: present

>>JOANNA STEVENS, EASTHAM ALTERNATE: present

>> (Inaudible)— periods.

>>HEATHER MCELROY: Virtually we have Tom Doherty representing Chatham

(inaudible)—.

>>THOMAS H DOUGHERTY: Yes.

>>HEATHER MCELROY: Are there any other members (inaudible)— Sheila has joined also.

>>SHEILA LYONS: I must be here in your thing that I got in here it took a little bit.

>>HEATHER MCELROY: Sheila Lyons County Commissioner also representing the county. Any other members? (Inaudible)—.

>> WAYNE CLOUGH should be on there is the alternate for Wellfleet.

>> (Inaudible)—.

>>HEATHER MCELROY: All right. Thank you. Sorry, Jennifer please go ahead.

>>JENNIFER FLYNN: Will good afternoon. I will let Leslie introduce herself as my alternate since I am virtual today. And then I will watch.

>>LESLIE REYNOLDS: Great thanks Jen I am Leslie Reynolds, Deputy Superintendent

(inaudible)— alternate DFO sitting at the table today. Jen is the DFO calling in remotely.

>>JENNIFER FLYNN: Good afternoon. I will just say we are still a little clunky at the technology so thank you everyone for your patience.

I had already decided today to have a very truncated superintendents update. Because we only met four weeks ago.

And, frankly I do not have a lot of new news to share. So I hope that will make up for the starting late.

To allow a significant and sufficient time to have a conversation on our primary topic today which is zoning.

I am just going to count on somebody to affirm that you can see my slides and that it is moving.

>> Yes we can.

>>JENNIFER FLYNN: I am just going to go ahead and launch into my primary topic of conversation today which is to talk about zoning and Cape Cod National seashore.

>> Hold on a second we can barely hear you.

>>JENNIFER FLYNN: Okay.

>>LILLI ANN GREEN: (Inaudible)— talking about the superintendents (inaudible)— I think people in the room deserve to know about the July 17th meeting in Eastham (inaudible).

— Bureau of land management, State of Massachusetts was in attendance about the proposed wind turbine project.

Which (inaudible)— this was (inaudible)— probably will be

seen from our coast are ocean beaches in the seashore. This is the hundred and first meeting 2019 was the first meeting.

(Inaudible)— here in attendance I saw you there were several other people from the seashore as well as Heather McElroy was in attendance.

You took copious notes I saw at least we should be updated about that meeting which is the primary overarching theme was that they needed (inaudible)—. 3

(Inaudible)— there was a deadline on the draft environmental assessment (inaudible)— some interest so could you please give us an update please?

>>JENNIFER FLYNN: Heather I cannot see because I am not in the room. I think we fully address is that the last commission meeting which this is not a matter of action for the National Park Service.

This is a BOEM action. I think everyone in the room is interested in what occurred at that meeting.

But I do not believe I will restate that this is a matter for the Cape Cod National seashore advisory commission. Which has been tasked by the secretary on matters related to development of the seashore. Specifically zoning and condemnation.

Heather, I defer to you about whether you want to speak to that. I do not have a superintendents update on that topic.

After the last advisory commission meeting, I sent all members the link to the National Park Service's official response to BOEM.

That is where I'm going to leave it today. Heather, I defer to you if you want to pull back further.

>>HEATHER MCELROY: Thank you, no I am in agreement. I guess I would just note that (inaudible)— there were several members at that meeting. It was a great turnout for BOEM.

They certainly heard from the community that there were concerns that there are concerns to this proposal. I think really the people in attendance there myself included were gathering information, better understand what BOEM is proposing.

And also to hear with the community interest were. With that this is not on our agenda today. And Superintendent Flynn has made it clear that she is not prepared to make any additional comments.

I would like to ask her to continue with her presentation thank you.

>>JENNIFER FLYNN: Okay great thank you. It is the volume issue resolved in the room, can you will hear me?

>> Yes.

>>JENNIFER FLYNN: And I am speaking loudly that I would be yelling if I went much louder. Do you need me to try?

>> That is good that is good.

>>JENNIFER FLYNN: Okay I guess I will just have to be very close to my microphone. Sorry, you will see a lot of my face (laughing). I appreciate the opportunity to talk about zoning.

What I'm really looking forward to is the conversation. I have about ten slides that I'm hoping to just sort of set the table for us to have a robust discussion.

First and foremost, what comes to mind for me is that the seashore was always established to be something different. The Cape Cod model is often what is referred to as what was done with Cape Cod in the legislation for Cape Cod.

It was really the first time with the National Park Service through Congress cheated a unit that included the idea that property owners.

Private property owners would be intermingled with the park. Our park is special and unique as we all know. The 4000 + acres of the seashore not fully owned by the federal government.

(Inaudible)— are federally owned but we also have significant amount of town owned land.— From the very beginning this is intended to be a partnership.

The Mosaic of the land ownerships within the boundary required from the very beginning. That the six towns of the outer Cape would be partners with the federal government.

In preserving Cape Cod character. The term Cape Cod character is pulled directly from the language.

Today a lot of what we're going to talk about are those intangible things. The characters, the values, the feeling, the ambience that one has.

When they are at Cape Cod National seashore. So the towns have the power zoning. The only thing that Congress gave the federal government was the power for eminent domain and condemnation.

As we talk a little bit about the 1961 legislation, we will get more into that. These two tools the federal government's tool for federal domain and condemnation and purchase of land.

And the town's role as zoning officials both were set up to protect owners of improved properties. We will go into the definition of improved property in a minute here because it is important.

I asked Cheryl to pass out in the room the foundation document and I think the foundation document is a good job on the inside folder there to talk about these intangible qualities that the seashore was set up to preserve.

special cultural and natural features. Preserving the distinct pattern of human activity.

This was never intended to be a part without people. The ambience and character of the outer Cape.

I'm sorry the ambience that characterizes the outer Cape. The associated seen it cultural historic scientific and recreational values.

And to provide opportunities for current and future generations to experience enjoy and understand these features and values.

In 1961 there was this desire to stop the forward progress of time. To stop the outer Cape from being developed in many of the ways that the rest of the eastern seaboard was.

In the 1950s there is only 240 miles of eastern shoreline that were in state or federal land. About six and half percent of the eastern seaboard. Of the eastern shoreline.

A local resident on the Cape in the 1950s in the park was being talked about has a quote in some of our documents that say the resources which were believed to be inexhaustible are vanishing before our eyes.

I think many of us now, six years later, still feel like those resources are vanishing. Our being drawn away.

I think it is a very good time for us to have a conversation about 60 years into this experiment have we put the right tools in place to protect what we deem so special about the outer Cape and Cape cod National seashore.

(Inaudible)— (laughing). We will move on to the next one. Sorry about that. This the act of 1961 that is the enabling legislation for the Cape Cod National seashore.

It did many many thanks. What is relevant for today's conversation of the full bullets on the slide in front of you. But

first and foremost the enabling legislation establish the boundary.

As I just talked about have a legislative boundary which we will refer to as the seashore district. Everything that is in the legislative boundary. Recognizing that only about half of that is owned by the federal government.

It set the parameters of the original legislation about how private land, state land, and local land town lands would be brought

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into the park. An end of included condemnation.

And set parameters for the suspension of condemnation for residential and commercial properties. That met certain criteria, we will talk about the criteria here in a minute.

The law laid out with that criteria was. It set the requirements for towns to have valid zoning bylaws approved by the secretary.

It allowed the National Park Service to suspend condemnation for those commercial and residential properties that adhere to the guidelines. I'm sorry not guidelines the secretary of standards.

They require that the secretary act to set those minimum standards. The suspension of condemnation, is very important.

Because especially in the 1960s it gave private landowners assurance that if they stayed within the character of the seashore that the federal government would not seek to seize their property.

Which clearly was very important for private landowners. In apply to improved properties which is the next slide we'll talk about. And he gave us the tool to certain (inaudible)—.

Which we still do today. Improved property definition is important because as we have worked with all of you around zoning

this is the definition that we come back to over and over again.

It is the one family dwelling it talks about residential largely. But there also is a small commercial caveat.

It includes the land that is associated with the property, so not just the home but the outbuildings and the land assignment.

The property assignment that goes with that house. There is a clause in the 1961 law that allows the National Park Service to suspend the certificate of suspension. To terminate it.

That would be of development occurs on a home on a property that is inconsistent with the parameters that have been set forth by the secretary.

That is inconsistent with town's own bylaws. And if it has a nonconforming use without a variance. That it does not have the permission of the town.

Through the building commission. So this is just the language from the law that talks about when the suspension of condemnation can be terminated.

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'S in the 1961 law set the broad parameters, but most in this conversation today what mostly did was it said to the secretary you will promulgate law.

Will promulgate regulations that define the minimum standard. So 1962 the secretary of the interior did that. Through the Code of Federal Regulations.

And of 36 CFR part 27 that is where the secretary's minimum standards are codified as law. Those minimum standards were minimum standards.

It set the three-acre minimum for lots to be developed. So if something was the town's all established bylaws that were consistent with the secretarial standards in the 1960s.

By doing so protected all of those improved properties within the towns. By the 1980s however, the first round of significant building boom was hitting the Cape.

And the seashore leadership recognized that the minimum standards really were minimum. They were just the floor, not the ceiling. There was still a lot of latitude for development within the seashore that was beginning to change the character.

In the seashore developed in the 1980s this new document called the guidelines for private property redevelopment. The guidelines were just that, getting ready for the presentation I read through a lot of old correspondence.

And reports and information and there was a lot of talk at the time the 1980s to update the 36 CFR section. The concern was that in doing so many properties would automatically be uncompliant.

And they did not want to risk people losing their suspension of condemnation certificates. So it instead the guidelines were offered to the towns.

And offer to the community as additional parameters to consider. When towns were updating bylaws and approving building permits.

This is where that 50 percent rule comes in that so often people talk about. That a property cannot be made more than 50 percent larger.

The livable space cannot grow more than 50 percent from its 1959 structure. And that accessory space cannot grow more than 50 percent of the livable space.

Some of your towns did adopt those as bylaws. I am not going to go into individual towns in my discussion because that is what you will talk about in the room.

The guidelines were largely adopted by the towns but not that cookie-cutter. So there is some nuance and differentiation as we go from town to town. As we talk this afternoon these were some of the topics of conversation that I suggest could be powerful and useful for us.

The size scale and mass of properties I think as we listen to each other and as we (inaudible)— multifamily homes versus individual homes site coverage many of your towns have a scale a sliding scale based on how large the lot is.

How large a development asset on that lot can be. The character instead. Very interested in hearing about architectural standards, what are we allowing people to do on those lots and how does that impact the neighbors how will that impact the tone and character of the town.

And then as we move into the 21st century we have additional concerns that perhaps were not so front and center in the 1960s. We talked last week about freshwater and groundwater.

And how our handling of groundwater septic water, septic fields, sewers, how all of that impacts not just the water table but also the quality of life. Those intangible characteristics of living here.

So I know each of you prepared to talk about what is the status of your compliance with the intent of the secretary standards. So what is going on right now within each of your standards.

But knowing that we have towns of the table who do not have 250 private homes. Private in holdings. I also thought today would be a good time to talk about other things.

Where we could learn from each other. Historic character, traditional historic character I know is important to everyone of the outer Cape towns.

How we think about coastal resiliency not just in the Caesar district, but in the outer Cape. Where are we going to allow people to rebuild zoning bylaws.

Can we be thinking about as we think about what we need to put in place to be more resilient to sea level rise and coastal erosion. I think we are all feeling the impacts of rental properties and how

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that impacts our ability for our lower income folks.

To live on the outer Cape in support the tourist population that come. Accessory dwelling units are certainly a contentious topic. Susan I would be looking at you fire in the room. We are having a professional disagreement with Truro on this topic.

Accessory dwelling units are certainly something that is a movement in our country and I think we should be having a very meaningful discussion about what does that mean for the seashore?

Is there place for us to act in concert together there? And I think I hope today that today is just an opportunity to do some—and should we?

Should we be consistent? There are very good reasons that we might not be. But I also think for our visitors and our residents consistency may be a good thing.

And I think it would be worth at least identifying those places where we are not consistent and decide whether greater consistency is a desired outcome.

And that is the end of my show and when I can figure out how to stop sharing I will. And come back to the room.

>>HEATHER MCELROY: All right thank you very much.

>>JENNIFER FLYNN: I appreciate this is not the smoothest thing ever. I think I have stop sharing are you all dissing me now.

I would be happy to pivot back. And if not Cheryl in the room could save me because Cheryl has it as well (laughing).

>>HEATHER MCILROY: All right so now we are going to move to sort of have a round robin around the table. And then the virtual folks as well.

To talk about superintendent (inaudible)— charged to us in that meal I forwarded to address the topics on zoning that she just covered. Excuse.

>> We have questions about the presentation we asked him now?

>>HEATHER MCILROY: Sure you can do that now.

>> LILLI ANN GREEN: I guess my first question is just basically this has the foundation document overview I want specifically to the foundation document and from my understanding that is different than the overview.

I mean this is just the overview of what the foundation document actually says. Am I correct in this? Or did it change to a foundation document overview?

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>>JENNIFER FLYNN: No ma'am Cheryl brought a few copies of the full document as well. The overview is the easiest way for folks to get a quick sense.

I'm sorry you're talking when I'm talking so I could not hear you if there was a follow-up question?

>> LILLI ANN GREEN: Yes, you talk about the secretarial standards. Those are just the items that you mentioned in the presentation is that correct? Or were there others as well?

>>JENNIFER FLYNN: My presentation is a summary. So the secretarial standards in their totality are found in 36 CFR. They are a series of regulations that were codified as law. I did not bring or ask Cheryl to bring a full copy of the law.

But that is certainly something that anybody could research it was established in 1962. I am looking up 36 CFR, sorry. 36 CFR part 27.

>> LILLI ANN GREEN: Right and I wanted to clarify something you did say I do not know whether this is part of the whole conversation. But you talked about the ,ADU within the boundary of that issue about ADU within (inaudible)—.

I'm not privy to the conversation that Susan has been having that is also a topic (inaudible)— is this something you are prepared to talk about (inaudible)— it is my understanding we need a special permit.

The special permit would be issued (inaudible)— to rescind the certificate of compliance. Can I.

>>LESLIE SANDBURG: Can I just offer information about ADU I do not know if you know but the recent legislation was passed ADU are by right.

>> They are in the town but not on the seashore.

>> (Inaudible)—. That is something that is going to have to be worked out because everything is changing with ADU now. But they are by right across the Commonwealth. So you have to figure out a way to deal with that.

But I think there is going to be some legal issue. I think talking about it today would be premature to what we have what is going to come down the road with that.

>> I appreciate the clarification. I do appreciate the clarification. That is very important. I do appreciate also that we

need the right tools in place to keep the special place special as well. (Inaudible)— thank you.

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ADU >> HEATHER McILROY: I think perhaps we can get into a little bit more about in our discussion. But what I do want to do is make sure that everyone has an opportunity to make some initial comments, take about five minutes so we can kind of stay on track here.

With regard to the zoning issues or other guidelines (inaudible)— you may have adopted within your community. Other topics that are relevant to your area of representation (inaudible)—.

And she let me know perspectives on the regional perspective as well. I would just say sort of as introductory comments from also a regional perspective working for the Cape Cod commission.

That we as regional planning agency has had a long and very positive relationship working with the seashore on various zoning related matters.

We have also had many positive interactions with our communities. Working on zoning. Whether we are creating (inaudible)— bylaws helping them work through other planning documents.

So (inaudible)— Lily and may be will address this. Did adopt a large houses by law within the recent past. That pertains to buildings in the seashore.

That I think was meant to get up some changes in development activities and size of houses. And we work to the community and many partners to help make that happen.

(Inaudible)— has also worked on transportation related items such as the outer Cape (inaudible)—. There is been a lot of work

that our historic preservation specialists has done.

With the seashore's historic preservation specialists also on cultural and historic issues. As we share that is some context so we can get into more things as we get into the conversation.

Maybe we will start here on my right.

>>DAVID W CRARY JR: Yay Eastham. (Inaudible)— one moment I will pull up my document. Thank you. Adam share.

In Eastham and this is a document that is available in town the area of the town is called district (inaudible)— where the seashore overlaps. So it has its own zoning regulation for district.

There are 11 permitted uses. Real quickly conservation, conservation is a permitted use. Facility that the secretary of the interior deems necessary.

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I would think anything that happens at the beaches, that is an allowed use. Recreation, gardening, traditional commercial and fishing activities, use of existing dwelling as residences.

And accessory uses. Renting allowed. Just because of what you said, I emphasize that I might have not said anything because again I am summary making a summary.

Customary home occupations is number seven. This is kind of keen goes along with that recommendation of the 50 percent rule. Moving alterations maintenance of repairs of existing dwellings and enlargement.

Will be no more 50 percent of the habitable space. So will be a 50-foot setback from streets, 25 from side property lines, I did see that in the superintendents document. Number nine religious and educational use.

And municipal use of public facilities. And 11 detached one family dwellings and accessory structures. Provided that no lot key may be used if it does not have the setback. It has to have an area less than three acres.

Now, somewhere I missed this. I have to go back. Changes to a dwelling have to be submitted to the Eastham planning board. I think this does (inaudible)—.

Not from the legal angle when I say staff I mean there've been some changes in my lifetime. Within Eastham, but if the planning board plans a variance it could probably exceed any of those guidelines just when through.

Subject to legal appeal and all of that. As a personal note is a longtime resident of Eastham, what is expected from most of my peers in my age group. Is that we are not can really see any new construction.

Within the seashore boundary in Eastham on vacant land would be really rare unless it was government. The buildings that are there are not going to turn into gift shops or gas stations or six Flags.

Because that is a different use and they are not going to get much bigger. Then they are. Another side note is when the mid century modern things came through to Cape Cod a lot of people hated it. According to my father.

Who then built one. (Inaudible)— but, that how architectural and character thing that was way out of the norm. And on the seashore then. There were some areas there are some homes in Eastham that

were built after 59.

And then condemned that had that type of look. Anyways those are my expectations, no new buildings unless they are government related.

No commercial change. And the buildings are not going to get much larger. Just a side note I am not going into specifics but I have seen in some other towns.

Even in Eastham there are some close ones were the size has been what has exceeded has exceeded what was expected. Thank you.

>> Thank you that is a good summary.

>>LAWRENCE SPAULDING, Orleans: (Inaudible)— at this annual town meeting

we do we did (inaudible)— fairly significant change (inaudible)—.

They now permanent one accessory dwelling unit per lot. So if you have a pre-existing lot on a 10,000 square-foot lot you can have accessory dwelling unit.

However, the limitations are cannot be increased to over 1200 square feet so it cannot be that big. But it's a small strike at some of the housing issues.

That we have both for family and people who are working here. Who are having difficulty finding a place to live. In some of the commercial properties they are previous (inaudible)—. The big change (inaudible)—.

Kind of relates to zonings that we have three projects that are ongoing. Relating to affordable housing what is it related to the Masonic Lodge (inaudible)—. Has 62 units.

We'll have 71 units which will put us all in the requirements that the state has for affordable housing which I think is great. (Inaudible)— those are the major changes.

We talked about the subject system ongoing. (Inaudible)— that is going to be a long time until that is finished.

>> Great all right thank you. Jonah make your comments now or do you want to wait until we have gone around?

>> I would like to make a couple of general comments and then I do have a short show about some of the alternatives to zoning which is open space protection.

That is a way to respond to preserving the character in and around the seashore. I think it is to me is always been a dirty

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little secret that there is still development within the national seashore.

(Inaudible)— for five years ago was sold last year a special (inaudible)— it did not have any frontage and that was argued about.

>> Just to be clear you're talking about new developing?

>> Yeah yeah. Certainly as Clay mentioned examples the blow through any kind of guidelines in terms of side. (Inaudible)— it has been addressed in at least one time but I think it is to the general public it is kind of a head scratcher.

It's a national seashore thought it was preserve what is going on there are talking about private properties. Why are there still vacant lots on the seashore?

Why do some lots have more than three acres (inaudible)— it is just a lot of anomalies. I think really should be addressed in terms of not just zoning.

But one of the things that the seashore can work with the towns and stayed on his acquisition of some of these properties. That could still be developed or redeveloped. That are crucial habitats (inaudible)—.

The seashore has never had enough money to be more than a paper tiger and condemnation. To be frank about it. People know that and take advantage of it I think.

A lot of people on Cape Cod now who would pay cash, do not have to get mortgages, do not have to worry about suspensions of condemnation termination, so the seashore needs all of the tools in its toolbox.

To deal with these kinds of threats of development that still exist. Really do what we say we are doing which is to preserve the character of this unique place.

>>HEATHER MCELROY: Good points. Thank you. Susan.

>>SUSAN ARESON: So a couple of things I think what Leslie was referring to (inaudible)— at the farmers market this morning my name (inaudible)— we talked about the law that was passed last night.

And that is supposed to be signed tomorrow that will allow statewide ADU by right. And that supersedes local zoning. That puts us in direct conflict only with the seashore but with other towns.

And it has provisions for seasonal community things tiny homes along municipal housing. This is a whole new level as Leslie said we are not really prepared to talk about now. But the governor supposed

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to sign this bill tomorrow.

That is going to present a nether level of complexity to what we arty have. (Inaudible)— yes yes relief I am one who believes we can protect cultural and open land and so on and still have housing maybe do it in creative will ways (inaudible)—.

I wanted to respond specifically to the questions that Jennifer post to all of us. I will start with the positives intro. Because the (inaudible)— historical Society have all done major projects that enhance and protect historical cultural and preserve an open (inaudible)—.

Things like walking trails at high head and near Edgewood farm. Expanding the bike trail in the meadow. We to increase (inaudible)—. 365 acres in town that are protected many of them are conservation

easements.

They have eight walking trails. Last year a family state gifted a house and property within the seashore to the conservation trust. (Inaudible)—

The towns open space committees preservation act money to buy and preserve or sell which is that little County Road now within the seashore but not too far. Town will include walking trails on the wash property.

Which also abuts the seashore. I will not get into the water issues because we talked about that pretty thoroughly at last meeting we need a new well, new water storage tank, you're going to be (inaudible)— working primarily with the seashore on that.

The town has limited house size limits including (inaudible)— slightly smaller than what is left elsewhere in town. In this year town meeting adopted restrictions on short-term rentals both in corporate ownership and limiting to number of to the short-term rentals that one person may have.

And Cheryl has been fractional ownership. These are measures that the town is taken to really work on the housing issue on its own. (Inaudible)— zoning bylaws.

Variances are height restrictions they are scrutinized very carefully. There on it I would say. The biggest area, Jennifer refer to this (inaudible)—.

Including the seashore and that assumes the project meets all the zoning requirements they do have to go to the zoning board for setback or frontage variances.

The seashore argued at the time that we should require special permit for all eight the use among the seashore in town (inaudible)— is that who (inaudible)— the town actually lost a lawsuit filed

against it.

The case the planning board had conditionally approved in ADU planning board was taken to court the town was scolded terribly in the ruling that overturned the town's decision. So we sort of took that as a lesson.

And giving the high demand for housing year-round seasonal housing we need to find creative ways to find housing and to do so in ways that will include (inaudible)—.

All the things we have talked about. We hope that the seashore can play a part with that because the seashore brings millions of it are visitors here.

And seashore need staff and people need staff and people need year-round workers so everybody needs to participate. So approval of ADU's in the seashore in private property would be one step. Another suggestion is the National Park Service (inaudible)—.

It sounds like that is going back to its natural state. This is property that is artly been disturbed. And anyway some of that could be used for housing.

It seems a logical step. Do we need to work through federal representatives in Congress on this? I do not know what we need to do.

But I think that is one way one place to look. Another suggestion is there are a lot of houses that the seashore owned that have fallen into disrepair. They are in many cases not salvageable.

Long-term leases could long-term leases be provided for someone who wants to come in and demolish a home or prepare a home or use land on which a house once stood?

Long-term leases within the seashore for year-round housing. For seasonal housing. Can we offer those to people were willing to put up the money to build?

I think that some seashore properties seashore owned properties have been rented out in the past but the provision that people maintain and repair.

I do not know that is still going on, but if it is could that be expanded in any way? Those are some thoughts from Truro and I think they are (inaudible)—.

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Where the seashore has many more private parcels. Move-in within the seashore. And warehousing once stood. That's it.

>>HEATHER MCELROY: Great thank you very much. Sheila, I know you need to go at 230. Do you want to go okay. We cannot hear you. We cannot hear you. If you need to go earlier you can switch.

>>SHEILA LYONS: (Inaudible)— thank you. For privilege. I have a lot of feelings about this and I'm probably more aligned with Mark and a lot of fear of what's going to happen out here.

We all came at her because it was this beautiful idyllic quiet place. Where you kind of disconnected. I kind of long for the days when we had to put tinfoil on that television antenna and just do the weather in the local station.

You would go and have a VCR maybe and that's how you can watch a movie. Had to go to the library for Internet connection, that is what it was for. That's why you came down here and had that respite away from the rest of the hubbub of your life.

Now we are living here and we have all that hubbub with us. We are all freaking out about affordable housing. And will we have to build more?

We have to build more and really the real crux of the problem which is bigger than us even collectively in this room is income distribution.

As Mark said people can just come in and plunk down a ton of

money and do what they want. Without any interference because they have the cash on hand. That in itself is an issue.

I am very concerned that we just keep eating every bit not just of the national Caesar but of the outer Cape itself. Even the Indians knew enough to leave this area in the wintertime.

It wasn't all harsh conditions you had to let something settle. And restorative. I do not think that the outer Cape has that ability it is losing it every year as more and more people are here.

My fear is that we are going to trample it to death. In regards to wealth you did touch on the wealthy addressing their lack of responding to the guidelines they did not really enshrine them and lo and behold when the (inaudible)— there were no triggers there.

Some work was done to protect property in the national seashore would like to do more I was hoping that our planner Beth Pyles was able to come on today. She told me she was hoping to attend. Though she is here.

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So I'm going to let her speak more about that. I think she's done some research so I will come back to this meeting in Washington will be able to do it.

As far as the county perspective we do not work with we do not have a real control over the zoning and we do not even have control over everybody has the right to an ADU now that it's being in the law. That does concern me because things about an ADU is they are not all therefore were course housing or for a lack of housing.

It could be for an air B&B, for my mother-in-law, you can have ADU's at will but who's going to enforce what they are used for? There a lot of things that concern here.

I do think that we do have to put a smudge conservation and protection into the national seashore because it is the only thing

that is left. Everything else is sort of mean I can tell you there are houses that are being built around me that I cannot believe the size of.

I'm wondering what is happening with our zoning. I knew other towns east him has done a great job in (inaudible)— how does going to look is on your footprint you can maybe go up you can do some but you cannot do everything you want.

I do think that the towns have to get a little more strict about that. And actually look at what is the real drivers here. Instead of just responding and just taking it all and then there is nothing left. I think that is about all I have to say right now.

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>>HEATHER MCELROY: Thank you share. Another couple of planners here we will continue around with the members of the advisory commission (inaudible)— I hope to get to the planners as well. So Lily and Euronext.

>>LILI-ANN GREEN: Thank you Heather and I want to point to superintendent (inaudible)— today he clarified some of the questions I'm sort of a newbie to the zoning in-depth topic.

I have been privy to it through the Cape Cod commission a lot of bylaws. Through the county see assembly delegate. (Inaudible)—'s advisory commission. And in fact the one line of legislation that was taken out we helped with the zoning issues on the seashore.

So I would urge a real look at that one line of legislation putting it back in because the seashore advisory commission can actually be a great support as far as enforcement. That is something that Sheila just spoke about.

did a lot of research and I talked to a lot of people in my town I do want to start a little bit about the positives.

As far as scenic scientific and cultural values that were asked of us to describe we have an historic district and (inaudible)—. We have a great (inaudible)— S the historical society in our town is (inaudible)— in developing programs.

Where one of the last quintessential town centers on Cape Cod. It is really quite a value. Again, each one of our towns at the moment has local control (inaudible)—.

Which makes everyone different. And charming it I think that is what brings people to the Cape as well. To the as well as other amenities. But that can work in our favor as well.

That each town is distinct and unique. We have a great value on the modern house. (Inaudible)— congratulations to Peter and the team. That was just closed and that is a great achievement. Just a jewel for the entire nation in the world.

I wish Peter a lot of good success moving forward. There is a lot of properties on the seaside which are within the seashore bounds that the seashore has taken or been sold to the seashore.

Some of these are in disrepair. That could be renovated and preserved and protected. In the seashore could work with the towns to identify these properties. And work with teams that are actually interested in making those kinds of renovations.

And preserving the character of those properties. That could be helpful of course Mark I agree with you about it is so important that water and septic and water quality are taken into account.

(Inaudible)— have a cultural district now in the visual arts we are known as the art gallery town. We have two (inaudible)— with a lot of cultural programs.

We have music in the church is on and on. Our value is combined with the national seashore foundation documents. One of the reasons

that I am so interested in being on this advisory commission is because I have since I was 10-year-old have been very moved by being in the park.

And the conservation aspects of this park. That is one of the reasons why I'm so concerned about the visual being destroyed in one of our most prime locations of our ocean beaches. You just go to the beach anyone of us will go and look out. And see the people.

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Just the faces they are so they feel (inaudible)—. This is one of the few places they can actually be immersed in nature. It is a value I cherish every day. I do have concerned about the ADU's.

That is one of the biggest things that everybody I talked to about in my town was concerned about. (Inaudible)— I know Jennifer called at the seashore district Dave called it something else. (Laughing) whatever it's called (inaudible)—.

We do need a special permit if someone wanted to make any renovations within the national bounds of the seashore. I do not know how the ADU's with this new law will do. I think there is a bunch of issues or perhaps (inaudible)—.

Get together with the select board perhaps in the Teays TMs in the towns and work some of these things out. But Jennifer did clarify a lot of the issues that people on the planning board I did meet with them (inaudible)— before this meeting.

And others who'd been on the planning board and the zoning board in my town brought forth. There are two minor things one was there was concern that the seashore has been closing fire roads and there are trees down from storms and that is an issue that I wanted to bring forth.

I do not know about the zoning on this topic but I think if it is a zoning kind of an issue if the seashore can work that out with

the towns to keep those roads clear.

Because we the fire roads have been very important in past years. On the other thing is I have questions. In various who I have spoken to about this they also have the question.

Our towns are trying to follow the guidelines of the seashore. But we wanted to know if the seashore has any plans in the future to change any of the zoning issues.

Or any development issues in the future? I know the seashore's have not (inaudible)— we would be we would like to know if there are any plans to build or change or renovate.

And if so are there any restrictions, what kind of reviews (inaudible)— how does that work. Everyone that I spoke to from A-Z mentioned that these kinds of issues thank you.

>>HEATHER MCELROY: Great thank you I think let's continue around and we can come back (inaudible)— superintendent Flynn or others may address that. Leslie are you prepared to speak (inaudible)—.

>>LESLIE J SANDBERG: Not that I was coming here but just yesterday. I think I will do my best.

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Something in looking for the homework we have Forrester coculture in the architecture we have two very strong committees. In Provincetown.

We have a store committee and we have historical commission which frankly drives a lot of people not crazy but they do a lot of job preserving the historical (inaudible)—

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>>LESLIE J SANDBERG: We were a town (inaudible)— through attempt with (inaudible)— and also (inaudible)— I think hopefully this possibly working on that.

We had to work on that we had to make sure that we did something because we know that short-term rental cash that we get we get \$5.5 million from it.

(Inaudible)— we are trying to use it in a good way but we found the third been this whole theory that if (inaudible)— they will pop up.

That was not the case we did a study for it and what we found was the price.⁴ (inaudible)— no one could afford it. So for our town it does not work to do that but we still want to (inaudible)—.

We have to build it so we have been using municipal land, private land, we converted a firehouse in the upstairs to have seasonal housing.

For people that are seasonal police officers along those lines. We also have; leave lease to locals program to.

Basically go to short-term rental owners and say hey I can make \$40,000 in the short term if you do it your town you can make (inaudible)—.

We have done that is been successful we have hoped helped I think close to 50 people. It's a short-term way of handling things until we can get things built.

(Inaudible)— so the people can actually have year-round housing inventory, that past and the affordable homes act but that is something that chat them (inaudible)—.

We're happy to see that because that way we can hopefully give a certain percentage of people to purchase their post home, in perpetuity if they so desire and they have a home with the mortgage asked them to put a certain percentage (inaudible)—.

That is one way to try to do this. (Inaudible)— that something that was also asked about here. Open space, we have an incredible open-space committee headed by (inaudible)— all that we have today.

He even did so far as he went to purchase and he went to the (inaudible)— and said hey, half of this could be developed in the rest is not developable.

(Inaudible)— we actually went have these with him he has been

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wonderful in the last thing we had in the recent town meeting was are railroad trail that we have people were concerned it was going to be paved and become a bike trail so the open-space committee put a bylaw in.

At the ninth hour the 11th hour I should say and now that is in conservation land. Myself is very very healthy happy about that. Cultural (inaudible)—.

That is going to be a big challenge but right now we're working on (inaudible)—. We are working with the Cape Cod commission and they been wonderful to help us.

And in the West and will be working primarily with the (inaudible)— goes right into the seashore there and we look forward to working with them to make sure everything goes well in terms of that.

(Inaudible)— where are central vacuum ends which is the commercials Street part of town that is in a very vulnerable place.

We have to literally protect it all the electrical gear we have to raise it. So that money is going to be used for that to protect our commercial (inaudible)— it was just announced today.

Other than that there is a lot of other things we have done we

do not have anything in the seashore except for an airport. We are going to have to somehow redo the terminal there at some point in time.

All I can say is you look forward to doing it the right way with the seashore. With that I think you all.

>>HEATHER MCELROY: All right Tom notary is online Tom would you like to make a room port for Chatham?

>>THOMAS H DOUGHERTY: Sure thank you very much. I appreciate the opportunity. As noted in the notes that were sent to the committee in advance to the meeting.

Chatham has really only two camps and and him develop block of land in the seashore so we are not we do not have on like (inaudible)—.

We do not have much for presence fiscal presence. In the seashore per se. Part two of the question as we just spoke about in Provincetown.

Some of the initiatives that she them has underway just working through discussion topics. Here I sent this to you in advance just in case it is needed for reference.

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Chatham does have consigned guidelines and standards for structures. In our historic business district so it is fairly well defined. I think it is been a place for some time.

So folks are very familiar with requirements are for the business district. The historical business district.

We do have now requirement for short-term rental registration. (Inaudible)— where that has begun. They have to demonstrate has to be present in the home or the structure for anyone who is in renting the unit.

We are getting visibility of what those registrations are. The

town's bylaws currently do allow for ADU use. I am not familiar with what was passed last night so will be under sink to see how those guidelines (inaudible)— impact our current bylaws.

We do have a planning board conditions all site plan approvals. For lighting to have downward lighting casting lighting. Our planning board is conscious of sort of trying to monitor how lighting is used. (Inaudible)—.

Has criteria in place pertaining to these. Mostly applications this year for demos or rebuilds of single-family dwellings. But there are guidelines and requirements for that. Best practices that our town suggested.

I think go worlds best practices just listening to what it number of towns are doing. I'm not sure if we necessarily have those but we we are pretty happy with her.

Pleased with his our historical commission. We do have a strong as much as the authority is allowed a historical commission. That can impose a demolition delay for up to 18 months. To encourage owners to consider preservation of the existing structure.

There also is you all might be familiar with an organization called protect our past. Which is not Chatham based but it is (inaudible)— base to encourage owners either new or current owners to preserve and protect.

In terms of the cultural aspects of the capes older structures. And do the best to encourage. There are no authorities but do their best to encourage owners to maintain those structures.

We have historical presentation incentives with it are zoning bylaws to encourage developers or owners to do as best they can to preserve those historical elements.

There's a new private organization I am not personally familiar

with it called impact Chatham is the initiative for managing (inaudible)— and tradition. It is a private organization dedicated to enhancing the well-being of the Chatham community by from (inaudible)—.

Community engagement and responsible development. I'm going to see if I get personally up to speed on that and what they're trying to do.

With regards to a flood zone Chatham does have requirement that properties flood zones may need to elevate their homes. If more than 50 percent of the home value has been invested in the last five years.

Chatham has such strong flood planning protection by law prohibiting construction of new develop (inaudible)—. Thank you all touched on Matt, that he of course and foremost we talk.

Ed about erosion and coastal resiliency is the most significant threat. To the community of course. There is a desire to strengthen certain regulations and that is the shoreline banks and bluffs.

The most vulnerable. As we have talked about there is this tension (inaudible)— stock versus the (inaudible)—. You have to sort of find that balance.

Increasing year-round residency within the national resources you have to work through how to make that happen. That's what I've got for Chatham. Thank you.

>>HEATHER MCELROY: Thank you very much. Is there anyone else who has joined on our commission that we wishes to speak? Does not look like it okay.

>> (Inaudible)— I'm wondering Joanne if you wanted to say anything even if you are all set? I would like to have a discussion here clearly I am wondering if everyone would be all right if we invited the planners here.

Who work for the communities who may speak specifically to this

issue to have them chime in at this time so we can hear what's on their minds is that okay with everyone? Great. (Inaudible)——.

>> (Inaudible)—— I appreciate very much. I will actually be very brief and very consistent with (inaudible)—— the town does believe it is on solid legal ground (inaudible)—— not just because of the case on those (inaudible)—— but also because.

(Inaudible)—— is not anything consistent about accessory

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dwelling units in the foundation (inaudible)——.

In depth not just on the subject but (inaudible)——.

>> (Inaudible)——.

>> (Inaudible)—— I am really here to listen to Commissioner reports (inaudible)—— from the various towns (inaudible)—— take that into consideration and take a fresh look at the zoning (inaudible)——.

To see what we can do (inaudible)—— thank you for the opportunity, it is very helpful. He reports and (inaudible)——. Thank you.

>> Great, thank you. Anyone else here (inaudible)—— to speak specifically to the zoning?

>> My name is Ben (inaudible)—— (inaudible)——.

>> I wanted this to the town planner so (inaudible)—— can you just wait till public comments I'm happy to hear then?

>> You said anyone who wanted to speak to zoning I thought you were (inaudible)——.

>> Will take the little bit later thank you very much.

>>HEATHER MCELROY: Okay now let's turn it over to Superintendent Flynn who had a few, and she wanted to make.

>>[IEZ SPEAKER 17]: Great thank you very much. I'm going to share my screen because I'm going to ask Leslie to speak to our leasing program.

Because that was brought up a couple of times by folks and while that is pulling up and I just want to reflect back a couple things that I heard folks talk about that I would like to just highlight.

I totally agree on the ADU question. Certainly will take us all a little time to address to digest what the state has pushed out the new law.

So perhaps that is a good shot the wrong window sorry I'm just going to have you talk to it. At the next meeting as we think about what we really want to do and 25 reps a targeted conversation about ADU's might be a good topic for us to put on the agenda.

When the fundamental disagreement that all of our various lawyers seem to be having is really about what what is the dwelling? The seashore zoning, secretarial standards clearly articulate single-family home.

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Do talked about with or without a kitchen. That seems to have been that seems to be the trigger for us as when it trips into two single-family homes on a lot. As opposed to one single-family home which has been clearly articulated in our enabling legislations.

In the secretarial standards in 1961. One family home is what we keep coming back to functionally. I do think it probably deserves its own targeted discussion. I also enlisting to you all this morning for me this afternoon for you.

I'm intrigued about understanding this conversation about some of the tools you put in place for short-term rentals. This fractional

ownership in which I assume is timeshares not being in the business.

I made that assumption but maybe Leslie or someone who has is in your towns confirm that I am interpreting that correctly those are timeshares we are talking about?

>> I do not know if I may Superintendent Brennan what it is is investment in a property for commercial use. It is not if you are a family and you have many people in your family have the ownership.

That is fine. If you have friends and get together that's fine. It is the commercial leasing and ownership of an investment property if you will.

(Inaudible)— what they do is (inaudible)— within I think five years or so they need to sell it for profit. I can get you more information on that I would happy to do that with everybody.

>>[!EZ SPEAKER 17]: That is sufficient it was just not a term I was familiar with so think if with that clarity. A couple of folks were talking about the properties that have come over.

This is been something that I've been very interested in unpacking since I have been back. The seashore the federal government purchased over 500 property starting in 1960.

I want to correct the misnomer that homes were taken, yes things are taken by eminent domain. But all of those homes were purchased. Some were to willing sellers and some were by eminent domain.

Everyone was paid market value at the time. Which we all appreciate. That if someone had a lifetime lease and that lease came up in the year 2000.

The home was then worth more than it was in 1962. But fair market value as appraised was paid in the 1960s. The point there wanted to make was absolutely absorbing 500 properties in the parks first 60 years. It was messy.

I remember working here in the 90s so 30 years and we would get properties turned over every year that we were not positioned or financed or resource to take care of.

100 percent agree with the comments from the room. That over time we have not always been able to be good stewards of everything that was conveyed.

But I will say is that we only have two properties left. What we have now as the Cape Cod National seashore is what we will have. Absent marks conversation about is it time to think about additional procurement?

Absent any of that discussion we have two properties left that we have lifetime leases on. When those two properties convey the federal government all of the purchases from the 1960s and the little bit later one of the properties that we purchase later will be done.

And what we finally have the mosaic of what the park will look like. We will not have anything else left. I do think six years into our development.

Again, with this committee. Perhaps an out year topic will be okay now what do we do. Here are the 500 properties that were purchased in 1960s the right thing.

We look the way we want to look is a finished product? Or is there more work to be done. I appreciate that conversation. Really I think asked about seashore development plans?

That is certainly something that I see is my role as a superintendent for the superintendent update for this group. I started that way my first meeting they had just been such quick succession.

But that was certainly a commitment that I am happy to make to this body. That as we develop concepts and projects not only will

this group be included.

So will your select boards and so will your soul the public. We do not do anything that is not of the public interest. Any kind of large development will require public engagement process.

I've already spoken to this group about the extension of the bike trail we have plan for cable Road at East hammock. We are about to be in conversation with Provincetown as it relates to Aaron Cove and what additional retreats we may make around (inaudible)—.

I think we have demonstrated our intent to have any actions we

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take be in concert and at least in communication with the towns. But I hear the point in the room and take it to heart.

I was really interested in the different ways role managing short-term rentals from a short-term rental registry to limiting the stuff that Leslie (Sandburg) was talking about and Provincetown with this idea of compensating owners to keep things in the year-round market and not go to short-term rentals.

That feels like a thread that might be useful for this group to use some more time today to talk about. That certainly seems like someplace we can amplify some of these good ideas.

And then Leslie (Reynolds) I will turn the microphone to you and me myself so you can just remind folks what we're doing with our leasing program to take care of those historic structures that some folks have talked about.

>>[!LESLIE REYNOLDS]: Sure Jen thank you. I do have a pretty robust leasing program and it continues to grow. We have an old time management support assistant whose primary duties is leasing. She has been with us almost two years now.

We do have a 45-year lease of a government property to a member of the public. We are leasing seven (inaudible)—. Modern house trust

has I believe it is five (inaudible)— lease with hostile international (inaudible)— and turnaround.

We are moving towards (inaudible)— we do have three government owned properties (inaudible)— that a regional director has signed a release determination we will be competing these three houses to the public as soon as we develop our (inaudible)—.

So Susan and Lily you have that summary of opportunities for the public the towns to look at some of our property (inaudible)— you also short-term rentals or leases we did (inaudible)— and to take that off the table. Jen, did I cover everything?

>>[JEN FLYNN]: Yes ma'am and I do think the leasing slide was in my first presentation to this group (laughing) just three meetings ago. We can also include that in the notes as well.

>> Just a couple questions (inaudible)—.

>> Joan Horgan.

>> Don't organ HORGAN.

>> (Inaudible)—. [Video frozen].

>> I will make sure he put that back in the meeting thank you very much.

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>> You're welcome.

>> Have a question. Can you talk about (inaudible)— either general Leslie what is the practical effect of revoking the certificate of suspension?

>>[JEN FLYNN]: Mark talked about it already, Susan and I would agree with him. The practical effect is pretty minimal.

In my opening remarks I talked about how I think in 1960 to 1970

to 1980 when the reality of the federal government seizing properties by eminent domain, applying eminent domain and then condemning and purchasing homes.

Was a very real threat to folks on the outer Cape. Sixty years later there is not much on the horizon that indicates to me that there is an interest largely in doing that again. I think that condemnation threat has become less of a tool for us as the federal government.

And has put more of the burden on the towns to enforce the (inaudible)— what all of you call it for your towns.

Those properties within the seashore boundary the burden falls more and more on the towns to be the enforcers and keeping that character in meeting the secretary standards.

Having your zoning laws honor that commitment for the towns in the federal government when the seashore was established. But no, in practice I know we continue to get interest from realtors.

We get (inaudible)— is more time passes and we move farther and farther away from our establishment I do not know that it is an effective motivator. For people's decision related to their properties anymore.

>> Thank you Jim I appreciate your honesty on that. (Inaudible)— which is does it have any bearing when a property needs to be sold and it sounds like am I not at this point.

>>[!EZ SPEAKER 17]: I think some mortgage companies are interested in it. I think realtors are interested in it but to Mark's earlier comments about cash purchases again who just do it know that it has the effect that it wants to in terms of getting compliance.

>> Thank you. But do they still do it? Do you still do it, I'm sorry Heather I asked this is a follow-up question please. Will you do that I guess that is a question right.

>>[!EZ SPEAKER 17]: Lily I'm not really sure what it means in

your question. We will continue to issue certificates, because that is what the 1962 act requires of us.

It articulates how we will do that. If houses are grossly out of compliance then no as we evaluate that certificates which is often most often evaluated as home so.

A new person calls who wants to affirm that the certificate is still good which will then trigger us to evaluate the property and make sure it is still in compliance.

With over 500 properties that is not something that we are in a routine pattern of just checking once a year. If it is issuing the certificates yes we still see that is our commitment and obligation based on the law.

Question I think is how effective it is. I do not know that I know the answer. But I question how effective it is at this point in time.

>>HEATHER MCELROY: (Inaudible)—.

>> Do not think it is really effective to someone is a fair amount of wealth because he knows that the government can suspend the certificate does not have the wherewithal or the interest to continue condemnation proceedings. So there's not can be any action taken against them.

(Inaudible)— if the bank wants that certificate somebody with a fair amount of money just gonna build whatever they want to build a self to meet the town zoning that they are not worried that the government is going to take the property because (inaudible)—.

>>HEATHER MCELROY: Let me put this one on to Mark. I think this has been a great conversation you both shared some what you know about your towns existing zoning and other guidelines.

Clearly some towns doing more in certain areas than others. We

can all learn from one another. I am thinking that sort of next steps coming out of this meeting is compiling these best practices

It may be a role for Cape Cod commission staff to help volunteering us without authorization necessarily. I think this is an area that we would be very interested to help with.

What we are also hearing from the superintendent is there is a real need for communities to do more. To help enforce some of existing or considered new standards that would help preserve the seashore's character.

I guess with that sort of thought out there some questions have been asked. I'm wondering if anyone also Mark you had a question?

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>>MARK ROBINSON; Is more of a comment. thank you superintendent for laying out

the 500 properties that were brought in that was an amazing inventory to work through over 30,40,50 years.

I really hope that the seashore (inaudible)— the idea of creating this mosaic of private properties within the seashore was all very well politically to get it done originally.

But we should be looking for opportunities to increase the value of the seashore by taking back some of the improved properties. So for instance does the seashore review all the lands all the properties that come on to the multiple listing services to see which one is on the seashore?

To evaluate the maybe they are not mega manse we could buy the little cottages before they come make advances. If the seashore does not have the money at the time since the 1950s 60s 70s and 80s we have advanced a lot in our land conservation techniques tools and money so they are available.

Through the town to the community preservation act which is the steady source of funding. The land trust have become very mature and involved in their private fundraising. Millions of dollars—.

To take down properties and restore habitat. There's no reason why any of these techniques cannot apply to properties in the seashore.

As we are applying them to properties outside of the seashore if we knew that the National Park Service had that kind of an interest on any given property, not every property should be (inaudible)— other should be taken down.

>>HEATHER MCELROY: Thank you Mark.

>> May have two minutes as some observances (inaudible)— what if houses were condemned or sold when they were sold they were condemned. And those structures many of them were sold and condemned because (inaudible)—.

They do not match the character of the seashore. Some of those houses that you reference were dilapidated and coming down. Those were kind of not meant to be there by the enabling legislation.

In some of them still exist and they were falling apart but the vision is that it was not going to be there because they were built after 1959. A lot of people gambled on building between 59 and 61.

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Legislation was signed in 1962 but it was retro to some day in 1959 and that is key. You see the structure (inaudible)— however the Pearsall cottages where a lot of employees live in there are three of them in Provincetown and five in (inaudible)— they were on this property here.

I think they were built before 59 but they were purchased and moved those were cottages. They are tiny. You do not see those

anymore so believe it or not of those were built after the time you are not going to see those tiny cottages anymore on the Cape. They are a resource.

I'm contradicting what I just said but it is ironic what 60 years does. However something else some of these houses and there are letters out there with the seashore back in the 60s gave certain landowners this test.

They could have land cleared on government land to maintain views. There are very few of them. However, they exist. (Inaudible)— whatever they exist out there. Let's say that the seashore (inaudible)— you can make your own view.

But if the seashore requires that houses the public can go one of the seashore could make that view because it is a resource by the millions of residents of the citizens of the United States.

Not just those small people.

That is an opinion there. (Inaudible)— but it is difficult to issue a typical for a wood wound violation many of those are gated peer they are gated because a lot of refrigerators are there were \$35 now to disclose a refrigerator I want to stay at the dump it at the transfer stations.

(Inaudible)— a lot of those were gated. Now the big thing is it prevents fires. While the more access there is the more chance of fire there is this might come up next meeting and I have only 20 seconds left.

If you think about it the less structures there are the less risk of fire there is because not risk of fire but protecting of structures is key.

If you need access to that structure some of those which might not work in vision to be there in the day so it is Chase your own tail thing thank you.

>>HEATHER MCELROY: Thank you for timing yourself you are very efficient. So you could take more time if you needed it. So we've

already sort of begun the discussion.

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I am wondering if there are any other questions that are members had or other members things you have heard. (Inaudible)—.

>> I would be interested in how the properties Mark is talking about the undeveloped properties they are still privately owned.

Better in the seashore how many of those are actually (inaudible)— that person may be a candidate for someone to talk to them about possibly (inaudible)—.

>>HEATHER MCELROY: Markyo u have thoughts on that? We just ask if anyone has any other questions at this point? So Mark has the is decided if he wants to go over. Do we need to take a break? Okay.

About while Mark gets his slides? We take a five-minute break and be back here at 259.

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>>HEATHER MCELROY: Here, let's see Mark is here so we are all here great Chris please mark will you (inaudible)— we want to also time for public.

>> MARK ROBINSON: (Inaudible)— I've been working with all of the land trust in many of the towns (inaudible)— on preserving open space for the last 35 + years.

I found it very interesting booklet that was a study done three years ago for the seashore. I think it was by academic or maybe an interim but anyway it was called managing lands adjacent to the

seashore.

The whole point of the book was that yes we need to preserve the seashore but there is a buffer there is land outside the seashore that is many of the same attributes, resources, and values as (inaudible)— that defines the seashore.

(Inaudible)— in the seashore. You've done a number of things that we hope (inaudible)— one is a video that goes on but primarily working with the land trust your meeting individually with land owners to encourage them to think about options.

In fact I'm going from this meaning to property owner who has six acres in the national seashore and there interested in the conservation (inaudible)— we would be reducing that 68 are acre parcel into a three-acre parcel.

What I would like to do today just recap (inaudible)— in Provincetown of course everything is different everything is more expensive everything is atomized because it is so small. But we have been looking at can I say have the next one please.

What we call Provincetown Greenway next one. Greenway is this swath of forested land (inaudible)— that runs parallel with Route 6. The national Caesar you see here on the top so this is Greenway.

In a town of land trust has been focusing on that area. As a buffer we talk about the urban heap of downtown but this is the coolness. That is really straddling the old colony nature pathway.

(Inaudible)— you can see these little areas that we have been assembling for the neck last five years since we met. Provincetown prices the rule us Doctor shows this one over here most provide walkway access from commercial Street into (inaudible)—. That is being defined and opened up as we speak.

Just to Set up most frequently (inaudible)— on a slope of the East (inaudible)—. So the wash property is the big one in the terminal course and it says town conservation (inaudible)— multiple

use property one of the things (inaudible)— identifying parcels for another municipal uses not just open space.

Because if they do not they are going to be coming (inaudible)— you're going to do. This is a nice is taken a long time the town meeting has finally endorsed the vision for it so (inaudible)— this is an important buffer right up against the border.

Of the seashore. Roughly I'm really excited about (inaudible)— Hamblen Farm is the oldest still intact farmstead it does not work as a farm anymore but still has the feel of a farm.

And we've been doing it in a phased in conservation restriction program. With the Anthony family that owns the farm. I should just say (inaudible)— which drains into the river (inaudible)—.

Restoration (inaudible)—. It is just a lovely property, next. Most recently last year we had the Hamblen Farm (inaudible)— which is a very interesting (inaudible)—.

Is an incredible act of generosity (inaudible)— country club was selling off some of its (inaudible)— in order to reinvest it in the golf course. And it is going to be six houses up on the ridge there looking out on the river. Next.

One of the (inaudible)— was able to purchase it before it went on the market. And she donated it to the conservation trust so she paid \$5 million and then gave the land to the conservation trust. Amazing generosity.

(Inaudible)—. She wanted to give back her community. But it has adopted her and she is adopted it. This is kind of an inspirational thing that I think we need to keep in mind it is not just having to pay there are still some very generous people out there.

(Inaudible)—. Beautiful views (inaudible)—. This is a small purchase but it is important because it is in zone two. (Inaudible)— it is important to preserve those habitats.

I mentioned last time we met out some of these projects which involve the demolition of how this is going over the edge. In the bluff and some of those lots have been done donated (inaudible)— and we hope that there will be some more coming next.

The most inspiring thing in the Orleans area has been the Simpson island project it went on the market for 12 and have million dollars. It's in the heart of Pleasant Bay.

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Adjoining the national seashore boundary. Next. Volunteer group of grassroots people came together, work together with (inaudible)— they raised \$4.8 million in 18 months.

And they bought the island. It is now open for public use there are trails up through it. The beaches are open for boating access. Four houses were on the property they have been taken down and the landscape restored.

This is what we call an un-development project eco-restoration effort very inspiring. I think is you can see the national seashore in the background there.

These are all just examples of how the towns, land trust, state grants, all work together. To preserve the critical and important open spaces.

In and around the national seashore. Her doing projects like this over the Cape. These are just some of the highlights of this area. So that's why safe we could encourage seashore staff to work with the open space advocates.

Out this way we could we could always find the money if something is important enough to do, the money will come. I think we

have proven this certainly with Simpson island. Thank you.

>>HEATHER MCELROY: Good thank you Mark.

>> Ten minutes.

>>HEATHER MCELROY: Hot dog. All right.

>>JENNIFER FLYNN: Heather can I just interrupt for one second Mark I just want to point out the paper you referenced was the college thesis of our park planner of 30 years Lauren McKean who retired last Wednesday.

So she took her work and put her heart where her brain was and worked in conservation for 30 years. So, when I heard you call out the title Lauren literally handed that to me last week as she was leaving.

>> Well that's great.

>>HEATHER MCELROY: I think as we want to sort of pull our conversation together. Are there any specific topics that were covered that you would like to discuss in more detail? Clearly the ADU question is one that will need to be revisited.

And perhaps it is premature to get into that too much detail right now. I will note that Cape Cod commission issued its regional housing strategy earlier this year.

You read through how the extrusion identifies many strategies

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to help our communities develop more housing. Sort of across the spectrum not just the affordable housing.

This is not really my daily Lake so I'm just high-level heel. But it is a great resource it is available on the commission's website.

As a very general statement though, the regional housing strategy really does try to encourage communities to direct new development into activity centers. And away from our more sensitive

resource areas.

The seashore falls into that category and I think in general new concentrations of development housing strategy would recommend they are directing towards existing activity centers that have the infrastructure to support them.

Wastewater management, traffic management, pedestrian facilities etc. But that said anything more on ADU's for the present time.

>>LILI-ANN GREEN: Not so much about ADU's but just sort of in general. I know (inaudible)— is providing year-round housing and housing for seasonal workers whether it is a public-private partnership.

Whether it is through zoning it is the efforts that Truro is working on we are trying to find ways to prevent more opportunities for second homes, short-term rentals, that her focus is really on year-round accessible (inaudible)—.

It's trying to be creative and how you provide other land or increase density in a small area.

It is not about building more many mansions and you know we have seen too much of that. We are really trying to focus on will reduce is suitable year-round community but also supporting the workforce that we need here in the season in the summer season through all of our businesses.

And for the seashore. That's really the challenge. I would really welcome the opportunity to hear from other communities about what are the tools that they are using?

Deed restrictions or that you must have a year-round lease if you put in ADU in the property those are the kinds of things that we have been working on.

>> Just as valuable as putting making it unaffordable. Of the

affordable unit inventory. Because that is going to (inaudible)— just going to want to air B&B it.

>> It's what we've done to (inaudible)— get the residential tax exemption. Which is a big deal (inaudible)— can you imagine how popular (inaudible)—. Bottom line is we incentivize as much as we can but subsidizing.

Giving deed restrictions, we need it. (Inaudible)— from our point of view because we do not have the land we have looked at municipal buildings.

We have looked at our community center and when we have to redo that we will put housing on top of that. Because we do not want clear-cut (inaudible)— and the land that you help preserve.

So we try to figure it out. The good news is we are indents area so people do not really get mad about that they do not have the three-acre lots because we are very dense fishing town.

And a whaling village to and that's unique I think we're just trying to find anything we can for the short-term and the long-term. We also have a Harvard Hill I do not know people are aware that we had a building that was a timeshare that the town purchased (inaudible)—

They are municipal (inaudible)— I think would they do that I would throughout tools was here for all the different towns is outer Cape had real trouble.

Keeping doctors and staff and nurses. Do we consider a way to put together or pull money to help them. The regional effort.

The only reason I say that (inaudible)— this is our healthcare and people are concerned so don't know if we have any more to discuss that but I just wanted to throw it out because it has been very aware

to us in town that that is happening. Thank you.

>> I'm a little turned on the ADU and I have learned a lot today. Specifically about ADU's on private owned structures within the seashore.

I can envision in Eastham for sure I can envision that building in a you do you spend a lot of money make it nice. Our restrictions on those in Eastham.

However there will be more people this will be better than some of the units themselves for private structures.

What I'm just kind of weighing is if the housing the character

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of the seashore with all of those extra vehicles going up and down year-round (inaudible)— periods when you would see one or two cars may be everyone built out you would see 22 cars.

And then there are 22 more cars at Cumberland Farms not trying to endorse (inaudible)— no I do not go to Cumberland Farms because their parking lot is not big enough to begin with just made a boo-boo there. [AUDIENCE LAUGHTER].

And I am all for people I would not build in ADU on my property not within the seashore but I'm starting to grapple that I will be asking people similar to and I don't (inaudible)—.

The windmill thing if you can see it from the beach I'm not in favor of that. I don't like to see oil tankers by because I know sometimes they sink.

Knows that the LD many many years ago when I was an old oil tanker thank goodness but I have to way and I talk about that. The potential impact to the character of the seashore.

>>HEATHER MCELROY: We are not going to go into turbines from the beach. But I am interested in hearing were coping to boot this how to

preserve the character of the seashore? Whether that structures and what are people's feelings about that? Or changes within the seashore.

Buildings are clearings that happens about private property. Because from what I understand there is a long history of this and people are sort of all over the place on it but I'm curious.

>> The whole purpose of having a second seashore zoning district is to recognize that this is a part of the town that was special, different, and should not be treated like all the other encouragements to development.

I think there is plenty of other properties in the town that could have extra dwelling units before (inaudible)— it does not make any sense. (Inaudible)—.

We should see more of them. But again, the seashore has a history of being a different place. That's how I see it.

>> (Inaudible)— it is important to (inaudible)— is going to change everyone has a different ADU restriction for size, who can live there what can they do.

This is going to say this is what it is so I talked to (inaudible)— have to change the whole ADU so were going to have a process and that is why said we should be I do not think it will even happen in a month were going to have to think about a lot of town

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meetings are going to have to change their ED use restrictions and size.

What are we going to do now because we are 600 (inaudible)— how do you do with that. (Inaudible)—.

>> I do not see how excuse me I do not know how the state legislature can override or preempt the federal act. If the federal

act designates single-family homes as being what is allowed.

>> I was actually agreeing with you that maybe they have to do that in case someone wants to sue. You know people are going to sue. (Inaudible)— always we find it all the time in towns.

>> We already hearing that one town does not agree with the seashore's interpretation.

>> That is you can certainly get it cleaned up go back to the legislature (inaudible)— my point is this sweeping change that is coming in so the towns yes the Cecil sure is very important to your point some people think you can some people think you can't.

That is one issue but this is on top of that issue. Towns themselves are to be busy trying to narrate and change their own laws because of what is happened at the state level.

It is not trying to cast any kind of lien on the legislature but a lot of times they do not think about what is the limitation for towns when they do it. The one moment (inaudible)— first.

>>JENNIFER FLYNN: Thanks I was just listening to Leslie and Mark thinking about again the uniqueness of this body and I'm wondering if either a future meeting or some sort of subgroup to think about it the towns are can update.

Have to update all these bylaws any way related to ADU is there an opportunity for us to include this conversation about the seashore the same time? Rather than doing things in parallel? Do we have an opportunity to look at the whole town.

And I know enough to be dangerous. I think part of the ADU conversation we've been having within the federal family has been about this by right by exception.

Or by special permit. So certainly our solicitors are going to have to do some unpacking but what the state legislature is just past. But this feels like a right topic for 2025 meeting specific on this point.

I think there is enough meat here that it would warrant some dedicated time and at our next meeting I was going to close was

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suggesting that we look at setting are 2025 dates. Figure out some of these big topics that we have started but need follow-up.

I will just leave it there. As Leslie is you were talking about we are going to have to go back and sort of evaluate what we have versus what the lot.

It strikes me as a perfect opportunity then to reengage. I know this is a bit of a niche because it's primarily about the Riverlands.

What the town is going to have to go back in front of the public again anyway through town meetings and updates it feels like the right time to try to do it.

>>HEATHER MCELROY: Interesting as thank you. Thank you very much. I am very curious about what you just said to superintendent Flynn.

First of all I do not have a personal opinion I'm just information gathering at this point. I just wanted to bring to this body what I'm hearing in my town.

I see a lot of issues here. What kind of authority do we have is a body is a seashore advisory commission and what do you see something that we can actually do.

Seems to me that this is a big issue (inaudible)— with their legal teams. And the park. So it's TMs Teays that forward and their team legal teams. We can have a discussion what kind of authority do we have?

>> .

>>JENNIFER FLYNN: Sorry could not unmute myself for second. That is a great question. I guess I would go back to the charter which I cannot pull up fast enough to read to you. But the charter is to

provide advice.

There is no authority you are not a regulatory body you are an advisory body. I think the power of this group is the exact conversation we're having today. What I continue to try to root back to is what do I do with that as a superintendent for the seashore?

Today's conversation is largely about the actions that the towns have the authority to take. And our role as much of this is kind of reverses to provide advice back.

My lane is pretty limited in terms of our ability to make sure the secretary's standard is being recognized when we disagree. And believe they are being that the town has gone too far afield that those minimum standards that the secretary standards are being disregarded.

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It is my job to bring that to attention. In my spaces around the stability to terminates the suspensions of condemnation certificates.

A lot of what we talked about in terms of preserving character with the towns. Back to the ADU topic in particular, I will need to as many of you will need to unpack with our legal authorities.

What does the states new law impact us at all? Or, are we continuing to anchor to our legislation from 1962 and how it defines sorry I am tired. Improved property. How improved property is defined?

I do not think anyone is ready to have that discussion in earnest today. But I am interested in understanding how the towns are approaching that.

>>LILLI ANN: Just a follow-up question do we have the authority to write a letter. I mean if we are in agreement, to any entity whatsoever?

And I think to Leslie! I just want to make a comment. That is why it is so important to bring these things to the public.

And how public input because we probably would've seen that in giving that advice to our ledges (inaudible)— in the first place. I appreciate the fact that superintendent Flynn is bringing up this topic and allowing us to talk about it. But do we have the authority superintendent?

>>JENNIFER FLYNN: I will refer to your chair. I have started the other meetings I do not do it today. My job is to make sure that we comply with the federal advisory commission act. The chairs are responsible for the outcomes of the meetings.

I am not sure who the letter would be to, the commission is convened to me as the secretary's designee. Certainly this body could write me a letter.

I think this conversation in our notes, I am just not sure what you have in my Lilli Ann so I will mute myself because it is hard to read the room in terms of body language. And let Heather pick that up. I am not sure where that would go or what would the purpose be of that.

I'm sorry Heather I will hit it back to you.

>>HEATHER MCELROY:

>>LILI-ANN GREEN: I'm not either I just wanted to ask the question.

>>HEATHER MCELROY: Recognizing that I am sort of the alternate to the chair here. But in my opinion I think I should echo what superintendent Flynn has said which is really my understanding of the charter and our rule is really this conversation. And providing

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perspective that you will bring from your communities directly to the superintendent.

So she can hear what is going on, what is going on on the ground? What do towns want the seashore to know that are there concerns?

And then for us also to hear from each other and to learn from each other about what our successes are our challenges and the work that we can potentially do together.

To get to an end goal. Am not really seeing a need for a letter right at the moment. You we will get to that point later on we will ask (inaudible)— just for your information Lilli is agreeing here she is nodding I think she is an informational question at this point.

Maybe at some point in the future there could be a role (inaudible)— I do not think that is where we're at right now.

>> I (inaudible)— our job is to advise the superintendent. If this is an independent group that know something we can advise the superintendent that this is what we think and then if she wants to take action she can.

>> I think (inaudible)— to begin with I know perhaps this commission if we agreed on a certain topic regardless of what it is. 80 use, whatever. We wanted to write a letter that would go back to our towns.

That might be the two-way street. If there is a two-way street. Certainly the first priority is to inform the superintendent. What our towns are thinking. But if this advisory commission wanted to send something back to our communities that would be.

>>HEATHER MCELROY: I want to leave time for comment public comment. There is still some public here. And there may be people online as well.

Is there any other topic want we were charged with in that email earlier that we would like to address? Or superintendent Flynn anything that we have touched on that you would like to go back again and see if there is any feedback on?

>>JENNIFER FLYNN: Sorry Heather, no I think that is been really robust I like you all have lots of notes and I need a little minute to digest. I really appreciate the conversation.

I am in Jackson Hole this week visiting my daughter I've been

thinking a lot about character of place. In Jackson Hole I think has done a very nice job.

They have a Target and a T.J. Maxx and almost anything you can

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think of but you cannot tell that when you drive down the road because they have put all of these requirements in place for things to look rustic.

It is congested and it is busy and things are there but I think about towns like Jackson Hole and Bar Harbor and I said this in many settings but in Provincetown downtown Wellfleet you have a feeling when you are there. I think we as the collective have done a good job.

Preserving that feeling. Which is that intangible which is so hard to define. I just appreciate the commitment today to think about what are those next things coming that we want to be proactive about so that we do not kill the golden goose.

I have heard a speaker talk about tourism, and what makes Gateway towns so special. And having short-term gains override long-term impacts.

Because we were not thoughtful about all the ripples. I appreciate the conversation today thinking about what are the ripples. And the decisions we make today and how they impact what we might look like 25 years from now.

I appreciate it very much and Heather obviously we will have to work about what advice do we extract from this for me to take away but my big take away today so far is really just the need to continue to have these conversations.

That were having both as the advisory commission but also within each of the boards at all the other places were having this discussion but held to the seashore continues to coexist and support each other.

Thank you for that. I will yield for public comment.

>>HEATHER MCELROY: Great thank you. Before we do that anything else from members here? Perfect I am going to go to (inaudible)— C (inaudible)— trade keep your comments to about five minutes.

>> Ben Zender: (Inaudible)— I know the seashore well I also spent a lot of my 35-year (inaudible)— think I have a pretty good handle on what the regulations and what the law states.

Listen today to this conversation this conversation left out one item. (Inaudible)— how do we get other people to do what we want?

How do we get the town to abide by zoning bylaws how do we get people to lease the land? How do we protect ourselves (inaudible)—.

I would argue that the most important thing that the seashore could do, is to look at the regulations and through the legislative

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process (inaudible)—.

If you read the CFR 36 CFR the only restriction about a single-family dwelling in on and on - (inaudible)— ceiling restriction.

There are no restrictions on size, and we will get into 80 use. There are no explicit restrictions on size secondary dwellings as a matter of interpretation.

(Inaudible)— there is a specific mechanism in both the act and regulation for (inaudible)— to provide (inaudible)— so long (inaudible)— you could actually (inaudible)—. You could (inaudible)—. How size, use regulations, (inaudible)—.

Until you do that what you are really doing is your ally relying on people outside of the seashore to do what they want them to do.

You are really facing your biggest (inaudible)— which is money. Is when a piece of land (inaudible)— 34 \$5 million that means the house is going to go on it B78 \$9 million.

We cannot really find that because it is water falling downhill. Until you start the process of going back and looking at the zoning standards.

And getting into the legislative slide of the seashore and saying okay what can we do (inaudible)— I can tell you have this conversation with George price 20 years ago.

This is one of those things that is very difficult to do. But, you have to kind of walk softly and carry a big stick and that means getting the regulations updated. It says the secretary shall prove any bylaw is consistent with our zoning standards.

So if the town (inaudible)—. Unless it is prohibited the secretary has to approve it. But he also said is when the town proposes a bylaw, the secretary has either 60 or 90 days to actually commence legislative action.

To change the regulations. The secretary has the authority to amend the legislation. (Inaudible)— there are tools in the tool chest to allow seashore to take more control over how the seashore is going to look like and not five years. But in my name lifetime I can name the issues that have come up.

(Inaudible)— that was huge right? Public water (inaudible)—. McMansions, (inaudible)—. The issues come and go.

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But we have this community to to make sure we great (inaudible)—.

>>HEATHER MCELROY: Gail: You are up.

>>GAIL COHEN: I'm in St. Petersburg Florida. It was pretty bad. Anyway, I'm glad I got to the end of this conversation because I

missed the meeting. But you know Rich and Markey gave up the right to advise.

You can hardly advise on anything, anything important you do not have the right to advise they can do whatever they want. My advice is you continue to talk about all the things that you are not allowed to advise on.

So the press picks it up, because that is what is important that the press cover these meetings. So that the people know. Now, in 58 to 61 it was insisted upon that clause that Markey gave in to the National Park Service.

When they knew that they were it was just an advisory commission. That was insisted upon by the people of Cape Cod and you people which you got rid of it. For what? Because now you have nothing.

I would say yes, the main thing is first of all the superintendent Flynn it is 1961 to legislation. It was the covenant in the deed from the state gave you the province land to Cape Cod National seashore 1962.

And the covenants are very clear that the state can take back the province land. So the state representatives you do and on the board you commission you do have power. And you can negotiate with them. But you have not been doing it.

We let abuse after abuse after abuse happen. It is time for it to stop. Now, let's get to something lighter. Secretary Flynn why is it that you feel that you cannot get new uniforms?

I suggested a contest a design contest for new uniforms for the Cape Cod National seashore. But, being bureaucratic they say well she that can happen.

Why not? I think it would be great publicity and would be a great community event. And there is some great designers on the Cape.

I do not like your uniforms I never have. I think the women

particularly I do not like them. And you're not wearing yours (laughing).

Anyway, I think it is a terrific idea. I would like to see you have new uniforms. So how can that be done? Do I talk to Alma Riggs?

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>>JENNIFER FLYNN: Are you.

>>HEATHER MCELROY: Is that your comment for today?

>>GAIL COHEN: My comment is you people have to shape up you let down the people of Cape Cod by taking out the most important clause in the charter.

And you need to continue to assert your rights and stop the federal government from abusing the people of Cape Cod. That is what my comment is.

>>HEATHER MCELROY: All right will thank you for your comment. Is there anyone else here today who would like to make comments. Yes. Come up to the podium and identify yourself.

>> Hi I am Peter McMahon, founding of the Cape Cod Modern House Trust –

– I

just wanted to update some of you probably heard that we did finally close on the (inaudible)— last week of July. And it relates to a lot of things we are talking about Federation of historic structure.

Went conservation so there's 4.2 acres. That now will be permanently conserved. It has frontage on three ponds and headwaters (inaudible)—.

As far as the loan so we basically raised over 1.4 million. In 12 months. And then we borrowed we had some interest loan from the compact (inaudible)—.

And we ended up having to borrow the money getting \$200,000 from the town of (inaudible)— so we are started work on the restoration.

We will be preserving the structure and limited public access

in the programming interpretation of the site were always walking a fine line between public access and not bringing too many people back there.

It is been very heartening that about a third of our funding came from the residence of (inaudible)—. Basically people within a mile of the house was about a third of (inaudible)—.

I think that speaks to the desire of the people that live in the seashore to preserve basically those people did not want the house to be turned down. And (inaudible)—.

Also to protect the sites. That is very encouraging to me and it is just sort of a different model for land conservation and the preservation of historic structure.

Anyway some people (inaudible)— they were very instrumental in that. We hope to do some kind of (inaudible)— on the site in the building hopefully.

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And to protect the headwaters (inaudible)— thanks everybody for your help in closing.

>> Thank you very much.

>>HEATHER MCELROY: Comments anyone online who wants to comment. Yes Mark?

>> I would just like to follow up on Ben's point which I thought was a good one. The initial regulations necessarily had to be treading lightly because of the politics involved with the establishment of the seashore.

If you read the excellent book (inaudible)— you know how controversial it really was. How hard it was to get the towns to accept the idea so necessarily regulations had the least common denominator for treading lightly and relationship with the town early on.

You can understand that. Now we have a 50 + year old seashore which is established itself. And our host Park is been accepted by the community as a boon. We should be encouraging the seashore to evolve with the century and finding new ways to protect itself.

And not relying as Ben says on others to do their job for them. And being more assertive in protecting the character national resources and the integrity of the park.

I am interested that in your opinion (inaudible)— this whole Chevron thing would be of any great regulations or statute to get these kind of specific things (inaudible)—.

>> From my view I think the vote could be a working group within the seashore. And legislative (inaudible)— maybe work (inaudible)—.

>> Could you just explain.

>> .

>>HEATHER MCELROY: This gets really into the weeds and I want to keep (inaudible)—.

>> It's all regulations.

>> Basically held that (inaudible)— an act itself has to provide sufficient details to regulate activity of peoples and you cannot (inaudible)—. Certainly (inaudible)—.

I certainly feel like this could probably focus a review on

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proposal (inaudible)—.

>>HEATHER MCELROY: I think it is likely very complicated and we want (inaudible)—.

>> We want to have a counsel for the park. At one of our meetings.

>>HEATHER MCELROY: Potentially something could be done yeah. Yes.

>> If I could ask a question or have you asked Peter I am just thinking of what we are dealing with now 60 years from now we recently acquired (inaudible)— they it burns down I know it is out of concrete but what could be put there in 60 years?

I'm sorry you acquired this modern house with 60 years from now?

>>HEATHER MCELROY: Or next year burns down is that the sort of.

>> It just disappears. What could I mean can you rebuild it or could it be sold?

>>HEATHER MCELROY: You're asking about the nature of restrictions that are in place?

>>HEATHER MCELROY:

>> I'm just thinking and trying to express that verbally about all these places that are protected what's the protection way down the line when there's a new group of people is there protection that maintains that a sub property so I'm just thinking out loud and curious.

>> (Inaudible)—.

>> What is private property so you would be allowed to rebuild.

>>HEATHER MCELROY: Yes Lawrence.

>>LAWRENCE SPAULDING: To may just make a suggestion prior to our meetings quite a while ago. We periodically would have a field trip and I found them to be very informative and very interesting.

And where we had the superintendent is (inaudible)— I remember one year we met up in Provincetown (inaudible)— we went out to the Dune checks.

That might be something to think about for future meetings we usually meet before the regular meeting and you can decide whether you wanted to be there or not.

Peters, if there is a house and get something up-to-date and some of the views from that area would be very interesting to see.

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Not doing it every meeting but I just would like to think about reserving that process because I thought it was very helpful.

>>LILI-ANN GREEN: Yes I totally agree with you. I and every meeting we would meet at 9 o'clock at the (inaudible)— and we had a field trip. Once we went to see at least one I think it was two of the modern houses.

And it was very informative. All I always found them very interesting. We went to the buyer cash once. Just gives you a different perspective and makes you think broader about the topics that we are discussing.

I would find that very helpful and we also would meet at noon with the superintendent. And have lunch. And that was wonderful because it was sort of just a casual social experience.

I found that to be extremely bonding. Shall we say. And a great experience. We all pay for our own lunches by the way (laughing). We usually only ate half and the staff had the other half afterward.

I mean totally 100 percent behind that if we could start doing that that would be great.

>> I think both of those suggestions were made in our initial meeting.

>>LILI-ANN GREEN: I did. And could we clarify we have the opportunity to designate how many meetings we have? It is our prerogative's and that the case?

>>HEATHER MCELROY: I think in concert with the superintendent. I think this is something that she wanted to talk about? She indicated that she wanted to talk about that next meetings?

Before you go there deal: I see you still have your hand up is it that you have something new you want to say? Or you just do not take it down?

>>GAIL COHEN: Hello.

>>HEATHER MCELROY: Did you have something additionally you want to say?

>>GAIL COHEN: I can't get the video. I want to thank you (inaudible)— that book is very important. The copy of the Provincetown library I replaced it it was \$200.

I also give it to the town managers it is a very important book you should all read it the seashore quit selling it years ago.

Also, Francis Burley's papers are right there at the Salt Pond visitor center. His papers are at the Salt Pond Visitor Center right here that he left to the seashore.

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Anyway, the other thing is the most important issue is the lease for the airport you've got to get on that there is no need for the lease whatsoever is guaranteed in the legislation in the covenants.

There is no need for a lease it is guaranteed under special use permit and always has been. You are letting them really do a number on you.

I know the lease has to be signed by the end of the year. You need to be in touch with the superintendent about everything going on with the lease for the airport.

>>HEATHER MCELROY: All right, thank you very much. Alright so I guess we will turn it over to superintendent Flynn for last comments related to future meetings. To get to Lily's question. 17 thank you as trying to unmute myself but I was stuck.

I will just reassert what I said at the first meeting I have very significant concerns about public and meeting laws and for us to convene as a body outside of this meeting I have hesitations and amorous incident.

Is not that I don't want to be social or do not want to get to know y'all better I just do not know how to thread the needle. And all of us meeting in a room.

And having lunch together I just do not think passes the red-face test. Because there is no way that we are not going to talk about something related to this body.

I continue to be very uncomfortable with that practice if we have a field trip which truly makes sense to me. I will similarly have to figure out how we can conclude the public in that field trip because if we meet it is a public meeting.

That is my only hesitation is not that I have no desire to pursue that just has some quantum complications and I to understand how we do that and still honor the intent of the advisory commission act.

If we decide that there is something that this group really needs to see in order for us to fully have a conversation about a topic we will figure out what those logistics need to look like.

I would like this group the next meeting is fire meeting month back to back to back four months in a row has frankly been a ton of works.

I do not have my suggestion of what the pre-work is for the next

meeting of this one because we have been spending the last two weeks eating ready for this one.

My intent for the next meeting is to talk about fire. I would like to share with you all my experience on the federal wild and fire commission which was convened by Congress under the bipartisan structure legislation. I represented the National Park Service on that.

I think there were some of the recommendations of the welfare commission that could be helpful to us as a community.

I intend to talk to all present to all about the history of fire in the park. In the work that we're doing as it relates to wildland fire.

Similarly I hope we can have a best conversation about the towns actions, concerns, how we think about how to make ourselves as a community more resilient in the face of catastrophic wildfire, moving forward.

Last summer we had the awful occurrence in Hawaii the got lots of people attention but is many things do go a lot of attention for a short amount of time and that is fated.

So next month will be a conversation about wildland fire preparation and what we as a community can do to make ourselves most ready and resilient in the face of wildfire.

In the second piece of the meeting I would just like us to set dates I will remind you it is a ten to 12-week process for us to get Federal Register notice and.

All of our meetings need to be put into the Federal Register 15 days ahead of the meeting. I would like at the neck next conversation of folks could come prepared talk to talk about after the October meeting where we go from here.

With dates for 2025 topics for 2025 and anything else related to how we do our business. I think after four meetings just to check in about that.

That's why have Heather in terms of closeout and thoughts for the September conversation thank you.

>>HEATHER MCELROY: Great. All right thank you very much. I think that brings us to the end of our meeting. Any final thoughts?

>> Nice job.

>>HEATHER MCELROY: Thank you. All right thank you all. I think it was a great conversation. I will take a motion to adjourn. All in

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favor? Thank you very much.

[Recording stopped].