



## **January 13, 2025 Cape Cod National Seashore Advisory Commission**

“The purpose of the Commission is to consult with the Secretary of the Interior (Secretary), or the Secretary's designee, with respect to matters relating to the development of the Cape Cod National Seashore, including matters of acquisition by condemnation and zoning regulations.”

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

1. Adoption of Agenda
2. Approval of Meeting Minutes
3. Superintendent Report
4. Old Business : **Accessory Dwelling Units and Affordable Homes Act**
5. New Business: **Establishing Rules of Order for Commission Meetings**

Emerging Issues Identified by Members

6. Public Comment
7. Adjournment



## Superintendent Update

- Marconi Beach Access
- Multimodal Path on Cable Road
- Old Business: Wildland Fire



## Marconi Beach Access

- Stairs at Marconi Beach were lost in Sept 2024 Storm
- Friends of Cape Cod National Seashore saw the need and fundraised to replace the stairs
- The fundraising goal is nearly met, supplies are being purchased.
- Anticipate access being restored by Memorial Day



## Cable Road Multimodal Path

- Design contract pending award
- Intended to connect Nauset Regional High School to Nauset Light Beach
- There will be an opportunity for town and community engagement



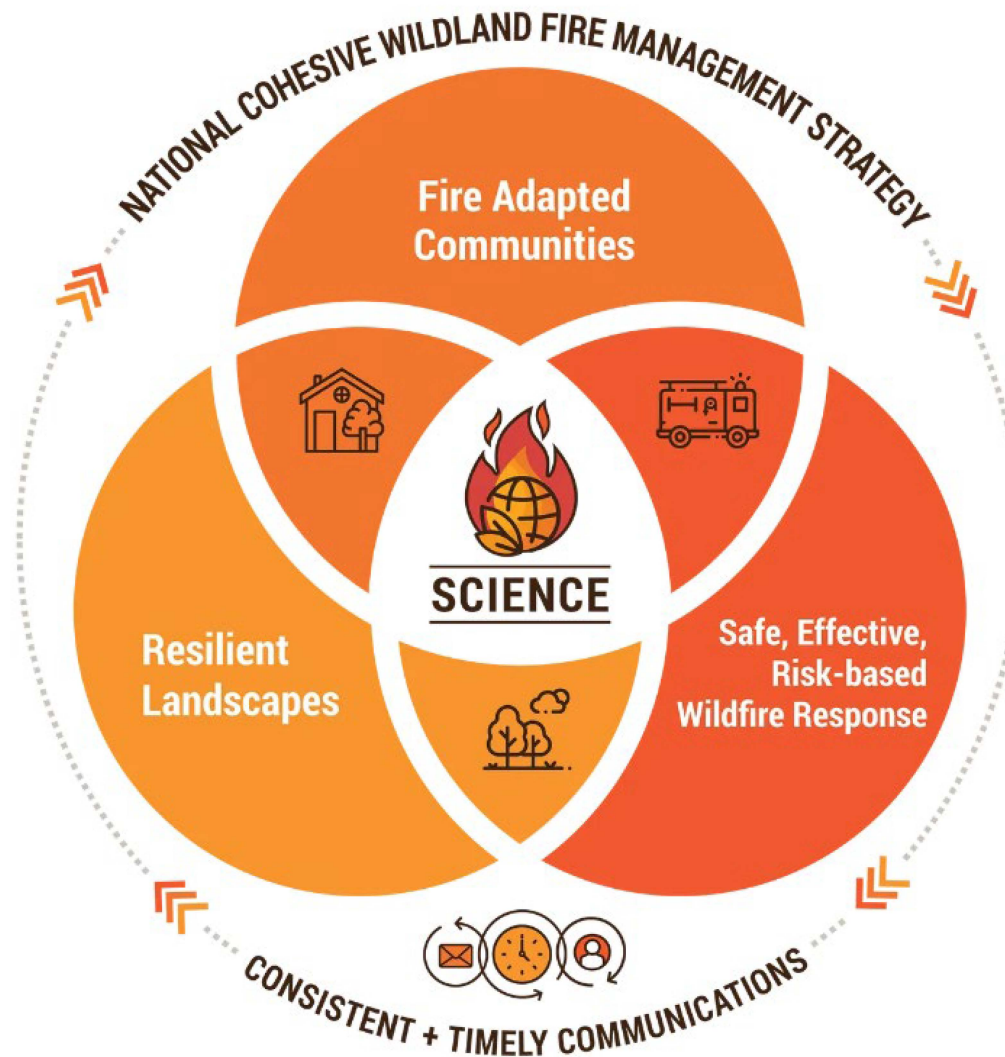
## Wildland Fire in the United States

- **Community Preparedness must begin before the threat of fire.**
- Science and experience has evolved to understand many fire adapted ecosystems need fire to thrive and actually need fire on the landscape to prevent large scale catastrophic fire.
- In many parts of the country, there is no “fire season”. It is a year-round challenge.
- Urban Conflagration fires – large, destructive fire that spreads beyond natural barriers – will exceed available resources very quickly.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA





## **Why should we care about this on Cape Cod?**

- We live in a fire dependent ecosystem
- We have wildland-urban interface zones
- We have a changing climate
- We have an opportunity to act



# National Park Service



EXPERIENCE  
YOUR  
AMERICA

## The Wildland-Urban Interface Code

- Established by International Code Council
- Adopted as Policy by NPS in 2023
- Establishes minimum special regulations for safeguarding life and property from the intrusion of wildfire



## CACO Fire Management Plan

- Firefighter and Public Safety #1 Priority for all fire management activities
- Full-suppression strategy for all wildland fires
  - Due to Resources at Risk
  - Potential Consequences of Uncontrolled Wildland Fires
- All fires managed for resource goals will be prescribed fires

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

## What the Park is doing.

- Continuing to remove hazard trees around park housing and developed areas.
- Adopting in housing policy the clearing of vegetation and burnable materials from around houses.
- Prescribed Fire at Fort Hill (target February/March 2025)
- Continue to recruit and hire fire staff.
- Cooperate with towns on aid agreements, and hydrant access.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA



## **Accessory Dwelling Unit & the Seashore District**

### The Challenge

- The Massachusetts Affordable Homes Act and inconsistencies with the Seashore's enabling Legislation.



## Context

The Cape Cod Model – a new approach to establishing National Park units.

The mosaic of landownership within the seashore boundary requires the six towns of the Outer Cape to be partners with the federal government in preserving the Cape Cod Character through town zoning bylaws.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

## Cape Cod Character

“to preserve the nationally significant and special cultural and Natural features,

Distinctive patterns of human activity

And **ambience** that characterized the Outer cape,

Along with the associated scenic, cultural, historic, scientific, and recreational values,  
and

To provide opportunities of current and future generations to experience, enjoy, and  
understand these features and **values**.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

## Enabling Legislation

- Established the park boundary
- Set the parameters for acquiring private, state and local land – including by condemnation
- Set conditions of the suspension of condemnation for residential and commercial properties
- Set requirements for towns to have “valid zoning bylaws approved by the Secretary”
- Defined Improved property
- Required the Secretary to set minimum zoning standards.





## Improved Property

- One family dwelling
- Minimum 3-acre parcel – or less if pre-existing 1959
- The authority of the Department of the Interior to acquire private property by condemnation may be suspended on application of the property owner for a CSC which is provided as long as certain conditions are met, including that the property is an “Improved Property”

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

The construction of an additional dwelling unit (in the form of an ADU) is inconsistent with this definition and can trigger the revocation of a Certificate of Suspension from Condemnation (CSC) that was granted to a private property owner within the Seashore who was previously compliant with the law and regulation, 36 CFR Part 27.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA



## **Business Meeting Rules of Order/Business Rules**

Potential Topics:

Meeting Attendance

Member and Alternate Roles

Public Comment

Meeting Minutes



## Suggestions

### Meeting proposals

1. Limit each members' comments to 5 minutes.\* This limit includes comments by the alternate from that body. (NOTE: No need to use all 5 minutes.)
2. Encourage members to not repeat detailed commentary if those points have already been made by another member.
3. Comments must be limited to the posted agenda topic.
4. Establish an agenda item for each meeting that allows members to suggest topics for discussion at a future meeting.
5. Limit public comments to 3 minutes.\*

\*Assign someone to time the comments and alert the speaker when they are 30 seconds out



## Meeting Attendance

- All individuals will sign in for attendance purposes.
- Remote/virtual participants are required to identify themselves to be recognized by the Chair.
- All meetings will be both in-person and virtual. Both members, alternates and the public may join remotely.
- The Chair and DFO have determined virtual member participation is allowable.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

## Do we want to address Alternates and Member roles?

- Each organization has one representative at each meeting. When both the member and the alternate are present, the member speaks for the organization. Alternates may provide written comment to the member or confer with the member but will not be called upon to speak. Alternates may express views during public comment period.
- Member comments will be restricted to 5 minutes.
- Members may yield their time to other members or their alternates.
- Recommendations to the Superintendent (the Designated Federal Officer) will be made by consensus.



## Public Comment Period

- Will be managed by the Chair and time will be provided at the end of the meeting (Not required by the law, discretionary decision for DFO and Chair)
- Public comments will be limited to 3 minutes.
- Written comments may be submitted which will be added to the meeting minutes. Acceptance of written input is required by the law (FACA). Written Comments will be read at the meeting, time permitting.
- No anonymous comments.





## Meeting Minutes

- It is the responsibility of each member and alternate to review the meeting minutes in advance of the next meeting.
- All corrections or edits must be provided to the executive assistant / staff support no later than one week before the meeting to allow the notes to be redistributed and shared prior to the meeting.

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

## 2025 Meeting Schedule and Focus

Next Meeting:

April 7: Protecting Seashore District Character

Proposed:

June 16: Topic ?

September 15 or October 6: Topic ?

# National Park Service



EXPERIENCE  
YOUR  
AMERICA

