

COMMUNITY PRESERVATION ACT (CPA) COMMITTEE

MEETING

4:30 P.M., Tuesday, February 25, 2014

Eastham Town Hall

Minutes

Members present: Ed Casarella, Lisa Panaccione, Bob Mumford, Peter Wade, Eileen Morgan, Linda Haspel, Jay Camp, Judy Poulin

Members absent: Ed Brookshire

Others present: Mary Shaw, Jennifer Goldson, Cindy Horgan, Elizabeth Aldred, Karen Burns, Kathy Fee

Chairman Mumford called the meeting to order at 4:30 PM.

1. Approval of the minutes of the February 13, 2014 meeting was moved by Panaccione, seconded by Casarella and passed 6-0. (Only 6 members were in attendance the first few minutes.)
2. Four members of the Children's Place asked for input on applying for funds for the updating of their outdoor facilities and institution of a Community Garden. We suggested they download our application and work to apply next year.
3. Regarding the Town Warrant, Casarella, seconded by Camp, made a motion to approve using only *unrestricted* funds for the funding of the tennis courts. The motion passed 8-0.,
4. Regarding Town Warrant Article 24, CPC administration funding, Wade, seconded by Poulin, made a motion to increase the funding to 35K to be used for part-time staff, dues to the Coalition, legal bills, development of a plan, clerical work, advertising and other necessary expenses. The motion passed 8-0.
- 5 Jennifer Goldson went over #2 and #3 on the Project Schedule.
6. Town Administrator Sheila Vanderhoef described the application to purchase 3.41 acres at the end of Dyer Prince Road for \$1,462,500. This is a reduced price due to a Chapter 61B discount. The property will be deed restricted and may be financed with a loan. Panaccione moved, seconded by Haspel, to approve the acceptance of the late application. The motion carried 8-0. An amendment to the application that the CPC

must approve any financing and that the funding must not exhaust CPC funds passed 7-1 (Haspel) Camp, seconded by Haspel, moved to approve the amended application. That motion passed 8-0.

7. Jennifer Goldson went over the Eastham draft profiles of the resources for the four CPC categories. (Attached) The Community Workshop, to be held at Town Hall at 6PM on March 26, was discussed.

The meeting was adjourned at 7:30 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Judith A. Poulin".

Judith A. Poulin, Clerk

COMMUNITY HOUSING

POPULATION & HOUSEHOLDS (Census)

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

HOUSEHOLD INCOME & COST OF HOUSING

- Eastham's median household income per 2008-2012 estimates was \$57,703; a 35% increase from 2000, which is less than Barnstable County (\$60,424) or the state as a whole (\$66,658). (ACS)
- An estimated 45% of Eastham households have low incomes – incomes at or below 80% of AMI for a household of 2, most likely due to the large number of

persons over 64 years of age, retirees living on a fixed income. (ACS)

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

HOUSING SUPPLY

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

AFFORDABILITY

- 1.82% (48 units) of Eastham's total housing stock is counted as affordable on the State's Subsidized Housing Inventory (SHI) (DHCD, February 2014), which is below the State's minimum affordability goal of 10%.

The Bottom Line:

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

- Moderate income: A household earning 80%-100% of the Area Median Income (AMI); e.g., 4-person household earning between \$63,900 and \$74,900. A moderate-income four-person household could roughly afford a home that costs less than \$303,600 or \$1,875 in rent. There are 1,365 households in Eastham earning under \$75,000 and 14 units for sale under \$303,600 (eight 2BR condos, two 3BR condos, four 2BR houses). (Zillow)
- Low income: A household earning at or below 80% AMI; e.g., 4-person household earning at or below \$63,900. A low-income four-person household could roughly afford a home that costs less than \$225,700. Per 2010 figures, only about 1% of units (or 27 houses) are valued at a price affordable to households with low-incomes. There are no houses for sale under \$245,000, and there are three 2BR condos under \$200,000. (Zillow)
- The median sale price of \$375,800 (TWG) requires an annual income of \$92,500, almost \$35,000 higher than the median household income in Eastham. (DHCD affordability calculator)
- Affordability Gap: Based on the median sale price, Eastham's affordability gap is \$72,200 for moderate income households and a \$150,100 gap for low income households.

AFFORDABLE HOUSING STOCK

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

Sources:

2010 Federal Census (Census)

2010 and 2012 American Community Survey (ACS)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Housing Production Plan (HPP)

The Warren Group, Town Stats (TWG)

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

Key to Abbreviations:

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

DHCD: MA Department of Housing and Community Development

SHI: MA Subsidized Housing Inventory

HISTORIC RESOURCES

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

NATIONALLY -DESIGNATED RESOURCES

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

LOCAL HISTORIC DISTRICTS

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

PRIORITY LANDSCAPES

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

NATIVE AMERICAN

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

17TH CENTURY

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

18TH CENTURY

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

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

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

The Bottom Line:

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

19TH CENTURY

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

20TH CENTURY

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

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

ARTIFACTS & DOCUMENTS

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

Sources:

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

Eastham Comprehensive Plan, 2012 (Comp Plan)

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

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

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

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

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

Key to Abbreviations:

MHC: Massachusetts Historical Commission

MACRIS: Massachusetts Cultural Resource Information System

National Register: National Register of Historic Places

OPEN SPACE & NATURAL RESOURCES

PERMANENTLY PROTECTED OPEN SPACE

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

CHAPTER 61 - TEMPORARY PROTECTION

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

SCENIC RESOURCES

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

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

WATER RESOURCES

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

COASTAL RESOURCES

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

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

The Bottom Line:

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

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

FISHERIES & WILDLIFE

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

Sources:

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

Eastham Assessing Department (Assessors)

Eastham Comprehensive Plan, 2012 (Comp Plan)

Eastham Conservation Land Inventory and Analysis, 2012 (CLIA)

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

Eastham Open Space Committee (OSC)

Outer Cape Capacity Study, 1996. (OCCS)

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

Key to Abbreviations:

ACEC: Areas of Critical Environmental Concern

DCR: MA Department of Conservation and Recreation

NHESP: MA Natural Heritage and Endangered Species Program

NPS: National Park Service

Eastham Recreational Facilities

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

Source: Local Comprehensive Planning Committee, 2012 Comprehensive Plan

Cape Cod Children's Place, Inc.		
Estimated Budget Proposal for a Community Playground and Garden		
Community Preservation Request		
Friday, February 21, 2014		
Community Playground Equipment and Surfacing		
Percussion Play Equipment	\$3,050.00	
Nature Explore Equipment	\$2,290.00	
Playworld Systems Equipment	\$8,542.00	
Synthetic Turf	\$10,000.00	
Mulch	\$3,100.00	
Labor	\$1,000.00	
Fencing	\$3,000.00	
Sandbox equipment	\$50.00	
Total Playground Equipment and Surfacing	\$31,032.00	
Community Garden Equipment and Supplies		
Gardening Shed	\$1,200.00	
Raised Planter Beds	\$1,120.00	
Gardening Tools	\$300.00	
Gardening Tools for small hands	\$190.00	
Labor for Gardend Build	\$2,000.00	
Awning for Garden	\$2,500.00	
Community Garden Equipment and Supplies Totals	\$7,310.00	
Total CPA Request	\$38,342.00	