

# PLANNING TO KEEP WELLFLEET SPECIAL

**HEATHER MCELROY**

**Wellfleet Conservation  
Trust**

**Annual Meeting : August 18, 2018**



**CAPE COD  
COMMISSION**

# **Mission of the Cape Cod Commission**

**...To protect the unique values and  
quality of life on Cape Cod by  
balancing  
environmental protection and  
economic progress.**





# Mission of the Cape Cod Commission

Keeping a special  
place special...





# CAPE COD COMMISSION PURPOSES

**Anticipate, guide and coordinate** the rate and location of development with the capital facilities necessary to support such development

Review developments which will have **impacts beyond their local community**

**Identify and protect** areas whose characteristics make them particularly vulnerable to adverse effects of development



# CAPE COD COMMISSION PURPOSES

Preserve the social diversity of Cape Cod by promoting fair **affordable housing** for low-income and moderate-income persons

Promote the expansion of **employment opportunities**

Implement a balanced and sustainable **economic development strategy** capable of absorbing the effects of seasonal fluctuations in economic activity

**CAPE COD**

400 SQUARE MILES OF  
LAND



**560 MILES**  
OF COASTLINE AND  
BEACHES



**216,000**  
**YEAR ROUND**  
**POPULATION**





**500,000+**

**SEASONAL POPULATION**



# 15 TOWNS





# **53 EMBAYMENT WATERSHEDS**



# 1 SOLE SOURCE AQUIFER







# **THE RESILIENT CAPE COD PROJECT**

NOAA Coastal Resiliency Grant

# RESILIENT CAPE COD



## NOAA Coastal Resiliency Grant Program

- 3-Year, \$780,000 grant awarded to CCC and partners
- Investigate environmental and socio-economic effects of local and regional coastal resiliency strategies
- Town of Barnstable pilot program

### GRANT PARTNERS



### SUPPORTING AGENCIES





# PROJECT PHASES

## PHASE 1

Data Collection and  
Adaptation Strategies  
Database

## PHASE 2

Public Engagement  
and Socio-Economic  
Analysis

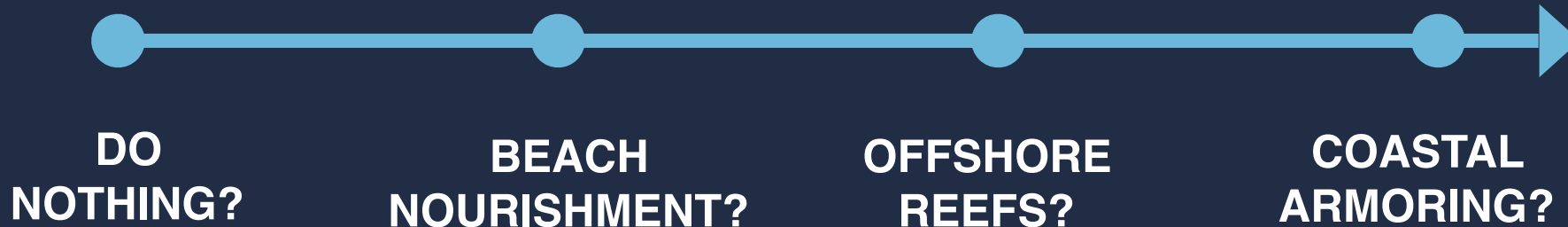
## PHASE 3

Communication and  
Decision Support Tool

# ADAPTATION STRATEGIES MATRIX

## OPTIONS FOR BUILDING RESILIENCE

Collect and organize information on the spectrum of possible resilience strategies

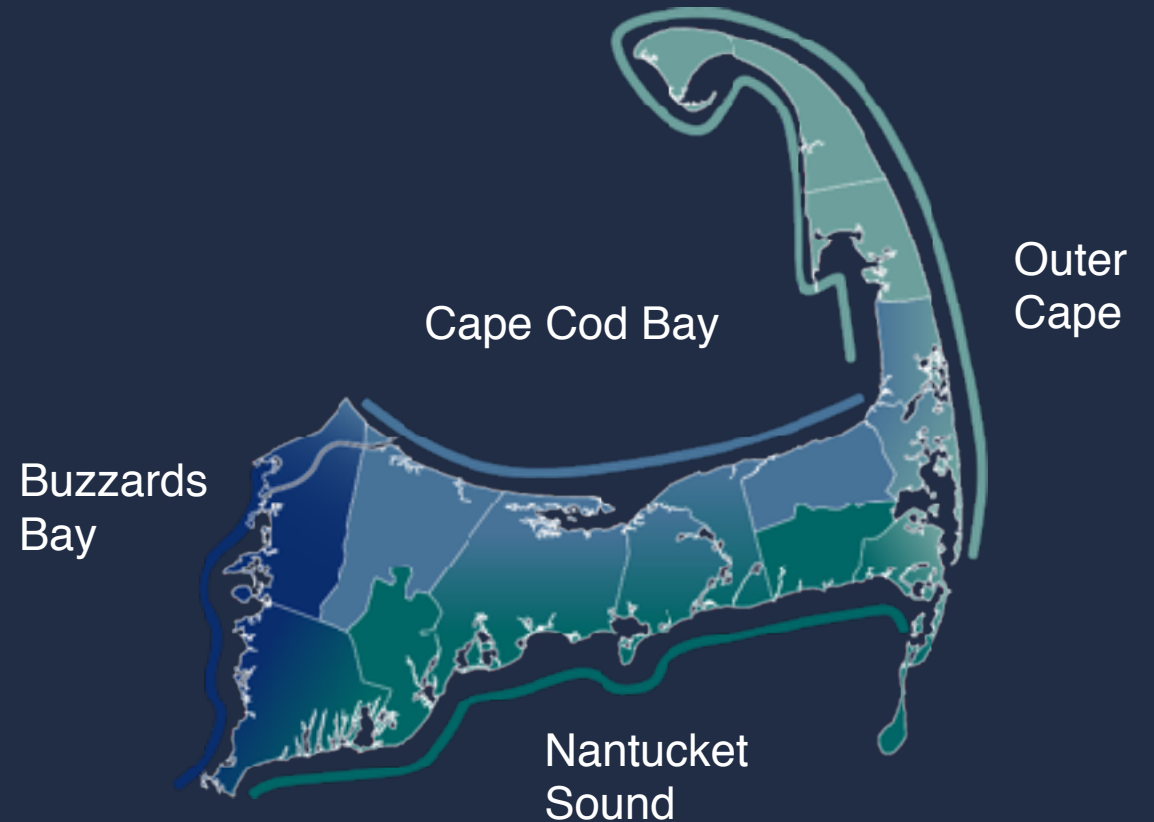




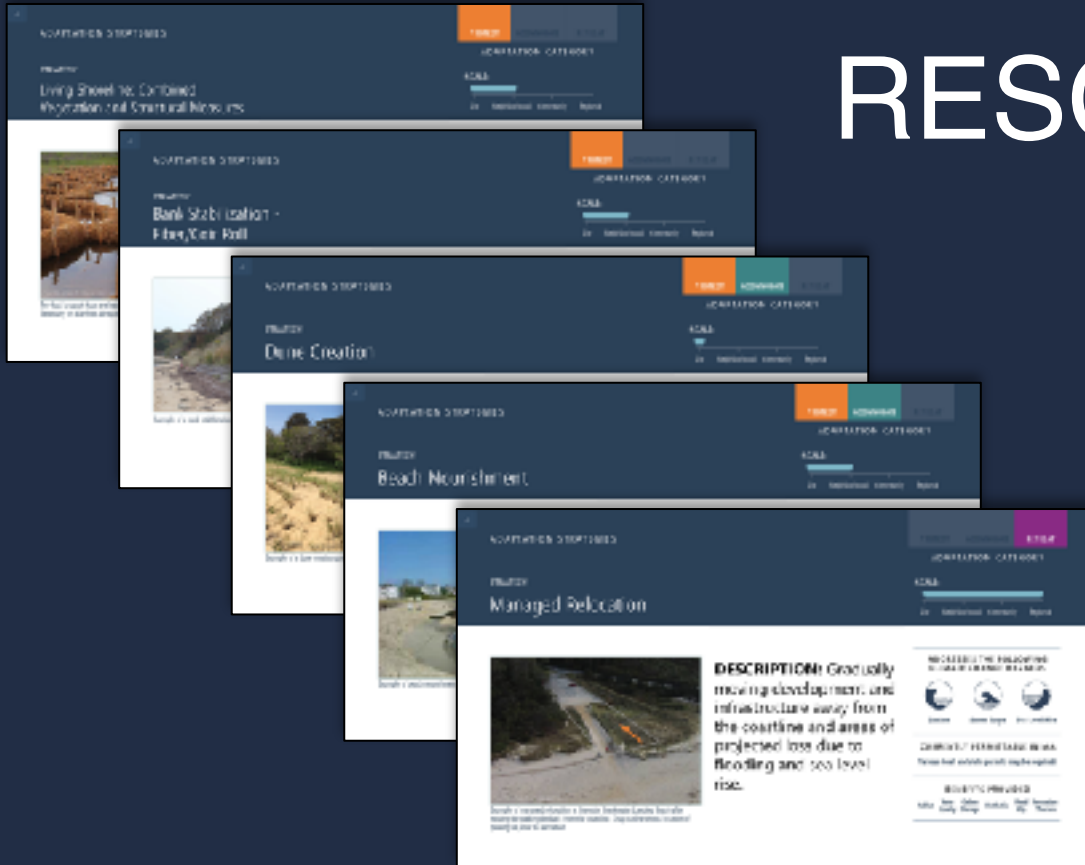
# STAKEHOLDER ENGAGEMENT

## SUBREGIONAL STAKEHOLDERS

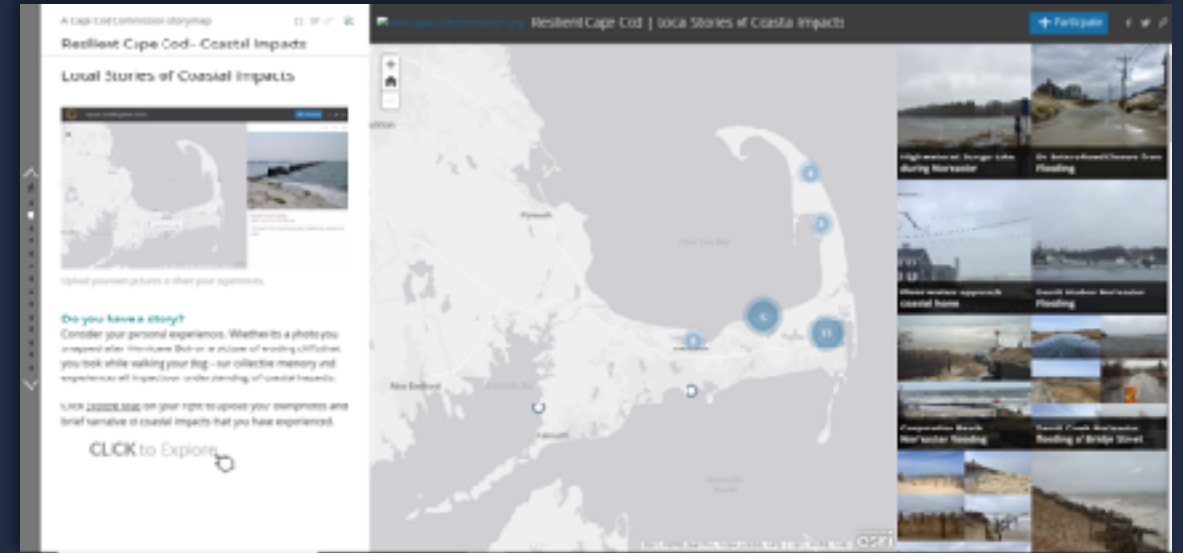
- Engaged participants based on their connection to the water
- Valuable discussion about how we value the shoreline
- Feedback shaped decision support tool development



# RESOURCES



FACTSHEETS



[bit.ly/NOAAstorymap](https://bit.ly/NOAAstorymap)

STORYMAP



## Welcome

The [APPLICATION NAME] is a tool developed to create awareness and plan for hazards that may occur in the Cape Cod Area.

**Disclaimer:** This is intended for general planning only and is not lorem ipsum tador.

SELECT THE HAZARD YOU WANT TO PLAN FOR:



**Erosion**



**Storm Surge**



**Sea Level Rise**

START PLANNING



## PLANNING LAYERS



General Planning Layers

Sea Level Rise

Toggle map layers related to the potential effects of Sea Level Rise.  
[See more information >](#)

Sea Level Rise

1ft—2ft—3ft—4ft—5ft—6ft

Disconnected Roads

Critical Facilities

Coastal Erosion

Flooding

Storms

Vulnerability Ribbon

ZONE OF IMPACT

APPLY STRATEGY

## EROSION STRATEGIES

- Do Nothing
- Undevelopment
- Managed Relocation
- Open Space Protection/ Conservation
- Restriction
- Salt Marsh Restoration
- Revetment/Seawall
- Dune Creation
- Bank Stabilization
- Living Shoreline
- Beach Nourishment

APPLY STRATEGY

## ADAPTATION STRATEGIES FACT SHEET

STRATEGY:

### Beach Nourishment

PROTECT

ACCOMMODATE

RETREAT

X

ADAPTATION CATEGORY

SCALE:



Example of beach nourishment project.

#### ADDRESSES THE FOLLOWING CLIMATE CHANGE HAZARDS



Erosion



Storm Surge



Sea Level Rise

#### CURRENTLY PERMITTABLE IN MA

Various local, state, and federal permits required depending on scope and location of project

#### BENEFITS PROVIDED

Habitat    Water Quality    Carbon Storage    Aesthetics    Flood Mgt.    Recreation /Tourism

#### ADVANTAGES:

- » Helps to maintain sediment supply and coastal landforms.

#### DISADVANTAGES:

- » Requires continual sand resources for renourishment. Possible impacts on regional sediment transport.

**Draft Cluster Zoning Bylaw**  
**Historic Preservation**

**TECHNICAL ASSISTANCE**



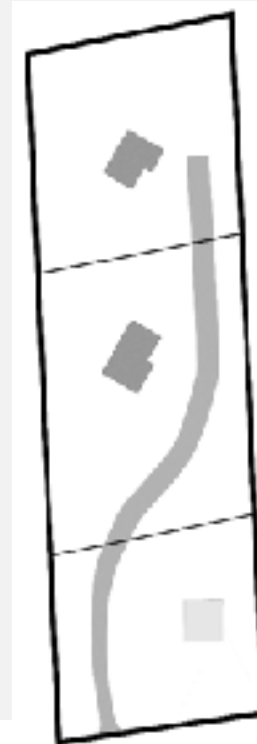
# Wellfleet : Technical Assistance

## Draft Wellfleet Cluster Zoning Bylaw 2017

### PROJECT

- Working with the Planning Board to replace existing cluster development zoning bylaw
- Planning Board's goal: provide more incentives for creation of affordable housing

Existing Zoning



Affordable Flexible Residential Design Example



# Wellfleet : Technical Assistance

## Historic Preservation

**Provided technical assistance to the Wellfleet Historical Commission during their**

- **project reviews**
- **demolition delay hearings**
- **grant applications**



**The RESET process is meant to be quick  
and comprehensive with multi-  
disciplinary teams finding creative and  
robust solutions that will align local and  
regional policies with long-term  
community goals**

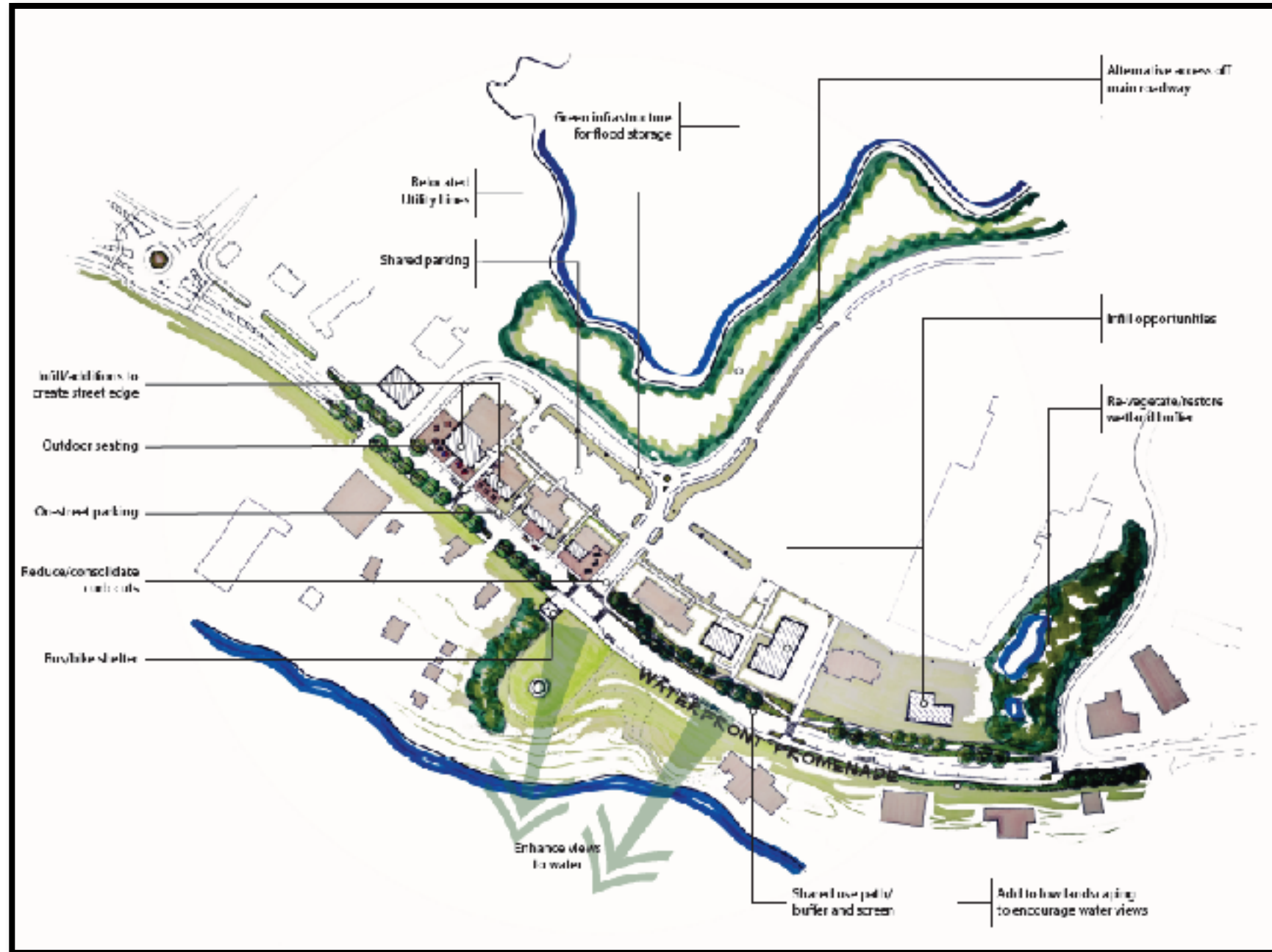
**RESET PROGRAM**



# ORLEANS S RESET

## Recommendations

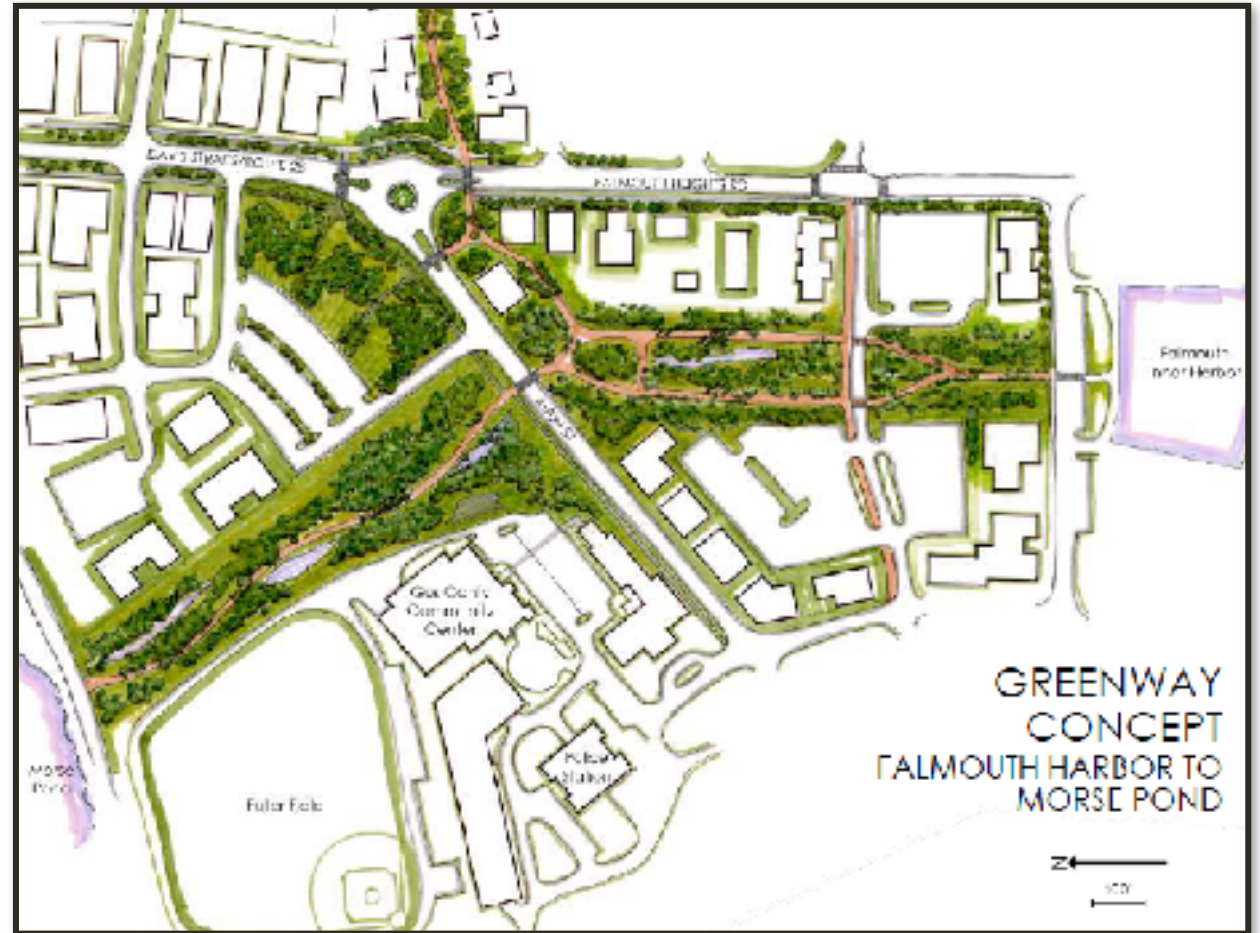
1. Zoning Changes
2. Stronger Historic Resource Protection
3. Targeted Infrastructure
4. Business Improvement District



# FALMOUTH RESET DAVIS STRAITS

## Recommendations

1. Zoning assessment and recommendations relative to character and economic goals
2. Floodplain restoration, greenway
3. Pedestrian connections between harbor and activity centers



**Eastham DCPC**  
**Outer Cape Bike Plan**  
**Economic Assessment – Cape Harbors**

**RECENT PROJECTS &  
INITIATIVES**



# EASTHAM DCPC

## TYPE OF DISTRICT PROPOSED:

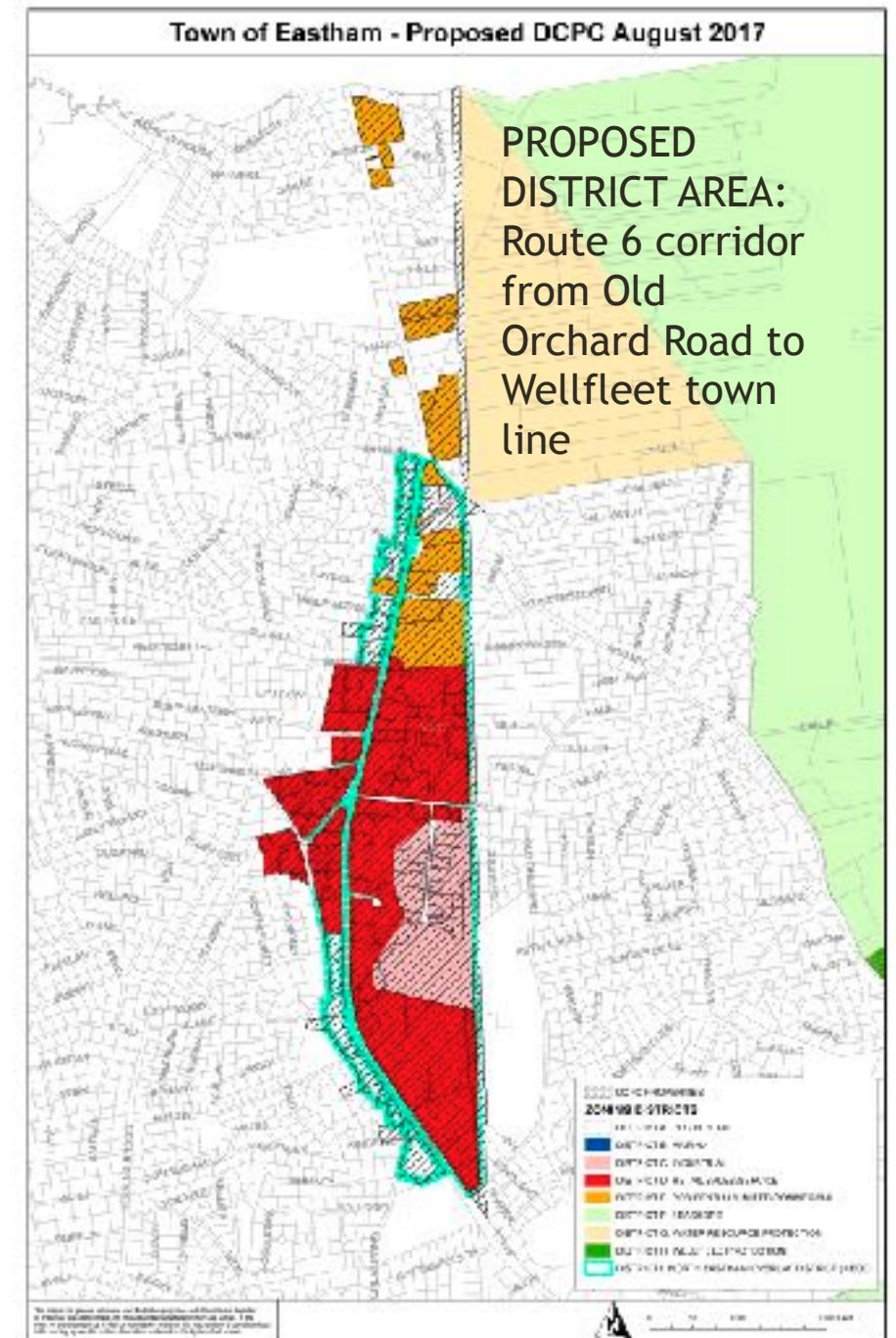
- Economic or Development Resource District
- Affordable Housing Resource District
- Transportation Management District

## REASONS FOR DESIGNATION:

- Potential for uncontrolled or inappropriate development
- District bisected by four-lane undivided highway with multiple curb cuts and high traffic volumes
- Permissive commercial zoning
- Recent provision of town water

## RESULT:

- Town meeting vote to adopt implementing



# OUTER CAPE BIKE PLAN

- **Coordination with Provincetown, Truro, Wellfleet, and the National Park Service**
- **PURPOSE:** create bicycle/ pedestrian connections in the three towns, including extension of the Cape Cod Rail trail from Wellfleet to Provincetown
- **Report completed in early 2017**
- **CCC is now working with the towns, MassDOT, and DCR on implementation and funding opportunities**

## Master Plan

### Outer Cape Bicycle and Pedestrian Master Plan Final Report



PREPARED FOR NATIONAL PARK SERVICE  
BY CAPE COD COMMISSION

SEPTEMBER 2016  
UPDATED FEBRUARY 2017



# ECONOMIC ASSESSMENT – CAPE HARBORS

## PURPOSE:

Identify and, where possible, quantify the various economic activities associated with harbors and their dependence on dredging



**DLTA – Wetlands Bylaw**  
**Municipal Vulnerability Preparedness**  
**Planning**  
**Local Comprehensive Plan**  
**Open Space and Recreation Plan**

**OTHER TECHNICAL  
ASSISTANCE**



CAPE COD  
COMMISSION

**[capecodcommission.org](http://capecodcommission.org)**