



The following actions are designed to implement the Goals and Objectives outlined in Section 8 and to address the needs identified in Section 7 above. They are also intended to conform to the maximum extent practical, to the implementation actions outlined in Wellfleet's Local Comprehensive Plan. Each specific action is subject to additional directed town approval and/or appropriation. The recommended group/individual with responsibility for implementing the action is identified at the end of each action and the year in which the action is presumed to occur is noted where appropriate.

<u>GOAL 1:</u>	Acquire, retain, preserve and protect a maximum of open space for the community and its natural and wildlife habitats. Balance the above with the practical needs of the town such as, but not limited to: recreation, affordable housing, future water needs.
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OBJECTIVE 1: Enhance existing protected open space (Open Space Committee in cooperation with WCT, Massachusetts Audubon, etc.)

ACTIONS:

- a. Formulate and complete management plans for all town owned conservation land – *Conservation and Open Space Committee; FY2005 and ongoing*
- b. Complete an annual audit of each of the Land Bank properties on behalf of the Conservation Commission; the Wellfleet Conservation Trust currently performs an annual audit on each of its properties; - *Process established FY2005 and ongoing thereafter.*
- c. Complete acquisition of 4.63-acre extension to the Fox Island/Pilgrim Spring Conservation Area known as “Whale Bone Point – *Open Space, WCT, December 2005*
- d. Formulate and complete management plan for “Whale Bone Point” acquisition – *Conservation Commission, Open Space Committee, WCT; FY2006*
- e. Contact neighbor abutters to conservation lands to request assistance in policing against illegal dumping and cutting – *DPW, Police, Conservation Commission; FY2006*
- f. Complete acquisition of 25-acre Mill Creek property from Chequessett Yacht and Country Club to facilitate the Mill Creek Restoration – *Conservation Commission, Open Space Committee, FY2006-FY2010 depending upon matching funding.*

OBJECTIVE 2: Continue developing criteria for future land acquisition
(See Appendix G)

ACTIONS:

- a. Continue developing list of land falling under the criteria – *Open Space Committee, CPA Committee, WCT; funding not needed; FY2006 and ongoing*
- b. Set priorities for land acquisitions based on the criteria - *Open Space Committee, CPA Committee, WCT; funding not needed; FY2006 and ongoing*

- c. Coordinate and review with NPS, WCT, Mass Audubon, Town Boards including newly organized CPA Committee – *All of the above, funding not needed, FY2005 and ongoing*
- d. Modify list - final version - *Open Space Committee, CPA Committee, WCT; funding not needed; FY2006 and ongoing*
- e. Utilize the accepted process for the identification of town owned land might be put into conservation and open space - *Open Space Committee, WCT; funding not needed; FY2006 and ongoing*
- f. Work with the CPA Committee through the Open Space representative on this committee to establish criteria within the resources of the CPA committee for the acquisition of land for conservation and recreation – *Open Space Committee, CPA Committee, WCT; funding not needed; FY2006 and ongoing*

OBJECTIVE 3: **Consider formulating changes to a bylaw or subdivision regulation requiring a minimum open space set aside percentage in new developments**

ACTIONS:

- a. Determine possible benefit of such a bylaw by reviewing remaining large developable tracts of land – *Planning Board, Open Space Committee, etc.; funding not needed; FY2007*
- b. Discuss with Planning Board and other appropriate town Boards and Committees - *Planning Board, Open Space Committee, etc.; funding not needed; FY2007*
- c. Work on developing bylaws and subdivision regulations draft – *Planning Board, Open Space Committee, etc.; funding not needed; FY2007*

OBJECTIVE 4: **Actively Pursue and Work on Individual Land Acquisition Projects**

ACTIONS:

- a. Focus efforts on protection of lands adjacent to existing conservation land, lands within scenic and historic areas, lands within habitat restoration areas (e.g. Herring River, Mayo Creek flood plains), and property just landward of salt marshes; use existing maps and list of vacant parcels – *Open Space Committee, CPA Committee, WCT, Planning Board, funding from various public and private sources as in past; FY 2006 and ongoing.*
- b. Identify and map all vacant undeveloped land and develop a *Master Priority Parcel Acquisition List*; - *Open Space Committee, Planning Board, Private Consultants; Land Bank Fund; FY2005 and ongoing*
- c. Work with the National Sea Shore, the Chequessett Yacht and Country Club on the Mill Creek 25 acre land acquisition as approved by the Town at its April 25th, 2005 Annual Town Meeting. The Mill Creek flood plain, tributary to the Herring River comprises a total of 80 acres of originally tidal wetland. This acquisition will enable the original 80-acre wetland system to be restored – *Open Space Committee, Conservation Commission, Recreation Commission, etc.; various existing funding sources; FY 2005 and ongoing.*

- d. Prepare Self-Help Application for matching funds for the \$1,250,000 Mill Creek land purchase in the year the property is to be acquired. *Open Space Committee, Conservation Commission, Recreation Commission, etc.; various existing funding sources; FY 2005 and ongoing.*
- e. Support the Herring River Restoration project through the successful purchase of the 25-acre Mill Creek Preserve. Acquisition of these 25 acres removes a major impediment to the restoration of the 1100-acre Herring River estuary, the largest salt marsh restoration in the Gulf of Maine - *Open Space Committee, Conservation Commission, Recreation Commission, etc.; town and state funding; FY 2005 and ongoing.*

OBJECTIVE 5: **Continue education of population regarding the relationship between excessive growth and ground water quality, waste disposal, harbor health, natural resources, and town character**

ACTIONS:

- a. Pursue interviews with press and create informational materials for general public - *Open Space, Conservation, Planning, interested volunteers; Land Bank fund or funds not needed; on an ongoing basis.*
- b. Explore educational projects with schools and libraries – *Open Space, Conservation, Planning, Recreation, interested volunteers; funds not needed; FY 2005 and ongoing.*
- c. Clarify data regarding water supply and quality issues before dissemination information – *Health, Conservation, possibly outside consultants, volunteers, DPW, Water Department, FY 2006 and ongoing.*

OBJECTIVE 6: **Work to preserve the rural, historic, and scenic character of the town**

ACTIONS:

- a. Work with Wellfleet Historical Commission through the CPA committee – *WHC, Open Space, CPA; funds not needed; FY2006 and ongoing.*

OBJECTIVE 7: **Continue policy to acquire and keep for open space tax title lands except where such community priorities such as affordable housing or municipal services may arise and listen to any comments from these boards and committees**

ACTIONS:

- a. Open Space Committee in conjunction with Town and Selectmen recommends tax title lands to be placed under the aegis of the Conservation Commission for conservation purposes – *Open Space, Conservation, Planning, interested volunteers; Committee cash funds; FY 2006 on an ongoing basis.*

- b. Utilize the 2003 process for the identification of town owned property that should remain in open space. Process includes informing all appropriate Boards and Committees of its availability for open space - *Open Space, Conservation, Planning, interested volunteers; Committee cash funds; on an ongoing basis.*

OBJECTIVE 8: **Establish procedures for approval and assessment of conservation restrictions**

ACTIONS:

- a. work with Conservation Commission and The Wellfleet Conservation Trust to review and define - *Open Space, WCT, Conservation, Planning, interested volunteers; funding not needed; FY 2006-7.*

OBJECTIVE 9: **Facilitate and/or encourage private investment to facilitate the efforts of private land conservation groups such as Mass Audubon, WCT.**

<u>GOAL 2:</u>	Protect Wellfleet Harbor and Estuary
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OBJECTIVE 1: **A better Management Plan needs to be developed. Shellfish industry needs to have clean water space and facilities and these needs to be balanced with the recreational demands of seasonal traffic.**

ACTIONS:

- a. A new shellfish management plan for the harbor is due to be completed soon. OSC will review and identify actions, if any, required of OSC – *Natural Resources Advisory Board, Shellfish Department, Shellfish Advisory Committee, and Conservation Commission; Committee operating budgets; FY2006 or when completed.*
- b. Identify and seek acquisition of key open space parcels bordering harbor - partially complete - *Open Space, Conservation, WCT, The Compact; funding not needed; FY 2005 and ongoing.*

OBJECTIVE 2: **Continue efforts to restore Herring River and other tide-restricted estuaries and wetlands**

ACTIONS:

- a. Work closely with Town, NPS, Massachusetts Audubon, and Herring River Committee and other concerned parties – *funding not needed; ongoing.*
- b. See Goal 1, Objective 4.

- c. Strengthen support for wetlands protection efforts and bylaws in town through education and policies – *Conservation Commission, funding not needed; FY 2005 and ongoing.*

<u>GOAL 3:</u>	Protect the town's present and future water supply.
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OBJECTIVE 1: **Continue to identify and protect present and future well field areas through zoning, land management strategies/plans or acquisition**

ACTIONS:

- a. Identify land acquisitions necessary – *Health, Conservation , Water; Planning town meeting appropriation as need; FY 2006 and ongoing.*
- b. Open Space Committee act as required to support the objective – *Open Space Committee; FY2006 and as needed.*

<u>GOAL 4:</u>	Improve waste disposal systems
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OBJECTIVE 1: **On site septic systems are a threat to ground water in some areas. Special consideration needs to be given to the Central District and areas in close proximity to ponds and coastal areas.**

ACTIONS:

- a. Continue use of alternative systems where necessary or appropriate - *Health, conservation; private funding and town meeting appropriation for public facilities; ongoing.*
- b. Explore means of making alternative systems less costly to homeowners - *Health, conservation; funding not needed; FY2006 and ongoing.*
- c. A plan for updating cesspools to Title V should be implemented as soon as possible - *Health, funding not needed; ongoing.*

OBJECTIVE 2: **Eliminate roadside and beach litter and illegal dumping**

ACTIONS:

- a. Work with DPW and Recreation to provide tougher penalties and stricter enforcement – *DPW, Recreation, Wellfleet Community Forum; FY2006*
- b. Expand and refine our successful initial efforts at recycling - *Recycling Committee; funding not needed; ongoing*
- c. support recycling committee and resident drop-off center - *Recycling Committee; funding not needed; ongoing*

<u>GOAL 5:</u>	Protect ponds, rivers, and streams
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OBJECTIVE 1: **Strengthen protective regulations in A.C.E.C.**

ACTIONS:

- a. Consider developing an ACEC Management Plan - *Open Space, Planning, Conservation, etc.; public/private funding of consultant or state; FY 2006.*
- b. ConsCom needs to formulate ACEC regulations - *Cons Com; funding not needed; FY 2006 and ongoing.*
- c. Work with NPS and town to monitor heavy use of ponds during summer – *Health, Cons Com; funding not needed; FY 2006 and ongoing.*
- d. Reevaluate criteria for closing ponds at designated threshold levels- *Health, Cons Com; funding not needed; FY 2006 and ongoing.*
- e. Monitor status of Herring River Dike (see above).

<u>GOAL 6:</u>	Protect beach areas
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OBJECTIVE 1: **Explore opportunities to minimize development of new residences or expansion of existing ones in or adjacent to buffer zones to avoid endangering our coastal banks and barrier beaches**

ACTIONS:

- a. Establish working relationship between Conservation Commission and Planning Board to accomplish above objective while working within ACEC regulations– *Conservation and Planning; funding not needed; FY2006*

<u>GOAL 7:</u>	Coordinate recreation needs with open space priorities to benefit each
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OBJECTIVE 1: **Develop and improve recreational areas and facilities**

ACTIONS:

- a. Identify all open space areas suitable for recreational use - *Recreation; funding not needed, FY 2006*
- b. layout additional jogging, walking, and riding trails as well as nature walks with emphasis on linking conservation and recreation areas and on connections to the existing Cape Cod Pathways trail system - *Recreation; funding not needed, FY 2006.*
- c. Develop picnic areas to include, where possible, adjacent playground areas - *Recreation; funding not needed, FY 2006*

- d. Develop solutions for active and passive recreation and associated facilities for both residents and visitors, especially for youth and the elderly - *Recreation; recreation budget, FY 2006*
- e. Develop subcommittee composed of recreation, conservation, and open space committee members to coordinate and review above - *Recreation, Conservation, and Open Space Committee ; funding not needed; FY2006.*
- f. Above formed subcommittee to review ADA status of Town Recreation areas - *Recreation, Conservation, and Open Space Committee ; funding not needed; FY2006 and ongoing.*
- g. Work with Cape Cod Pathways Program and the National Seashore to develop trail network - FY2007
- h. Explore potential trail planning in Herring River area and other sites of similar character – Open Space, WCT; funding not needed; *FY2008.*

<u>GOAL 8:</u>	Accomplish the goals and objectives above expeditiously and at minimum expense. This will involve determination of the most effective organizational and administrative arrangements for their achievement, importantly including the cooperation and coordination among town boards, commissions, committees and executive agencies
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OBJECTIVE 1: **Coordinate cooperative meetings among various groups involved in Wellfleet’s land use planning including new CPA Committee to establish needs and assign tasks**

ACTIONS:

- a. Organize meeting involving Local Comprehensive Plan Implementation Committee, Open Space Committee, Conservation Commission, Recreation Commission, Wellfleet Conservation Trust, and other groups involved in open space and recreation planning to discuss findings of the new Open Space and Recreation Plan and Local Comprehensive Plan when it is completed – *all of above, funding not needed; FY2006*
- b. Assign tasks to each organization for completion - *all of above, funding not needed; FY2006*
- c. Meet at appropriate date(s) to evaluate success and assign new tasks - *all of above, funding not needed; FY2007 and beyond*
- d. Assign Open Space Representative to the CPA committee as liaison between Open Space Committee and CPA committee activities – *Open Space Committee, no funding needed; FY2005.*