

Appendix A

1995 LCP Goals Matrix

1. Status of Action Items

BOARD OF HEALTH AND HEALTH AGENT [response submitted by L. Rowell, authorized by board]

Local Comprehensive Plan, Action Implementation Review

In the following listings, the two-letter prefix for each action number indicates the Element of the Local Comprehensive Plan in which the action appears, according to the following codes:

LU	Land Use and Growth Management	WW	Wetlands/Wildlife Habitat	CF	Capital Facilities
WR	Water Resources	ED	Economic Development	HS	Human Services
CR	Coastal Resources	TR	Transportation	AH	Affordable Housing
OS	Open Space and Recreation	HC	Historic Preservation./Community Character		

Please indicate the status of the following Action Items assigned to your board/committee:

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CF-12	Support a regional Hazardous Waste Program with other Towns or at the County level.	<ul style="list-style-type: none"> Board of Selectmen Board of Health 	XX	XX		
CF-13	Identify locations for future public water supply wells, and establish well-head protection zones (through zoning and/or acquisition) adequate to meet state and federal regulations and to protect ground water quality in these areas.	<ul style="list-style-type: none"> Lower Cape Water Supply Task Force Planning Board Board of Health Board of Selectmen 		XX		
CF-14	Complete the planning for a septage and/or waste water disposal facility.	<ul style="list-style-type: none"> Board of Health Board of Selectmen 			XX	
CR-10	Apply for designation of the Wellfleet Harbor ACEC as a District of Critical Planning Concern (DCPC) and/or establish an overlay district with a protection plan for endangered species.	<ul style="list-style-type: none"> Conservation Commission Planning Board Board of Health 				XX
CR-36	Review the new Title 5 septic regulations and consider more stringent local regulations within 250 feet of a wetland. 100' Buffer/more stringent – local reg. #607	<ul style="list-style-type: none"> Board of Health Conservation Commission 			XX	
CR-37	Periodically inspect septic systems in the watershed of Wellfleet Harbor to insure that they comply with local, state and federal regulations. Transfers of ownership primary inspection trigger	<ul style="list-style-type: none"> Board of Health 		XX		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-38	<p>Modify local regulations to require upgrading of septic systems in connection with any redevelopment or expansion of existing uses.</p> <p>T5 already requires upgrade for any expansion of design flow as 'new construction' (not eligible for well, GW and resource variances) – redevelopment requiring building permits results in Health Department review, septic inspection where necessary, upgrades from cesspools or failed systems</p>	<ul style="list-style-type: none"> <i>Board of Health</i> 	XX			
CR-39	Encourage de-nitrifying septic system to replace Title V in coastal areas.	<ul style="list-style-type: none"> <i>Board Of Health</i> <i>Conservation Commission</i> 		XX		
CR-40	<p>Prepare by-law for mounded septic systems, particularly in FEMA V zones.</p> <p>Local reg 601(b) – 1' below existing natural grade in 100 year floodplain (seems completely contradictory)</p>	<ul style="list-style-type: none"> <i>Board of Health</i> 				
CR-41	Establish an ad hoc committee with representatives from the responsible boards and departments to create a long term water quality monitoring program for Wellfleet.	<ul style="list-style-type: none"> <i>Health Agent</i> <i>Minibays Grant Coordinators</i> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> <i>Shellfish Constable</i> 		XX		
CR-42	Review and augment bacterial data from Shellfish Sanitary Survey and Minibays study to determine whether septic systems are contributing to elevated bacterial contamination, particularly in Duck Creek .	<ul style="list-style-type: none"> <i>Board of Health,</i> <i>Natural Resources Advisory Board</i> 		XX		
ED-08	Investigate options for addressing isolated groundwater contamination problems in order to facilitate the re-use of existing commercial properties.	<ul style="list-style-type: none"> <i>Board of Health</i> <i>Board of Selectmen</i> 		XX		
WR-02	<p>Adopt regulations governing the use of fertilizers within the watershed of Wellfleet Harbor.</p> <p>Good idea!</p>	<ul style="list-style-type: none"> <i>Board of Health</i> <i>Natural Resources Advisory Board</i> <i>Board of Selectmen</i> 			XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
WR-05	Seek assistance to study the parts of town where the current nitrogen loading levels are unknown. Estuary Project	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 		XX		
WR-06	Adopt a nitrogen-loading bylaw to govern new development and redevelopment. Effective 12/27/90 – 310 CMR 15.214(2)	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Planning Board</i> 	XX			
WR-08	Continue progress in increasing and updating public toilets. VERY NEEDED – Marina, ballfield, town beaches and buildings	<ul style="list-style-type: none"> • <i>Department of Public Works</i> • <i>Board of Selectmen</i> • <i>Board of Health</i> 				
WR-09	Develop plan to limit use of our ponds and provide for more <u>frequent testing of their water quality</u> .	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 		XX		
WR-13	Seek means to reduce phosphate runoff from lands adjoining ponds and groundwater recharge areas.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Board of Health</i> • <i>Conservation Commission</i> 			XX	
WR-14	Identify and protect future and potential wellfield areas through zoning or acquisition.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Board of Health</i> • <i>Water Commission</i> • <i>Planning Board</i> 		XX		
WR-15	Consider future wellfields for DCPC by Cape Cod Commission.	<ul style="list-style-type: none"> • <i>All Boards</i> • <i>Selectmen</i> 				XX
WR-16	Plan for <u>compatible multiple use</u> of wellfield areas. GOOD IDEA!	<ul style="list-style-type: none"> • <i>Recreation Commission</i> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Board of Health</i> 				
WW-05	Amend local regulations to prohibit the siting of new subsurface disposal systems in floodplains or wetland buffer zones, including situations where the new system is designed to replace an existing system or permit the expansion of an existing dwelling.	LOCAL REG 607 REQUIRES USE OF DENITRIFICATION TECHNOLOGY IN THE 100' SETBACK TO MARINE RESOURCES TO APPROVE VARIANCES; EXPANSIONS				

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
		<i>NEARLY NON-EXISTANT. Can not prohibit upgrades to serve existing structure.</i>				
WW-06	Adopt consistent policies relating to the improvement and retrofitting of areas with failing cesspools and septic systems BOH has generated standardized condition sets and variance granting language	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Board of Health</i> 	XX			
WW-07	Develop program for upgrading septic systems within buffer zones adjacent to ponds, rivers and streams. GOOD IDEA!	<ul style="list-style-type: none"> • <i>Board of Health</i> 				
WW-4	Develop single Town-wide definition of the boundaries of wetlands in conjunction with revisions to Title 5. T5 BUFFER ZONE TO SURFACE WATER RESOURCES IS ONLY 50'; AMPLIFIED LOCAL REGUALTION IS 100' BUFFER, CONSISTANT WITH LOCAL CONS/COM; ZBA SETBACKS DO NOT ADDRESS RESOURCES	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Board of Health</i> 	XX			

NATURAL RESOURCES ADVISORY BOARD

Local Comprehensive Plan, Action Implementation Review

Completed 7/19/04
Submitted by Lezli Rowell, for NRAB

In the following listings, the two-letter prefix for each action number indicates the Element of the Local Comprehensive Plan in which the action appears, according to the following codes:

LU	Land Use and Growth Management	WW	Wetlands/Wildlife Habitat	CF	Capital Facilities
WR	Water Resources	ED	Economic Development	HS	Human Services
CR	Coastal Resources	TR	Transportation	AH	Affordable Housing
OS	Open Space and Recreation	HC	Historic Preservation./Community Character		

Please indicate the status of the following Action Items assigned to your board/committee:

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CF-11	Encourage participation in the swap shop operation for reusable household goods as a means of reducing volume in the waste stream.	<ul style="list-style-type: none"> Department of Public Works Natural Resources Advisory Board 				XX
CR-03	Provide tax or other incentives to facilitate the redevelopment of sites with non-water dependent uses for new water dependent uses.	<ul style="list-style-type: none"> Board of Selectmen Natural Resources Advisory Board 			XX	
CR-04	Continue efforts to identify and re-establish traditional rights of way.	<ul style="list-style-type: none"> Natural Resources Advisory Board 		XX		
CR-05	Define and create buffer areas and/or overlay district around harbor. (100' BUFFER ZONE)	<ul style="list-style-type: none"> Natural Resources Advisory Board Conservation Commission 	XX			
CR-06	Establish a 100-foot buffer zone around Wellfleet Harbor where natural vegetation should be allowed to grow to prevent surface runoff.	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 		XX		
CR-07	Encourage increasing the buffer zone to 150'-200' from edge of sensitive coastal resources	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 		XX		
CR-08	Encourage private landowners in the buffer zone to have vegetation rather than impermeable surfaces near the shore.	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 		XX		
CR-09	Extend flood plain by-law to require that new development be set back a minimum of 30 times the annual erosion rate.	<ul style="list-style-type: none"> Planning Board Conservation Commission Natural Resources Advisory Board 			XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-1	Create a “Historic Harbor District”, encompassing the areas along Duck Creek and the Marina from Route 6 to Mayo Beach and Baker Field (see Land Use Element).	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 				XX
CR-12	Prepare by-law for no building on barrier beaches and regulations for repairing existing structures.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 	XX			
CR-13	Prepare by-law for new public development in flood zone so as not to promote growth and development in the area. ??	<ul style="list-style-type: none"> • <i>Board of Selectmen</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 				
CR-14	Plan future parking needs considering environmental impact.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Department of Public Works</i> • <i>Beach Study Committee</i> • <i>Marina Advisory Committee</i> 		XX		
CR-15	Request an environmental impact report (EIR) for any Development of Significant Impact (as defined in the Zoning By-Law) near the Harbor. ??	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 				
CR-18	Work with Eastham on the Hatches Creek watershed to improve water quality.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Board of Selectmen</i> 		XX		
CR-20	Continue harbor management planning and produce dredging plans and schedules.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Harbormaster</i> 		XX		
CR-21	Consider watershed zoning to protect coastal resources and prevent use conflicts on the water.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Harbormaster</i> 		XX		
CR-22	Pursue federal designation of Wellfleet Harbor as a No Discharge zone and develop enforcement mechanism.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Harbormaster</i> 	XX			
CR-23	Review the effectiveness of the pump-out facility after its first year in operation and consider a by law that requires sealed heads for all boats.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Harbormaster</i> 	XX			
CR-24	Install a larger waste oil tank at the marina to replace the existing 33-gallon tank. (175 Gal).	<ul style="list-style-type: none"> • <i>Harbormaster</i> • <i>Department of Public Works</i> 	XX			

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-25	Educate boaters about the waste oil collection program.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Harbormaster</i> 	XX			
CR-26	Prepare Resource Management Plan for all docks and piers to prevent interference with shellfish, navigation and public recreation.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Planning Board</i> <i>Conservation Commission</i> <i>Marina Advisory Committee</i> 	XX			
CR-27	Investigate flexible zoning (including cluster zoning), site plan review, and transfer of development rights as means of conserving open space around harbor.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Natural Resources Advisory Board</i> 				XX
CR-28	Find means to prevent development or new development from interfering with public access.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Natural Resources Advisory Board</i> 		XX		
CR-30	Identify projects that provide or enhance coastal access and use of their shoreline to be used in conditioning local Chapter 91 licenses.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> 		XX		
CR-32	Review the process by which runoff areas are prioritized and remediated, and upgrade the program as necessary.	<ul style="list-style-type: none"> <i>Department of Public Works</i> <i>Natural Resources Advisory Board</i> 		XX		
CR-35	Examine the need for stormwater management improvements at the parking areas along the Bay.	<ul style="list-style-type: none"> <i>Harbormaster</i> <i>Department of Public Works</i> <i>Natural Resources Advisory Board</i> 		XX		
CR-41	Establish an ad hoc committee with representatives from the responsible boards and departments to create a long term water quality monitoring program for Wellfleet.	<ul style="list-style-type: none"> <i>Health Agent</i> <i>Minibays Grant Coordinators</i> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> <i>Shellfish Constable</i> 	XX			
CR-42	Review and augment data from Shellfish Sanitary Survey and Minibays study to determine whether septic systems contribute to elevated bacterial contamination, particularly in Duck Creek .	<ul style="list-style-type: none"> <i>Board of Health,</i> <i>Natural Resources Advisory Board</i> 		XX		
CR-43	Support the conditional shellfishing status of the Herring River as designated by the State program in cooperation with local and county authorities.	<ul style="list-style-type: none"> <i>Board of Selectmen</i> <i>Natural Resources Advisory Board</i> 	XX			

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-46	Assess erosion problems.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-47	Assess problems of rising sea level, especially need to allow salt marsh migration inland. Locate and map areas vulnerable to future sea level rise and develop site-specific action plans.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-48	Assess problems of migrating beaches.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-49	Better define part played by open space in protecting harbor's ecological balance.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> 		XX		
CR-52	Produce a short promotional video for the library and local public television about Wellfleet Harbor resources and what the Town is doing to protect them.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 	Wellfleet Harbor Conference, Nov. 2003	XX		
CR-53	Compile a series of brochures on specific resource quality issues and distribute them at conspicuous public locations like the marina, post offices, and Town Hall.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-54	Maintain a display and pamphlet box at each large beach parking area including the marina, Indian Neck, Mayo Beach and outside of Town Hall.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Department of Public Works</i> 		XX		
CR-55	Distribute brochures by mailing to residents in designated areas; distributing with dump permit, slip or mooring applications; or including them in the Chamber of Commerce booklet.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> 		XX		
CR-56	Encourage County Extension specialists to present their techniques for low impact gardening each year. Encourage landscaping with indigenous plant species that thrive in local conditions with a minimum of fertilizers and pesticides.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-57	Document role of open space in protecting the harbor's ecological balance, the relationship of land use to water quality.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Open Space Committee</i> <i>Conservation Commission</i> <i>Marina Advisory Board</i> 		XX		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
LU-06	Create a new “Historic Harbor” district, consistent with the recommendations of the Harbor Management Plan, to encompass the areas along Duck Creek and the Marina from Route 6 to Mayo Beach and Baker Field.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 				XX
LU-12	Investigate the potential for use of municipal coastal meadow land for salt hay harvesting, if residents can carry on this activity in an economically viable and environmentally sound manner.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Board of Selectmen</i> 		XX		
LU-13	Maintain traditional coastal public access points for continued use to support shellfishing and aquaculture.	<ul style="list-style-type: none"> • <i>Board of Selectmen</i> • <i>Highway Department</i> • <i>Natural Resources Advisory Board</i> 		XX		
LU-14	In revising the development standards for the Central District and new Historic Harbor District, encourage mixed-use development by removing unnecessary obstacles and providing incentives where appropriate.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 				XX
LU-15	In developing the regulations for the Historic Harbor district, consider special provisions for density bonuses where a waterfront parcel gives the Town a public access or similar public benefit.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> • <i>Open Space Committee</i> 				XX
OS-09	Determine parking needs considering potential for environmental damage.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Parking Commission</i> • <i>Planning Board</i> 		XX		
OS-13	Plan areas for beach use considering recreational and commercial needs.	<ul style="list-style-type: none"> • <i>Beach Study Committee</i> • <i>Recreation Committee</i> • <i>Natural Resources Advisory Board</i> 		XX		
OS-26	Where appropriate, encourage land owners to restore blighted or abandoned areas to open space, whether it be to landscaped parks or natural areas.	<ul style="list-style-type: none"> • <i>Board of Selectmen</i> • <i>Natural Resources Advisory Board</i> 			XX	
WR-02	Adopt regulations governing the use of fertilizers within the watershed of Wellfleet Harbor.	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Natural Resources Advisory Board</i> • <i>Board of Selectmen</i> 		XX		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
WR-03	Work with DEP and private owners to delineate zones of contribution for private community wells.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> 	XX			
WR-04	Modify zoning requirements in recharge areas.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Natural Resources Advisory Board</i> 			XX	
WR-05	Seek assistance to study the parts of town where the current nitrogen loading levels are unknown.	<ul style="list-style-type: none"> <i>Board of Health</i> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> 	XX			
WR-07	Determine carrying capacity of our ponds and take action as necessary.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
WR-09	Develop plan to limit use of our ponds and provide for more frequent testing of their water quality.	<ul style="list-style-type: none"> <i>Board of Health</i> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> 		XX		
WR-11	<p>Work with the National Seashore to protect groundwater and to consider techniques to ameliorate existing problems around the Wellfleet ponds. The 5 ppm standard should be a goal for such water quality protection efforts.</p> <p>5 PPM WHAT??</p>	<ul style="list-style-type: none"> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> 				
WR-12	Develop more stringent zoning by-laws in ACEC zones	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Natural Resources Advisory Board</i> 		XX		
WR-13	Seek means to reduce phosphate runoff from lands adjoining ponds and groundwater recharge areas.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Board of Health</i> <i>Conservation Commission</i> 		XX		
WR-14	Identify and protect future and potential wellfield areas through zoning or acquisition.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Board of Health</i> <i>Water Commission</i> <i>Planning Board</i> 		XX		
WR-15	Consider future wellfields for DCPC by Cape Cod Commission.	<ul style="list-style-type: none"> <i>All Boards</i> <i>Selectmen</i> 				XX
WR-16	Plan for compatible multiple use of wellfield areas.	<ul style="list-style-type: none"> <i>Recreation Commission</i> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 				XX

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
		<ul style="list-style-type: none"> • <i>Board of Health</i> 				
WW-10	Develop a review and regulatory process for activities that could affect critical plant and wildlife habitat areas, including: <ul style="list-style-type: none"> • Wildlife corridors (Herring River, Blackfish Creek, Fresh Brook); • Endangered species habitat areas. 	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> • <i>Planning Board</i> 		XX		
WW-14	Develop an ecological Management Plan for Town as means to encourage wildlife diversity, including migrating and indigenous species.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Planning Board</i> 		XX		
WW-16	Plan program to minimize damage to our natural vegetation, especially around sensitive areas.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> 		XX		

Please indicate any new action steps you would like included in an update of the Local Comprehensive Plan

PLEASE NOTE –Items marked ‘Ongoing’ by NRAB may be contained in the 1995 HMP or are under consideration for the updated Harbor Management Plan; items marked ‘Not Needed’ are not necessarily the NRAB’s charge, but may still be valid action items.

PLANNING BOARD

Local Comprehensive Plan, Action Implementation Review

In the following listings, the two-letter prefix for each action number indicates the Element of the Local Comprehensive Plan in which the action appears, according to the following codes:

LU	Land Use and Growth Management	WW	Wetlands/Wildlife Habitat	CF	Capital Facilities
WR	Water Resources	ED	Economic Development	HS	Human Services
CR	Coastal Resources	TR	Transportation	AH	Affordable Housing
OS	Open Space and Recreation	HC	Historic Preservation./Community Character		

Please indicate the status of the following Action Items assigned to your board/committee:

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
AH-05	Amend the Zoning By-Law to require that residential construction and redevelopment projects of 10 units or more provide at least 10% of the proposed units as affordable units.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Housing Authority</i> 			XX	
AH-06	Amend the Zoning By-Law to require that residential subdivision plans of 10 units or more provide at least 10% of the proposed units as affordable units.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Housing Authority</i> 			XX	
AH-07	Amend the Zoning By-Law to provide incentives, such as density bonuses and/or fee waivers, for the development of affordable housing in small residential developments.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Housing Authority</i> 	XX			
AH-08	Review the Zoning By-Law to identify any barriers to the development of congregate, single-room occupancy, shared and community residential housing to serve individuals with special needs, and amend the By-Law to accommodate these alternative housing types where consistent with the protection of Wellfleet's natural resources and community character.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Housing Authority</i> 				XX
AH-09	Amend the Zoning By-Law to permit the conversion of cottage colonies and other seasonal dwelling units into permanent, year-round affordable housing where appropriate to the site's characteristics and availability of services.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Housing Authority</i> 			XX	

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CF-13	Identify locations for future public water supply wells, and establish well-head protection zones (through zoning and/or acquisition) adequate to meet state and federal regulations and to protect ground water quality in these areas.	<ul style="list-style-type: none"> • <i>Lower Cape Water Supply Task Force</i> • <i>Planning Board</i> • <i>Board of Health</i> • <i>Board of Selectmen</i> 	XX	XX		
CR-01	Create a “Historic Harbor District”, encompassing the areas along Duck Creek and the Marina from Route 6 to Mayo Beach and Baker Field (see Land Use Element).	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 				XX
CR-02	Establish a design review process for the Historic Harbor District to encourage development/redevelopment that is sensitive to the Town’s traditional maritime character.	<ul style="list-style-type: none"> • <i>Planning Board</i> 				XX
CR-09	Extend flood plain by-law to require that new development be set back a minimum of 30 times the annual erosion rate.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 			XX	
CR-10	Apply for designation of the Wellfleet Harbor ACEC as a District of Critical Planning Concern (DCPC) and/or establish an overlay district with a protection plan for endangered species.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Planning Board</i> • <i>Board of Health</i> 				XX
CR-11	Investigate specialized zoning as a means of conserving open space around harbor.	<ul style="list-style-type: none"> • <i>Planning Board</i> 			XX	
CR-15	Request an environmental impact report (EIR) for any Development of Significant Impact (as defined in the Zoning By-Law) near the Harbor.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 			?	?
CR-26	Prepare Resource Management Plan for all docks and piers to prevent interference with shellfish, navigation and public recreation. Add Shellfish Advisory Committee	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Planning Board</i> • <i>Conservation Commission</i> • <i>Marina Advisory Committee</i> 				?
CR-27	Investigate flexible zoning (including cluster zoning), site plan review, and transfer of development rights as means of conserving open space around harbor.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 	?		?	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-28	Find means to prevent development or new development from interfering with public access.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 				XX
CR-29	Encourage new development to incorporate shoreline walkways.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Board of Appeals</i> 				XX
ED-02	Amend the zoning regulations for the Central District as outlined in the Land Use and Growth Management Element.	<ul style="list-style-type: none"> • <i>Planning Board</i> 		XX		
ED-04	Rezone portions of Route 6 from Residential (R2) to a new Business District (C2) as recommended in the Land Use and Growth Management Element.	<ul style="list-style-type: none"> • <i>Planning Board</i> 	XX			
ED-06	Provide more public parking in the Central Village.	<ul style="list-style-type: none"> • <i>Board of Selectmen</i> • <i>Planning Board</i> 	XX	XX		
ED-07	Investigate the use of available public land for parking of commercial (“service trade”) vehicles. Liability issues might be addressed by creating a non-profit community development corporation that would acquire the property and lease it to service businesses. Promising sites include the “Sand Pit” parcel on Coles Neck Road, the 26-acre parcel at the former landfill, and the existing Highway Garage site.	<ul style="list-style-type: none"> • <i>Board of Selectmen</i> • <i>Planning Board</i> • <i>Department of Public Works</i> 				XX
HC-01	Amend the Zoning Bylaw to address issues of village scale, design and use in the Central District (see related actions in Land Use and Growth Management Element – LU-4 and LU-6).	<ul style="list-style-type: none"> • <i>Planning Board</i> 		XX		
HC-02	Modify subdivision regulations to allow flexibility in the design of roads, frontage and setbacks.	<ul style="list-style-type: none"> • <i>Planning Board</i> 		XX		
HC-05	Designate additional roads as scenic roads.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Board of Selectmen</i> 			XX	
HC-07	Consider adopting a local scenic roads bylaw including: <ul style="list-style-type: none"> • guides on clearing or planting; • rules for signs and utilities; 	<ul style="list-style-type: none"> • <i>Planning Board</i> 	XX			

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	<ul style="list-style-type: none"> plan review procedures for key locations; measures to preserve scenic views; controlling the removal or alterations of stone walls; discouraging the cutting of large trees (greater than 6" in diameter). 					
HC-09	Strive to reduce and be more flexible regarding parking requirements such as allowing shared parking lots, reducing the number of spaces presently required per development, requiring secure bicycle parking in shopping and business districts and allowing reserve parking strategies. (See related actions in Land Use and Growth Management Element – LU-5, LU-17 and LU-18).	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Board of Appeals</i> 			XX	
HC-11	Amend the Zoning Bylaw to enhance screening and landscaping of new commercial development. (See related actions in Land Use and Growth Management Element – LU-17 and LU-18).	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	
HC-12	Establish a regional policy for the placement of utility structures such as radio towers, high voltage lines, water towers and other transmission structures.	<ul style="list-style-type: none"> <i>Cape Cod Commission</i> <i>Planning Board</i> 	XX		XX	
HC-14	Adopt a Demolition Delay Bylaw to provide sufficient time to investigate alternatives to demolition of older or historic buildings.	<ul style="list-style-type: none"> <i>Planning Board</i> 	XX			
HC-16	Require the placement of new utility lines underground where feasible.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Board of Selectmen</i> <i>Department of Public Works</i> 	XX			
LU-01	Amend the Zoning By-Law to permit cluster residential development as of right (currently a special permit is required for a cluster development) and to provide for Planning Board review and approval of cluster developments under the Subdivision Control Law.	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
LU-02	Amend the Planning Board rules and regulations for subdivisions to encourage cluster subdivisions, as follows: a. Require that any plan for a proposed residential subdivision involving five or more lots be accompanied by a cluster development plan for comparison; b. Remove any requirement for a cluster development plan to include a conventional subdivision plan for comparison.	<ul style="list-style-type: none"> • <i>Planning Board</i> 			XX	
LU-03	Amend the Zoning By-Law to encourage clustering of commercial development.	<ul style="list-style-type: none"> • <i>Planning Board</i> 			XX	
LU-04	Amend the intensity of use regulations for the Central District to allow new development and redevelopment to conform to traditional building patterns. Examples include: a. Reduce minimum lot area from 20,000 square feet to 10,000 square feet or less; b. Reduce minimum frontage from 125 feet to 60 feet; c. Reduce required front yard from 25 feet to 10 feet, and required side yard from 20 to 10 feet; d. Increase the maximum height to 35 feet for 2½-story buildings, or provide an exception to the 28-foot limit for gable roofs; e. Increase the maximum building coverage from 15% to 35% of lot area.	<ul style="list-style-type: none"> • <i>Planning Board</i> 		XX	XX	
LU-05	Revise the off-street parking regulations in the Central District to exempt all uses within 600 feet of a municipal parking lot from the requirements to provide off-street parking spaces.	<ul style="list-style-type: none"> • <i>Planning Board</i> 		XX	XX	
LU-06	Create a new “Historic Harbor” district, consistent with the recommendations of the Harbor Management Plan, to encompass the areas along Duck Creek and the Marina from Route 6 to Mayo Beach and Baker Field.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 				XX

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
LU-07	Review the boundaries of the Central District and make adjustments to include logical extensions of the current district.	<ul style="list-style-type: none"> <i>Planning Board</i> 		XX		
LU-08	Evaluate S Wellfleet for a separate village district.	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	
LU-09	Establish an architectural design review process for the Central District and Historic Harbor District. The design review would be advisory to the Board of Appeals in its review of special permit applications.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Historic Commission</i> 				XX
LU-11	Review the zoning and development potential of other privately owned undeveloped parcels that are included in the proposed regional greenbelt, and determine whether such parcels should be subject to an overlay zoning district mandating cluster development, or another method to ensure the preservation of the open space network.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Conservation Commission</i> <i>Open Space Committee</i> 				XX
LU-14	Revise the development standards for the Central District and Historic Harbor District, encourage mixed-use development by removing obstacles and providing incentives where appropriate.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Natural Resources Advisory Board</i> 	XX			
LU-15	In developing the regulations for the Historic Harbor district, consider special provisions for density bonuses where a waterfront parcel gives the Town a public access or similar public benefit.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Natural Resources Advisory Board</i> <i>Open Space Committee</i> 				XX
LU-16	Place an annual cap of 60 building permits for new residential dwellings, exclusive of affordable and special-needs housing demands.	<ul style="list-style-type: none"> <i>Planning Board</i> 				XX
LU-17	Revise off-street parking requirements for all nonresidential uses to reduce the number of spaces that are required and to use the area gained for increased landscaping and buffering.	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	
LU-18	Review, the 1989 “Model Towns” report’s recommendations for improved site design standards for commercial uses (See Appendix).	<ul style="list-style-type: none"> <i>Planning Board</i> 			?	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
LU-19	Rezone the R2 frontage along Route 6, except for the residential areas between Fresh Brook Lane and the Wellfleet Motel, to a new C2 Business district. Within this new district, permit the types of nonresidential uses that are currently allowed in the R2 district, as well as offices (but not retail and consumer service uses). Establish enhanced landscaping and screening standards for nonresidential uses in this district to protect against the evolution of a commercial strip along the east side of the roadway.	<ul style="list-style-type: none"> <i>Planning Board</i> 	XX			
LU-20	Establish a policy to deal with expansion or conversion of nonconforming uses and structures.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Board of Appeals</i> 			XX	
LU-21	Remove “commercial boatyards” from the list of allowed uses in the R1 and R2 districts (allow continuance of existing boatyards as nonconforming uses or through selective rezonings).	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	
LU-22	Amend the definition of “home occupation” by removing the list of specific occupational titles.	<ul style="list-style-type: none"> <i>Planning Board</i> 	XX			
LU-23	Amend the definition of “home industry” to clarify that the use must be clearly secondary to the residential use.	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	
LU-24	Establish performance standards for “home occupation” and “home industry” to protect the residential character of the affected neighborhood.	<ul style="list-style-type: none"> <i>Planning Board</i> 			XX	
LU-25	Consider a tiered system for permitting “home occupation” and “home industry” uses, based on size and impact on the neighborhood.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Board of Appeals</i> 			XX	
LU-26	Amend the requirements for “service trade” to require that when such a business is established in a residential district, it must be clearly secondary to the residential use of the property.	<ul style="list-style-type: none"> <i>Planning Board</i> 	XX			
LU-27	Establish standards for “service trade” businesses in R1 and R2 districts that limit the number of	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Board of Appeals</i> 	XX			

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	employees and the amount of area that may be devoted to the use, and require effective screening of exterior storage of materials and equipment.					
OS-03	Prepare by-law requiring that residential developments provide 60% open space comprised of contiguous developable upland.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Open Space Committee</i> 			?	?
OS-04	Prepare by-law requiring that major commercial developments provide 40% open space, including landscape areas for screen and buffer.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Open Space Committee</i> 			XX	
OS-09	Determine parking needs considering potential for environmental damage.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Parking Commission</i> • <i>Planning Board</i> 				XX
TR-01	Amend the existing zoning regulations for Developments of Significant Impact to include standards for the required traffic impact assessments.	<ul style="list-style-type: none"> • <i>Planning Board</i> 				XX DRI
TR-02	Establish a traffic impact mitigation program to require new any Development of Significant Impact, and any significant expansions of an existing Development of Significant Impact, to mitigate the impact of the traffic that it generates. With respect to this action, “mitigation” should not create broad increases in the capacity of a roadway, but should be directed toward localized improvements in traffic safety and capacity (at driveways, intersections, etc.), as well as improvements in transportation alternatives (public transportation, bicycle and pedestrian facilities, etc.).	<ul style="list-style-type: none"> • <i>Planning Board</i> 			XX	
TR-04	Explore the feasibility of establishing a policy of shared egress along Route 6, in order to minimize the traffic safety and congestion impacts resulting from a proliferation of curb cuts.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Board of Appeals</i> 			XX	
WR-04	Modify zoning requirements in recharge areas.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 			XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
WR-06	Adopt a nitrogen-loading bylaw to govern new development and redevelopment.	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Planning Board</i> 				XX PB
WR-12	Develop more stringent zoning by-laws in ACEC zones	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Natural Resources Advisory Board</i> 			XX	
WR-14	Identify and protect future and potential wellfield areas through zoning or acquisition.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Board of Health</i> • <i>Water Commission</i> • <i>Planning Board</i> 		XX		
WR-15	Consider future wellfields for DCPC by Cape Cod Commission.	<ul style="list-style-type: none"> • <i>All Boards</i> • <i>Selectmen</i> 				XX
WW-10	Develop a review and regulatory process for activities that could affect critical plant and wildlife habitat areas, including: <ul style="list-style-type: none"> • Wildlife corridors (Herring River, Blackfish Creek, Fresh Brook); • Endangered species habitat areas. 	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> • <i>Planning Board</i> 			XX	
WW-11	Develop overlay districts to protect wildlife corridors and endangered species.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Planning Board</i> • <i>Open Space Committee</i> 			XX	
WW-12	Develop more stringent zoning by-laws in ACEC zones.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> 			XX	
WW-14	Develop an ecological Management Plan for Town as means to encourage wildlife diversity, including migrating and indigenous species.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Planning Board</i> 				XX
WW-15	Develop and adopt a bylaw to limit land clearing and alteration of natural topography prior to development review.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> 			XX	

CONSERVATION COMMISSION and CONSERVATION AGENT

Local Comprehensive Plan, Action Implementation Review

In the following listings, the two-letter prefix for each action number indicates the Element of the Local Comprehensive Plan in which the action appears, according to the following codes:

LU	Land Use and Growth Management	WW	Wetlands/Wildlife Habitat	CF	Capital Facilities
WR	Water Resources	ED	Economic Development	HS	Human Services
CR	Coastal Resources	TR	Transportation	AH	Affordable Housing
OS	Open Space and Recreation	HC	Historic Preservation./Community Character		

Please indicate the status of the following Action Items assigned to your board/committee:

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-05	Define and create buffer areas and/or overlay district around harbor.	<ul style="list-style-type: none"> Natural Resources Advisory Board Conservation Commission 	XX ACEC No Mng. Plan	XX By-law changes		
CR-06	Establish a 100-foot buffer zone around Wellfleet Harbor where natural vegetation should be allowed to grow to prevent surface runoff.	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 		XX 50 feet Cons Comm		
CR-07	Encourage increasing the buffer zone to 150'-200' from edge of sensitive coastal resources	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 			XX	
CR-08	Encourage private landowners in the buffer zone to have vegetation rather than impermeable surfaces near the shore.	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 	XX Cons Comm Regs	XX		
CR-09	Extend flood plain by-law to require that new development be set back a minimum of 30 times the annual erosion rate.	<ul style="list-style-type: none"> Planning Board Conservation Commission Natural Resources Advisory Board 			XX	
CR-10	Apply for designation of the Wellfleet Harbor ACEC as a District of Critical Planning Concern (DCPC) and/or establish an overlay district with a protection plan for endangered species.	<ul style="list-style-type: none"> Conservation Commission Planning Board Board of Health 			XX	
CR-12	Prepare by-law for no building on barrier beaches and regulations for repairing existing structures.	<ul style="list-style-type: none"> Conservation Commission Natural Resources Advisory Board 			XX	
CR-13	Prepare by-law for new public development in flood zone so as not to promote growth and	<ul style="list-style-type: none"> Board of Selectmen Conservation Commission 			XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	development in the area.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> 				
CR-15	Request an environmental impact report (EIR) for any Development of Significant Impact (as defined in the Zoning By-Law) near the Harbor.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> 	XX MEPA		XX	
CR-18	Work with Eastham on the Hatches Creek watershed to improve water quality.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> <i>Board of Selectmen</i> 		XX Estuaries Project		
CR-19	Enforce dog bylaw strictly.	<ul style="list-style-type: none"> <i>Shellfish Warden</i> <i>Dog Officer</i> <i>Police Chief</i> <i>Conservation Agent</i> 		XX Education Signage Dog Mitts		
CR-26	Prepare Resource Management Plan for all docks and piers to prevent interference with shellfish, navigation and public recreation.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Planning Board</i> <i>Conservation Commission</i> <i>Marina Advisory Committee</i> 		XX ACEC Mng Plan		
CR-36	Review the new Title 5 septic regulations and consider more stringent local regulations within 250 feet of a wetland.	<ul style="list-style-type: none"> <i>Board of Health</i> <i>Conservation Commission</i> 	XX w/i 100 feet			
CR-39	Encourage de-nitrifying septic system to replace Title V in coastal areas.	<ul style="list-style-type: none"> <i>Board Of Health</i> <i>Conservation Commission</i> 	XX w/I 100 feet			
CR-41	Establish an ad hoc committee with representatives from the responsible boards and departments to create a long term water quality monitoring program for Wellfleet.	<ul style="list-style-type: none"> <i>Health Agent</i> <i>Minibays Grant Coordinators</i> <i>Conservation Commission</i> <i>Natural Resources Advisory Board</i> <i>Shellfish Constable</i> 		XX		
CR-46	Assess erosion problems.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-47	Assess problems of rising sea level, especially need to allow salt marsh migration inland. Locate and map areas vulnerable to future sea level rise and develop site-specific action plans.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-48	Assess problems of migrating beaches.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 	XX	XX		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
CR-52	Produce a short promotional video for the library and local public television about Wellfleet Harbor resources and what the Town is doing to protect them.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 	XX			
CR-53	Compile a series of brochures on specific resource quality issues and distribute them at conspicuous public locations like the marina, post offices, and Town Hall.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 	XX	XX	XX	
CR-56	Encourage County Extension specialists to present their techniques for low impact gardening each year. These techniques encourage landscaping with indigenous plant species that thrive in local conditions with a minimum of fertilizers and pesticides.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Conservation Commission</i> 		XX		
CR-57	Document role of open space in protecting the harbor's ecological balance, the relationship of land use to water quality.	<ul style="list-style-type: none"> <i>Natural Resources Advisory Board</i> <i>Open Space Committee</i> <i>Conservation Commission</i> <i>Marina Advisory Board</i> <i>Shellfish Advisory Board</i> 		XX		
LU-10	In the event that the Chequessett Neck Yacht and Country Club ever decides to withdraw any portion of its land from the provisions of Chapter 61B, the Town should exercise its option to purchase the property and preserve it for recreational and open space purposes.	<ul style="list-style-type: none"> <i>Board of Selectmen</i> <i>Conservation Commission</i> <i>Open Space Committee</i> 			XX	
LU-11	Review the zoning and development potential of other privately owned undeveloped parcels that are included in the proposed regional greenbelt, and determine whether such parcels should be subject to an overlay zoning district mandating cluster development, or another method to ensure the preservation of the open space network.	<ul style="list-style-type: none"> <i>Planning Board</i> <i>Conservation Commission</i> <i>Open Space Committee</i> 			XX	
OS-02	Through acquisition and conservation restriction, protect 50% of the remaining developable land with emphasis on protecting natural resources, scenery and character of Town.	<ul style="list-style-type: none"> <i>Conservation Commission</i> <i>Open Space Committee</i> 		XX		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
OS-05	Continue to work with the Wellfleet Conservation Trust, the Massachusetts Audubon Society and the National Park Service to identify, acquire and manage open space to meet projected community needs. Priority should be given to the protection of significant natural and fragile areas, including the harbor, kettle ponds, coastal and inland wetlands areas, dunes and barrier beaches.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Open Space Committee</i> 		XX		
OS-09	Determine parking needs considering potential for environmental damage.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Parking Commission</i> • <i>Planning Board</i> 			XX	
OS-21	Lay out possible jogging, walking and horseback riding trails as well as nature walks with special emphasis on linking conservation and recreation areas.	<ul style="list-style-type: none"> • <i>Recreation Committee</i> • <i>Conservation Commission</i> • <i>Open Space Committee</i> 	XX	XX		
OS-25	Place Town-owned land of environmental significance, such as wetlands and rare species habitat, under the jurisdiction of the Conservation Commission.	<ul style="list-style-type: none"> • <i>Board of Selectmen</i> • <i>Conservation Commission</i> 		XX		
OS-27	Establish procedures for approval and assessment of conservation restrictions.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Open Space Committee</i> 	XX			
WR-05	Seek assistance to study the parts of town where the current nitrogen loading levels are unknown.	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 		XX		
WR-06	Adopt a nitrogen-loading bylaw to govern new development and redevelopment.	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Planning Board</i> 	XX			
WR-07	Determine carrying capacity of our ponds and take action as necessary.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> 		XX	XX	
WR-09	Develop plan to limit use of our ponds and provide for more frequent testing of their water quality.	<ul style="list-style-type: none"> • <i>Board of Health</i> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 		XX	XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
WR-11	Work with the National Seashore to protect groundwater and to consider techniques to ameliorate existing problems around the Wellfleet ponds. The 5 ppm standard should be a goal for such water quality protection efforts.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 				
WR-13	Seek means to reduce phosphate runoff from lands adjoining ponds and groundwater recharge areas.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Board of Health</i> • <i>Conservation Commission</i> 		XX		
WR-16	Plan for compatible multiple use of wellfield areas.	<ul style="list-style-type: none"> • <i>Recreation Commission</i> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Board of Health</i> 			XX	
WW-01	Continue to support the efforts of the Wellfleet Conservation Trust to acquire wetlands (“Save The Wetlands” program).	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Open Space Committee</i> 		XX		
WW-02	Revise the Town’s local wetlands bylaw to ensure the protection of vernal pools and isolated wetlands, to expand the jurisdiction of the Conservation Commission beyond 100 feet around ponds and endangered species habitats; and to include a policy of no alteration or replication of wetlands for both public and private applicants.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Open Space Committee</i> 	XX			
WW-03	Adopt regulations to provide the Conservation Commission with the ability to hire consultants to review applications at the applicant’s expense.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Open Space Committee</i> 	XX			
WW-04	Develop single Town-wide definition of the boundaries of wetlands in conjunction with revisions to Title 5.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Board of Health</i> 	XX			
WW-05	Amend local regulations to prohibit the siting of new subsurface disposal systems in floodplains or wetland buffer zones, including situations where the new system is designed to replace an existing system or permit the expansion of an existing dwelling.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Board of Health</i> 			XX	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
WW-06	Adopt consistent policies relating to the improvement and retrofitting of areas with failing cesspools and septic systems	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Board of Health</i> 	XX			
WW-08	Prepare stormwater management plan for wetlands.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Department of Public Works</i> 		XX		
WW-09	Continue to identify and map vernal pools for certification by the state Natural Heritage and Endangered Species Program.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> 		XX	XX	
WW-10	Develop a review and regulatory process for activities that could affect critical plant and wildlife habitat areas, including: <ul style="list-style-type: none"> • Wildlife corridors (Herring River, Blackfish Creek, Fresh Brook); • Endangered species habitat areas. 	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Natural Resources Advisory Board</i> • <i>Planning Board</i> 	XX			
WW-11	Develop overlay districts to protect wildlife corridors and endangered species.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Planning Board</i> • <i>Open Space Committee</i> 			XX	
WW-12	Develop more stringent zoning by-laws in ACEC zones.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> 			XX	
WW-13	In acquisition and conservation restriction programs, work for habitat diversity.	<ul style="list-style-type: none"> • <i>Conservation Commission</i> • <i>Open Space Committee</i> • <i>Conservation Trust</i> 		XX		
WW-14	Develop an ecological Management Plan for Town as means to encourage wildlife diversity, including migrating and indigenous species.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> • <i>Planning Board</i> 			XX	
WW-15	Develop and adopt a bylaw to limit land clearing and alteration of natural topography prior to development review.	<ul style="list-style-type: none"> • <i>Planning Board</i> • <i>Conservation Commission</i> 			XX	
WW-16	Plan program to minimize damage to our natural vegetation, especially around sensitive areas.	<ul style="list-style-type: none"> • <i>Natural Resources Advisory Board</i> • <i>Conservation Commission</i> 	XX			

Please indicate any new action steps you would like included in an update of the Local Comprehensive Plan

Action	Responsible Parties	Action	Responsible Parties
Amend WEPB to include ACEC as a resource area	Conservation Commission		
Restoration of Herring River salt marsh habitat	Conservation Commission CCNS/NPS Board of Selectmen		
Continue identifying storm water “direct discharges” and replace these systems with pre-treatment	Conservation Commission DPW Shellfish Department		
Review other tidal restrictions and their potential for restoration	Conservation Commission		
Continue coordination with other Town boards for consistent project review	Conservation Commission		
Support open space acquisition and protection	Conservation Commission		