

From The President

Dear EPRTA Members,

As the ‘beach days’ are winding down, the sunsets are still spectacular and the seafood is still delicious. Even though I truly enjoy summer on the Cape, I must say, I do love Fall in New England!

Years ago, when our children kept us busy with school and sports schedules, it was difficult for us to get to Eastham off-season. In recent years however, we’ve discovered the many hiking trails, restaurants and shops still open on the Outer Cape during the fall and spring months.

We are fortunate to have such a vibrant community as our “second town”!

The Select Board has certainly taken on some major purchases and development decisions with the T-Time project and Town Center Plaza. I appreciate that the town values the input from us part-time residents as evidenced through outreach and inclusion within town surveys. Change is not easy but with coordination among all of the stakeholders driving the vision it will enhance the community in many ways.

It is also great that part-time residents have been joining committees where feasible/practical. To receive **town updates** from the Select Board and others, make sure to sign up by **texting the message, “Eastham” to 42828**. You will then be instructed to provide an email address.

This year we are changing our meeting schedule. We are tentatively planning to meet virtually on Wednesday Feb 2, from 5:30-7:30pm and once again in-person on Saturday July 9, from 9-11am. We value your input regarding topics, speakers etc. We look forward to seeing everyone!

EPRTA is committed to keeping you informed and representing your voice in town affairs. We are currently looking for our members and volunteers to expand into leadership positions. Contact us at info@epрта.org for more information.

Wishing you all a happy and healthy holiday season,

Mary Piekarz
President, EPRTA

SAVE THE DATES

February 2 (Wed) 5:30—7:30 PM: Virtual, Online EPRTA Member Meeting *

July 9 (Sat) 9-11 AM: In Person, EPRTA Member Meeting at Eastham Elks Lodge

May 2 (Mon) 6:30 PM Eastham All Town Meeting

May 10 (Tue) Eastham Town Elections

EMAIL REMINDER

If you haven’t already please provide us with your email address so you can receive information from EPRTA on a timely basis. You can also receive your newsletter via email which will cut down our postage costs and will allow you to share the newsletter easily with your family and friends.

CONSIDER JOINING EPRTA BOARD

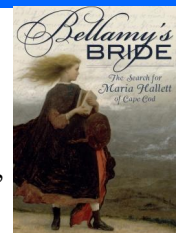
We invite you to consider becoming part of your EPRTA Board and help us continue to make our voices heard by the Town of Eastham.

Interested? Reach out to an officer or board member [via email](#) (information on [our website](#)). Nominees are presented at the first annual member meeting and voted upon in the second annual meeting. One of the EPRTA board members would be happy to lead you through the process.

HIDDEN CAPE COD: FASCINATING, LITTLE- KNOWN FACTS ABOUT EVERY CAPE TOWN

Part 12: Eastham: In 1715, 15 year old Maria “Goody” Hallett of Eastham was seduced by Samuel Bellamy, an older Englishman. Sam soon left her to become one of the most infamous pirates, Black Sam Bellamy, so named for Sam not donning a white powdered wig.

Maria gave birth to Sam’s child and was forced to live in solitude in Wellfleet. Two years later, Sam returned and Maria watched from the dunes as his flagship, the Whydah, sank in a storm. Legend has it, she killed the child, sold her soul to the devil, and conjured up a storm that sunk Sam’s ship. Maria was later chased by locals into Cedar Swamp, where she died.



WHAT'S HAPPENING IN EASTHAM AND SURROUNDING TOWNS

The **Eastham Historical Society** has remained active and vibrant throughout the pandemic! To see what's new, take virtual museum tours, upcoming presentations, the fascinating films on their YouTube Channel, read interesting historic tidbits constantly posted by their historians, and visit their social media platforms:

<https://www.easthamhistoricalsociety.org/>
<https://www.youtube.com/channel/UC8d4rFnnWlyfy62UwkFkZxA>

The **Eastham Superette** will change hands in the coming months, but not much else may be different at the store on the corner of Route 6 and Samoset Road. "Our plans are not to change anything at all," prospective new owner Jigar Patel stated. The original Superette opened in 1952.

Eastham planning committee have been gathering public input on the future of 3 sites - the 11 acre T-Time property at 4790 State Highway; the Town Center Plaza property at 4550 State Highway; and the Council on Aging property at 1405 Nauset Road. The committee recommends that a community center, Council on Aging and town Recreation Department occupy the T-Time property. Adding senior and workforce housing, artist shacks and outdoor green space to the plan would ensure the focus is multigenerational. The members' suggestions for the 3.5-acre Town Center Plaza parcel include: restaurant and retail space, medical and professional offices, senior and workforce housing and a farmers market. The needs of the existing six businesses would be taken into account with any development plan. The committee recommends using the 2-acre parcel where the Council on Aging is currently located for affordable, senior and/or workforce housing. Guidelines for the development of each property vary, but all call for construction to "look and feel" like Eastham.

The Nauset Regional High School Renovation by Greg Levasseur, Chair of the Nauset Regional High School Building Committee (NRSC).

The Nauset Regional School System is responsible for the high school in Eastham and the middle school in Orleans, and is supported by the towns of Eastham, Orleans, Brewster and Wellfleet. In 2017, a consultant was hired to look at the condition of the high school's eight buildings, all of which were built in the 1970s. The consultant's estimated cost just for the high school upgrades was \$25 million, and thus, the consultant recommended filing an application to the Massachusetts School Building

Authority (MSBA) to obtain state aid for this project. The MSBA works with schools to upgrade, renovate or build new facilities with their share of the funding coming from 1 cent of the 6.25 cent state sales tax. The MSBA process is multilevel and comprehensive since they are responsible for tens of millions of state dollars per year. A Nauset High School Building Committee ("Committee") was formed and a chairperson was chosen by the 17 members on Jan. 22, 2018. The school district sought and was granted from the voters of the 4 towns \$1.3 million to do a "feasibility study" for the project. The Committee hired a professional project manager firm to oversee the complexities of a large construction project. The Committee then selected and hired an architectural firm. The Committee held a series of meetings both in the school and in the 4 towns to seek input on what students, staff and citizens would expect of the "new" Nauset. The Committee looked at bringing the existing campus "up to code" with all current building codes for plumbing, handicapped access, HVAC, Fire sprinklers, and energy efficiency. An alternative would be a totally new school. The Committee reviewed 9 other options.

After many meetings and discussions, the Committee chose a hybrid option where 60% of the existing buildings would be renovated and re-purposed, 2 ½ buildings would be demolished, and new spaces would be built for the future school. All the options meet requirements of a 40 – 50 year building life.

This plan for a renovation with additions was submitted to the MSBA, reviewed, and accepted by the Board of Directors, thereby granting Nauset District up to \$36.6 million dollars in state aid. The balance of the project cost would be borne by the taxpayers of the district. That sum is currently \$95 million. The total project cost of \$131,865,000 cannot be exceeded. The district voters approved the plan and it's funding on March 30, 2021.

The Committee expended well over 5,000 man hours in the four years thus far. It is estimated that another 3 years are needed to complete this significant community project.

To see the Nauset Regional High School Renovation Project meeting agendas, presentations, costs and the myriad of options reviewed: <https://nausetbuildingproject.com/>

In the **Brewster** town meeting, voters nearly unanimously approved the town's largest land purchase - the 111 acre, Cape Cod Sea Camps property for \$26 million.

EPRTA MEMBER MEETING / AUGUST 21, 2021

Our August, 2021 EPRTA member meeting was held virtually. The link to the meeting video is: <https://youtu.be/8qFHSj0IHVk>

EPRTA President Mary Piekarz opened the meeting and thanked long term EPRTA Board Member and past president, **Helen Kinsman** for her service. Helen will be leaving the EPRTA Board as she is moving away from Eastham. The EPRTA Budget for 2021 and the Finance Report were unanimously approved.

Carolyn Gorczyca Thurlimann, Secretary summarized the July, 2021 EPRTA Meeting notes and the membership approved them.

Jen Keen, EPRTA Treasurer, reviewed the Income Statement, Balance Sheet, and Budget for 2020 and the proposed 2021 and 2022 budgets. The members approved the 2021 budget.

George Lee, EPRTA Membership Chair, reported that currently there are 1496 current members, up from last year. 61% of our members are up to date. Those who have not paid their dues for two years will be deleted from our member list and this newsletter mailing. We have good emails for 1414 members. 1,050 members receive their newsletter electronically.

Greg Boughey, EPRTA Newsletter Chair, Reminded members that you can send any feedback on the newsletters to: MemberService@epрта.org.

Helen Kinsman presented on the **EPRTA Outreach for 2021**. EPRTA Board decided to give to the Friends of the Eastham Council on Aging (FECO) \$2,750 towards a new sun shade. The balance will be paid by FECOA.

Helen Kinsman, Nominations Chair, also presented on new Nominations. **June Morris** was re-elected to the Board. **Steven Jonathan** was elected as a new Board member.

W. Scott Kerry, Kerry Insurance Agency gave an overview on homeowner's insurance in Barnstable County. The higher rates are due to the reinsurance costs due to the severe weather patterns (fires, tornados, etc) and low interest rates. Some insurers have left, but there has been new insurance companies. Scott does not see rates going down, but also does not foresee large increases. Ways to reduce the cost include increasing your deductible, drop loss of use, delete other buildings, which may not be needed especially if you have another primary residence.

Homeowners that rent their property to others for less than 31 days (short term rental) are required to have \$1 million liability coverage. The courts can penalize those who are not in compliance.

Jacqui Beebe, Town Administrator, introduced the new **Assistant Town Administrator and Finance Director, Rich Bienvenue** and later introduced the new **Selectman, Art Autorino**. and answered member questions.

Jacqui discussed the reasons for the town recommendation to purchase the Town Center Plaza (3.5 acres, on the corner of Bracket road and Rt. 6), which the town considered to be strategic, to consolidate development to what the town needs and promote density where density makes sense.

The town believed that a developer would tear down the plaza and build high end condos. There are six business in Town Center Plaza and there is nowhere for those companies to relocate in Eastham. There is deeded access from Bracket Road and Rt 6 and 4 easements between this parcel and the T-time parcel. That could create a new town center . One of the recommendation for the T-Time property is a community center, which would include a senior center. That would open up the current senior center on Nauset Road, perhaps for residential housing.

The town is planning a continuation of improvement at Rock Harbor. Slips were replaced two years ago as part of Phase 1. Phase 2 of the project is adding a small harbormaster shed, a small park, and parking for slip holders. Borrowing for this work was done in 2018 so there are no new taxes.

Nauset Light Beach bath house and parking project has been delayed and is proceeding slowly. This should be completed by the 2022 season. The town will be discussing the possibility of drop offs with the National Seashore.

Two marijuana outlets are open in Eastham.

Eastham increased short term rental tax from 4% to 6%. That goes into effect on Jan 1, 2022.

Rich Bienvenue , Eastham Finance Manager offered to discuss finance topics with individuals. The 2022 tax rate (average tax burden) is \$8.58 (\$4,920) down from \$9.18 (\$4,787) from 2021. Residential Tax Exemption (RTE) does not generate new revenue. It just shifts the tax burden from full time to part time residents. RTE will be reviewed by the Town each year.

Art Autorino, Selectman said that the Town will be focused on executing the Strategic Plan.

JULY VIRTUAL EPRTA MEMBER MEETING / JULY 10, 2021

Our July, 2021 EPRTA member meeting was held virtually, with presentations made via Zoom and live streamed to Members on YouTube. Member comments and questions given via YouTube chat. Member votes cast via a ballot on Google Forms linked to an EPRTA email. Here is the link to the meeting video recording: <https://www.youtube.com/watch?v=N1FTIRwWiAM>

Jen Keen, EPRTA Treasurer, gave an **Income Statement for 2020** that amounts to \$20,093.78 in total income. The net income was \$1,597.67. She also presented an **Income Statement for 2021** (to date).

George Lee, EPRTA Membership Chair, reported that currently there are 1462 members which is an increase of 24 members from 2020. He encouraged all members to use Paypal to pay their dues, have a current Email address on record to receive Email news-alerts, and have the newsletter sent by Email to save costs.

Greg Boughey, EPRTA Newsletter Chair, reminded members that the newsletter is paid for by the dues of the members and encouraged members to stay current with their dues. You can send any feedback on the newsletters to:

MemberService@eprta.org.

Brian Carlstrom, CCNS Superintendent, gave an update on the **Cape Cod National Seashore/ Covid-19**

- Beach fire permits allowed, streamlined so need to go to visitor center only once.
- Reminded people of ocean safety regarding currents and sharks. Research from the last year determined that most sharks, that have been tagged, spend about 50% of their time in 15 feet of water or less. Stop the bleed kits are still available on the beach.
- New restrooms (vault toilets) at Hemenway Landing, Beach Forest and Little Creek, and a replacement at Herring Cove. Coast Guard restroom facilities are new. Also at Race Point Marconi Beach, and Salt Pond Visitor Center.
- Nauset Light restroom complex under construction. Hope it will be completed by the fall.
- Working on restoring the Penniman house and whale bone gate.
- A member asked whether there is a possibility to use a tram shuttle system at Nauset Light due to the limited parking due to the construction this year. Unfortunately there aren't enough trams. However, they are looking into longer-term strategies for transportation systems including a shuttle system with the high school parking lot.

Jacqui Beebe, Town Administrator, introduced mem-

bers of her team present and the new **Chair of the Select Board, Art Autorino**.

- Water project update- phase IID goes out to bid soon for fall and winter work including 2 more water main projects and an additional well. Last phase IIE final water mains and redundant water tower. Project is 68-70% complete, 18 months ahead of schedule and under budget by \$18 million. The amount of money borrowed for this project is \$70 million. 1,500 parcels connected (37%); 61% could connect at this time. Town received DPW 2020 Outstanding Performance Award for compliance and water quality testing.

- Wastewater- Town will not do a big sewer. Focus is on creation and acceptance of targeted wastewater management plan for Town's water bodies.

- Nauset Highschool renovation- approved by voters. Eastham pays about 19-21% (by enrollment) of \$95 million district cost after grants. The Town will borrow \$6 million this year towards it. **Impact on taxes will begin FY 23** and is expected to be modest and then will escalate (about \$200 per year for property valued at \$500 thousand.)

- T-Time Project (10.86 acres along Rt. 6 purchased by Town in 2019)- refer to T-time Development Initiative (<http://www.easthamtime.org>). Survey should be released any day; about 2,252 respondents. There is a plan to activate the site this summer with paths and recreation space.

- Town Center Plaza- Town has a tentative agreement to purchase it (3.5 acres, corner of Bracket road and Rt. 6). It is being considered for community center and open space. Town wants to develop the property and then turn it back to the private sector.

- **Short-term rental tax**- to be voted on to increase from 4 to 6% as of 2022. The revenue will be used toward- increase stabilization funds, Town benefits and capital for affordable housing, and to cover 2 half-time new positions (1 to assist rental program in health dept.)

- Residential Tax Exemption will be up for discussion again, for consideration in January.

- Beaches are all open. No swim lessons this year. Lots of buildings and programs are opening up.

- Farmer's market may open later this summer on Windmill Green.

- There's a marijuana retail store in Mercantile plaza.

- The Town has made some progress in welcoming non-resident tax payers to committees such as Zoning Task Force and Human Services.

Zoning Task Force is looking at how to increase housing for residents- increase density without adding wastewater loads, among other things.

- Sign up for **Eastham Flash for Town news and press-releases** -- Text "Eastham" to 42828
- New ev-charging stations- Town Hall and Library, paid for by a grant from Eversource. They will be metered, but not setup for payment this year.
- A member asked how can a seasonal cottage become year-round. Must be first looked at by Health Dept. and perhaps Building and Planning staff.

Jane Crowley, Town Director of Health & Environment/ Health Agent, reported on the Town of Eastham's response to the Covid 19 public health crisis and the dilemma they faced. She mentioned the anxiety and fear in the community and the success of the Town departments working together as a team to bring everyone through this. She said the Town is in a better place today.

- The departments felt there was an increase in the winter population.
- Massachusetts 662,000 Covid cases to date. • Positivity rate in Eastham 1.18% of 169 tests conducted in last 2 weeks.
- 14-day Incidence rate 3.1%.
- 189 confirmed cases in total; less than 5 cases in the last 2 weeks.
- 62% of Cape residents are fully vaccinated.
- In partnership with the National Seashore Little Creek area was given access for Town testing.
- Key is to continue to encourage people to get vaccinated to reach 70% for herd immunity.

Adam Bohannon, Police Chief, gave updates on the police department.

- All police officers remained healthy during the entire year and were on active duty so there was no need to use the contingency plan of other Town's police forces covering Eastham in the case that Covid 19 spread through the department.
- **Traffic Enforcement** is a high priority. They just completed Safety Awareness Week; focusing each day on a specific traffic law. Used social media to generate a conversation. 120 vehicles were stopped with 4 arrests (2 alcohol related). The program will be repeated next year.
- The MA State Police will be patrolling Rt. 6 more this year and digital speed signs and digital speed trailers are being used.
- New police motorcycle is being deployed on back

roads with heavier traffic for traffic enforcement.

- The summer traffic officer is returning this year for traffic enforcement.
- Higher rate of mental health calls that can be unpredictable and dangerous however with peaceful outcomes. Public safety improvements made with renovation of the communication center (largely from 1989), upgraded to a digital system.
- Goal to be a fully accredited police force.
- A member asked about the addition of a 4-Way stop sign at Herringbrook and Kingsbury Beach roads. It will be looked into with the DPW and they will do a study- gather data such as counting the traffic and looking at crash reports. They will make their recommendation known to the Select Board.

Silvio Genao, DPW Superintendent, gave an update on DPW activities.

- Beach Bathhouses have been retrofitted. Yearly beach sand nourishment made starting in late April: Campground-300 cubic yards (yds), Cooks Brook over 800 yds, First Encounter- 50 yds, South Sunk-en Meadow- 400 yds, Thumpertown- 160 yds.
- Replaced fencing at First Encounter beach and cleaned up area. Boat Meadow to be re-nourished with sand due to storm washout. Herring Pond parking lot has been done.
- Cole Road has a new Best Practice drain.
- Street painting include beach parking lots, center-line and edge lines of some roads, and new stop bars and signage.

Art Autorino, Chair Select Board, introduced himself: He and his wife bought their home in Eastham in 2005 as part-time residents and were members of EPRTA. They moved from California to Eastham, full-time, in 2013. He stressed that he understands and represents EPRTA's concerns and the issues we face, and communicates them to the other members of the Select Board. One of his prime considerations is to continue to look for ways to minimize barriers so that the representation can be equal for full-time and part-time residents.

Sue Connor, EPRTA Nominations Chair, said EPRTA is looking for volunteers to join the Board of Directors.

- June Morris is up for reelection this year.
- The slot for Vice-President will be open. She asked for volunteers. Hilda, who has done an incredible job, has just become a full-time resident of Eastham, so she is stepping down.

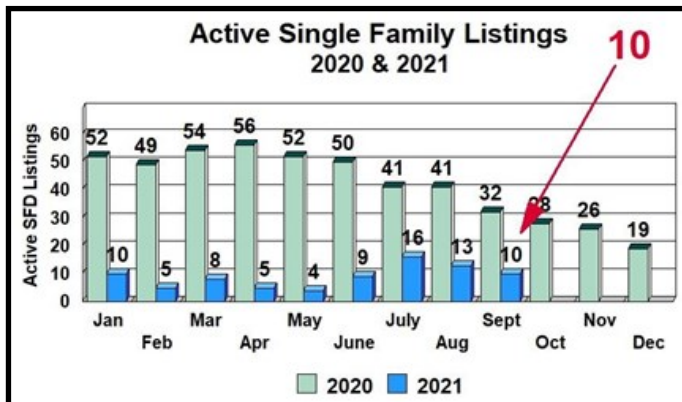
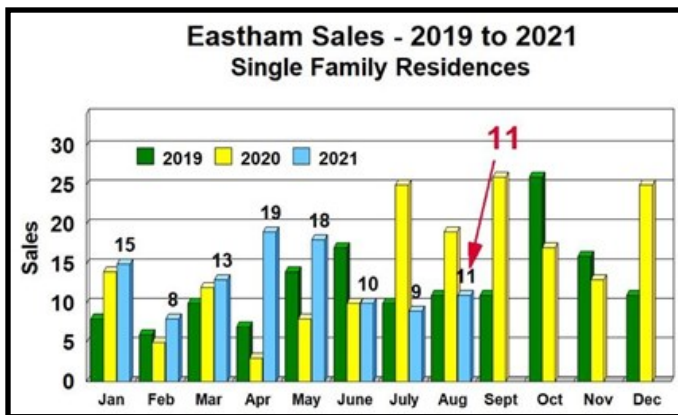
EASTHAM REAL ESTATE UPDATE THROUGH SEPTEMBER 2021 REPORT

Single Family Homes....

August had 11 closings (19 last year). The average selling price was \$591,727 and the median price of \$625,000.

The YTD (thru 8/31/21) average was \$808,834 and the YTD median was \$631,500. Both stats are up significantly from the 2020 year-end numbers. The YTD median is 16% above the 2020 median of \$542,500. The YTD sales of 103 is 6.2% above the YTD in 2020.

With 16 new listings in August, we currently have only 10 single family homes for sale in Eastham, with an average list price of \$964,900 and a median price of \$775K. (Note: last year there were 32 'active' homes at this time). There are 35 homes in a 'Pending' status.



Commentary:

These last few months have seen sales volume numbers come back to earth, mostly because there aren't many homes on the market. The fall new listings have been slow to come online. Where they would normally (ie pre-2020) start appearing in mid-to-late August, they are now (hopefully) about a month delayed. Price-wise - the story is all 'up', as compared to the full year 2020. The median sale price is up about 16%.

As noted last month, the forces of supply and demand will ultimately limit the total number of sales, unless

we get a healthy influx of new listings. We saw June come in with an anemic 10 sales, July with 9 (down 64%), and August with 11 (down 47%). I expect September to be way down from 2020's 26 sales. This will likely result in total 2021 sales being below 2020's record number of 177.

I had observed that the inventory seemed to be improving. I was wrong. As mentioned above, I'm hopeful that a fall influx may save the day. We'll see soon.

But Wait! There's More!

This last chart shows Eastham's active listings for the current and past 4 calendar years. Ignoring 2020 as the 'COVID'

year, where should the market be for active listings? The prior 3 years, shown on the graph, had an average active listings of 73 for mid-September.

THAT's what we should be comparing the current 10 to. That said, we are down 86% from where we would 'normally' be for inventory.



So, where are we? Looking ahead ...

I'm hoping that the long-awaited influx of new listings will bring the market towards a 'normal' market over this Fall. That said, I don't see any possibility of a pre-pandemic supply/demand dynamic until at least the spring. This fall's new listings will only feed the pent-up demand, not quench it. Annual sales for 2021 will temper due to lack of sufficient inventory, and finish below 2020's record numbers. Lastly, prices will need to plateau before any true normalcy can return. I'm hoping that next spring will look a lot like the spring of 2019, but that may be a tall order.

Now is the best opportunity to sell that I've seen in the 19 years that I've been selling in Eastham. Call me for a market analysis.

Bob Sheldon, Realtor®

508-237-9545

RE/MAX Spectrum-Eastham

www.RobertSheldon.com

BobSheldon@remax.net

JOIN OR RENEW EPRTA MEMBERSHIP Dues \$20.00 per year

(Please print)

First Name: _____

Last Name: _____

Eastham Street Address:

Eastham [] No. Eastham []

Off Cape Street Address or
Eastham PO Box or Mailing Address:

City/Town

State: _____ Zip: _____

E-mail: (Please print carefully)

Do you want your EPRTA Newsletter by e-mail?
Yes [] No []

Use **PayPal** to pay your membership: go to www.eprta.org then click on the "Join/Renew Membership" button, OR

Make Checks Payable to:
EPRTA, PO Box 122, N. Eastham, MA 02651

New Member: Yes ___ Renewal: ___

Cut on dotted line



SAFETY

Winter driving on snow-covered roads

Prepare Your Car for Winter

- Check the tire pressure and tread
- Check your wiper blades and replace if needed
- Add wiper fluid rated for -30 F
- Keep your gas tank at least half to avoid gas line freeze
- Remember to keep your car's emergency kit



Before You Start Out

- Clean your car's external side view mirrors
- Clear ice on sensors to allow the assistive-driving features like automatic emergency braking to work
- You may want to warm up the car before you drive it
- If the forecast looks iffy, wait out the storm; if you must travel, share your route with someone

How to Avoid a Crash

- Avoid using cruise control in wintry conditions
- Steer in the direction of a skid, so when your wheels regain traction, you don't have to overcorrect
- Accelerate and decelerate slowly
- Increase following distance to 8 to 10 seconds
- If possible, don't stop when going uphill

<https://www.nsc.org/home-safety/tools-resources/seasonal-safety/winter/driving>

BECAUSE YOU ASKED...

Transfer Station (Dump) Hours:

Saturday - Wednesday
7:30 AM - 3:30 PM

Closed: Thursday and Friday

Summer schedule starts in July:

open Friday-Wednesday
(same times as above)

Swap Shop Hours:

Sat, Sun, Wed
9:00 AM - 2:00 PM

LET YOUR FINGERS DO THE WALKING

Informative Web sites

- EPRTAwww.eprta.org
- Facebookwww.facebook.com/groups/eprta
- Eastham Librarywww.easthamlibrary.org
- Town of Easthamwww.eastham-ma.gov
- National Seashorewww.nps.gov/caco

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MEMBERSHIP DUES

For those members receiving their newsletter by US mail:

If your address label says “2021 Dues Paid”, your dues are up to date for 2020. **Thank you for your support!**

If your label says “2021 Dues Due”, your 2021 dues are now due. Please consider paying your dues using PayPal, or if you choose, use the enclosed pre-addressed envelope.

Also on the label you may find an email status code.

A “Bad Email” means that we have an address for you, but our last email alert was returned to EPRTA as undeliverable.

A “No Email” indicates that we do not have an email address for you.

If you are in the “Bad Email” or “No Email” categories, the surest way to update your email

address in our database is to send an email to memberservice@eprta.org.

Changes to your name and address or to receive your newsletter electronically can also be sent to the above email address.

