

Approved September 12, 2019

**Wellfleet Local Comprehensive Planning Committee Meeting
Thursday, June 27, 2019 at 8:30 am
Wellfleet Town Hall Hearing Room**

LCP Members Present: Assistant DPW Director Jay Norton; Jan Plaue; Jay Horowitz; Library Director Jennifer Wertkin; Director of Human Services Suzanne Grout Thomas; Mac Hay; Bonnie Shepard; Janet Lesniak

Also Present: Executive Assistant Courtney Butler; Martha Hevenor with the Cape Cod Commission

Grout Thomas called the meeting to order at 8:30 p.m.

Organization – Election of Officers

Wertkin moved to nominate Grout Thomas. Plaue seconded, and the motion carried.

Butler volunteered to take minutes for the group.

Discuss Mission Statement and Framework of The Plan

Grout Thomas directed the group to page 3 in the Cape Cod Commission’s Guidance on Preparing a Local Comprehensive Plan document. This page reflects “Placetypes” that recognize and support the different places across Cape Cod and serve as a conceptual framework. These Placetypes include natural areas, rural development areas, suburban development areas, historic areas, maritime areas, community activity centers, industrial activity centers, and military and transportation areas.

Grout Thomas said the first task is to identify which Placetypes Wellfleet includes. Norton asked Hevenor the difference between a vision statement and vision plan. Hevenor said the group could use the statement to build the plan. Grout Thomas said the statement is a paragraph that serves as a framework.

Plaue read aloud a draft vision statement she created.

Hay agreed with Grout Thomas, to begin by looking at the Placetypes and assets that fall into those types.

Norton said there are in-depth descriptions of the Placetypes in the Commission’s Regional Policy plan (RPP). Shepard asked if the Town’s goals and objectives need to match the ones in the RPP. Grout Thomas said a shared value on resource protection and development, saying that it is helpful if they are Wellfleet-centric.

Plaue noted the need for an inventory of existing community assets and identifying those needs. She said both of these should somehow be included in the vision statement – that the Town has assets and needs.

There was further discussion.

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Horowitz mentioned cluster housing and that Zoning Bylaws in Wellfleet would need to be changed to address this. There was a discussion about this. Plaue said the Town already has a Housing and Needs Assessment Plan, suggesting the group not focus so much on housing except to reference it in the Plan.

Hevenor said the cluster bylaw may be worth revisiting as well as noting areas where the bylaw would work. Hevenor said the LCP may identify actions needed to be taken, such as changing Zoning Bylaws, to be able to enact the Housing Needs and Assessment Plan.

Grout Thomas proposed identifying which Placetypes are applicable to Wellfleet first and then place assets under each Placetype.

Shepard asked what the deadline was. Grout Thomas said Hoort wanted to bring it to Town Meeting in April, with hearings in November.

Grout Thomas listed areas from the Placetypes she thought were applicable to Wellfleet. Norton read the descriptions of Placetypes aloud. Suburban Development Areas, Industrial Areas, and Military and Transportation Areas were considered by the group to be not pertinent to Wellfleet. Hevenor suggested the Transfer Station could be an industrial area, even though it is in a rural location. Hay said that a place for shellfishermen to operate their businesses, away from their own backyards, to operate their commercial businesses. He called this “light commercial development.” Grout Thomas said it would be a good goal for the Town and noted Truro’s Tradesmen’s Park. The group agreed to call the areas dealing with aquaculture, shellfishing, retail, and industry as “light industry areas”.

There was further discussion about Placetypes and assets.

Grout Thomas asked the group to, on their own prior to the next meeting, decide where each of the segments belong in the Placetypes and to draft a mission statement.

Discuss Meeting Schedule

The group agreed to meet every two weeks, on Thursdays at 8:30 a.m. The next meeting will take place on July 11, at 8:30 a.m.

Any Other Business That May Legally Come Before the Committee

Grout Thomas said it might be helpful for the group to have the RPP. Hevenor said she would try to bring copies of the RPP for the group.

Adjournment

The meeting adjourned at 9:22 a.m.

Respectfully submitted,

Courtney Butler,
Secretary