

WELLFLEET LOCAL HOUSING PARTNERSHIP
MINUTES of 11/2/23

Meeting called 4:08

Present: Sharon Rule-Agger (chair), Gary Sorkin, Lara Henry, Susan Spear, Karen Kaminski, Judy Taylor, Jan Morrissey

Absent: Bruce Herder, Alfred Pickard

Announcements: Congratulations all around for a productive Town Meeting!

Minutes of 9/14/23. Sorkin moved acceptance, Morrissey seconded, no discussion. Roll call vote: unanimous except for abstention by Kaminski(was absent)

Review of Committee Charge from Town Website:

1. Relationship with Park Service. Are we doing all we can? What do we want from the Park Service? Are there any properties that might be traded for housing? How do they define municipal use (as Town owned lands in NSP are limited to "municipal" use. In the past it has been defined as Town owned developments) What about Seashore Advisory Committee or Friends of NSP? Jennifer Flynn is new head of NSP. Lara agreed to do a little research and find some contact info. Perhaps we need to be working with other Town Committees on this. Agreement around a need to coordinate Town Committees in general. Probably not in LHP charge to actually propose anything to NSP.
2. Part of our charge is working with other committees. Need to discuss with Alfred Pickard and maybe Gerry Parent to follow through with getting an active member of Planning Board. Sharon will reach out to Alfred and Gerry.
3. Working with Town staff: discussion around inviting new Health Agent, New Building Inspector and new Assistant Town Administrator to one or several LHP meetings. Talk about septic, ADUs, etc. Sharon will reach out. Wastewater committee?
4. Other parts of charge? Looking for properties? More about Trust but we should keep our eyes open.
5. Zoning Bylaws- drafting is really not in our skill set. Perhaps charge should be suggesting and supporting housing forward bylaws. Perhaps the addition of the new dedicated planner will make a big difference in moving more favorable zoning bylaws.

6. A suggestion to reach out more to Seasonal Homeowners. Invite Susan Reverby to one of our meetings.
7. Grants? Do we have capacity or authorization to go after grants. Thought is grants no, but continued fund raising and awareness raising, yes. Possibly research other means of funding. Short term rental tax? transfer tax? Housing Angels?
8. Goal to draft a new set of charges! Karen will start that process.

Trainings: Shall Sharon continue to send out information around upcoming Housing Meetings? Send slides? Yes and Yes. VIP tour

ADU Forgivable loan program and Resource Center. Info Session.

Housing Updates: Lawrence Hill project got \$3 million grant from state for septic system,

Maurice's Campground site visit on November 15 for prospective master planning, proposals due on December 19. Habitat has broken ground for 4 new homes on Old King's Highway for site work. Old King's Highway? Ted Mallone will be invited to a Trust meeting. Sharon will let people know and if there is sufficient interest we can make it a joint meeting or suggest video viewing.

Next Meeting: December 7 4 pm. (Rescheduled to 12/21/23 due to technical issues)