

Wellfleet Planning Board

Virtual Meeting – Zoom

Wednesday, February 16, 2022; 7PM

Meeting Minutes

Members Present: Gerald Parent, David Mead-Fox, Bonnie Shephard, David Rowell, Olga Kahn, Beth Singer, Alfred Pickard.

Others Present: Karen Plantier, Michael DeVasto, Helen Wilson, Donald Thimas

Chair Parent called the meeting to order at 7:08 pm

Announcements: NONE

Public Hearing – Contractor’s Yard in the Use Regulations Table 5.3.2 from “P” (Permitted Use) in the “C” (Commercial District) and “C2” (Commercial 2 District) to “A” (Use Authorized under Special Permit as provided for in Section 8-4-2)

Chair Parent opened the Public Hearing.

Chair Parent opened the second Public Hearing

To the attention of the Planning Board - Definition

There is a definition in zoning bylaws under Service Trade Business: If you do not fit under a Service Trade Home Occupation or just a Service Trade there is an option listed for individuals in our zoning listed under Service Trade Business. If you do not meet the limitation of section 6.2 Home Occupation or 6.2.3 Service Trade Home business the bylaw.

A Service Trade Business may be allowed by special permit, 5.3.2 commercial which is the C2 District and Commercial District, an individual can go for a special permit.

- The public spoke about the code.

Public Hearing Contractor’s Yard - Public Hearing – Contractor’s Yard in the Use Regulations Table 5.3.2 from “P” (Permitted Use) in the “C” (Commercial District) and “C2” (Commercial 2 District) to “O” (An excluded or Prohibited Use)

Chair Parent - Public input is now closed on the Public Hearing

MOTION: David Rowell To change Contractor’s Yard – The Use Regulations Table 5.3.2 from “P” to “O” in Commercial District and Commercial 2 District

Second: David Meade-Fox **VOTE:** 7/0

Motion: Bonnie Shepard Withdraw the proposed Article to change Contractor’s Yard in the Use Regulations Table 5.3.2 from “P” (Permitted Use) in the ” C” (Commercial District) and “C2” (Commercial 2 District) to “A” (Use Authorized under Special Permit as provided for in Section 8-4-2)

Second Beth Singer **Vote:** 7/0

Discussion – The letter from the Chair of the Selectboard, Zoning bylaws by petition from the Selectboard on the following two items:

- **Cottage Colonies Zoning Amendment**
- **2.6.28. B Affordable Lots and Affordable Undersized Lots**

There will be a public hearing on this: It is to inform the Planning Board where things stand. Due to the letter from Select Board to the Planning Board.

Chair Parent referenced the letter – Chair Parent also talked to Town Administrator. Town Counsel needs to weigh in on the legal aspects of it.

Post public hearing- The wording needs to be exact - the exact wording as to the petitioned article when it is advertised. Prior to posting for advertising – wants an answer from Town Counsel – what problems may arise. The Planning Board has 65 days to hold a public hearing. Trying to get recommendation into the printed Warrant. Need cutoff date for printing Warrant. There is information that needs to be acquired from the Assessor's Office to assist members on sizes on the Cottage Colonies for Public Hearing Discussion.

MOTION: Alfred Pickard To entertain advertising of a public hearing as soon as we hear back from Town Counsel on the petitioned Zoning bylaws proposed by Selectboard **Second:** Olga Kahn

VOTE: 6/0/1 abstained Approved

TOPIC: Distribution of materials – Material will come via email and printed packets.

A lengthy discussion took place about how documents would be distributed. Chair Parent – after listening to board members that the best process would be to have email packets and hard copy packets for meetings and would instruct the Planning Board Secretary to do both (Email and hard copy packets).

- Hybrid meetings in a room will take place in July.

Minutes – January 5, 2022

Motion: Alfred Pickard To approve minutes of January 5, 2022 **Second:** David Mead-Fox

Vote: 7/0 Meeting minutes January 5, 2022, were approved

Next Meeting: March 2, 2022

- Should have receive the requests from open space to transfer some land
- 30 days has expired – on meeting – recommend or not recommend.

Future Meeting would be March 23, 2022.

Closed Meeting: Chair Parent: Closed the meeting at 9: 11 pm.

Motion: Alfred Pickard To adjourn meeting **Second:** – Beth Singer **Vote:** 7/0 Meeting Adjourned

Public Documents: List: Agenda February 16 2022 for Planning Board, Document- Affordable Lots Zoning Bylaw draft as amended. Checklist for Zoning Bylaws Changes. Cottage Colony Zoning Amendment. Minutes Planning Board Meeting January 5, 2022. Letter from Ryan Curley regarding Changes for Zoning bylaws.