

**Wellfleet Planning Board  
Virtual Meeting ~ Zoom  
Wednesday November 4, 2020; 7:00PM  
Meeting Minutes**

**Members Present:** Gerry Parent, Chair; David Rowell, Beth Singer, David Mead-Fox, Alfred Pickard, Bonnie Shepard, Olga Kahn

**Others Present:** Rebekah Eldridge, Committee Secretary; Peter Kane, Kane Land Surveyors; Jancy Langley, Brian Goodman, Rowell Rd property owners.

Chair Parent called the meeting to order at 7:02pm

The board discussed the agenda and its agenda items and how they would go about discussing them.

Chair Parent took the meeting out of order with the approval of the board and went to approval of minutes.

**70 Rowell Road, Wellfleet Ma (Map #16, Parcel #85) – Preliminary Subdivision Application**

- Chair Parent explained to the board that he thought that this was before him a few years back, but the plans or records were unable to be located. Chair Parent introduced Peter Kane and asked him to present to the board what he was looking to do with the property. Kane went into detail what the owners wanted to do with the property. The owners are looking to extend the cul-de-sac to get the required frontage that they would need for two lots. Kane explained he would like to create a common driveway to extend from the existing pavement from Rowell road to access the two lots. Chair Parent asked a few questions of Kane and then allowed the owners of the property to explain a little more in detail what they would like to do and why. Kane explained that he feels this is a reasonable way so that it doesn't impact other properties. Pickard stated he would like to see more details in the plan. The board continued to discuss the proposed subdivision and the affect it would have on the path to Dyer Pond. The owners introduced themselves and explained they are currently under contract to buy both lots with intentions to keep one lot and sell the other lot. They expressed to the board that they are wanting to disturb the land as little as possible and are planning to keep the pathway to the pond open for public use.

**Meeting Minutes**

- January 22, 2020 – **Pickard moved to approve minutes as written; Rowell seconded the motion; Motion carried 5-0-2 (Kahn and Singer abstained)**
- February 12, 2020 – **Rowell moved to approve minutes as written; Shepard seconded motion; motion carried 5-0-2 (Kahn and Singer abstained)**
- March 4, 2020 – **Rowell moved minutes as amended with a spelling correction; Shepard seconded; motion carried 5-0-2 (Singer and Pickard abstained)**

### **Election of new vice-Chair**

- The board discussed a new vice-chair. Singer nominated Pickard who declined and nominated Rowell. Shepard nominated Kahn with Mead-Fox. The members discussed and then voted. It was a 4-3 vote for Rowell. **David Rowell was elected by the board as the Planning Board's new Vice-Chair.**

### **Bike Trail**

- Chair Parent discussed with the board the updated layout for the bike path that will go through Main Street in Wellfleet. He explained that DOT (department of Transportation) informed him at a meeting that within two years they would be completing the path from Eastham line to Truro. The Selectboard asked for the Planning Board's input on having the path come behind the Wicked restaurant in Wellfleet. Rowell stated he felt the plans were flawed bringing the bike path down route 6. He stated he didn't want this to be forced on the town. Chair Parent agreed stating the Planning Board originally stated how much pull did they have with the state. Mead-Fox stated that this has been discussed numerous times at past meetings and he doesn't feel they have a say with the state. They are going to question Steven Oliver his opinion on this and see what his opinions are regarding getting the state of Massachusetts to find an alternate route other than route 6. They discussed further and decided to leave this on the agenda for future meetings after they discuss Steven Oliver and get some more information.

### **CPC Representative**

- Chair Parent informed the group that Mead-Fox had been going to the meetings and would like to continue to be the representative for the Planning Board. There were no objections. **Rowell moved to nominate Mead-Fox as the representative for the CPC, Singer seconded the motion, motion carried 7-0**

### **David Mead-Fox's requested Agenda Items**

- This will be continued until the next meeting.

### **Cottage Colonies**

- The Board agreed that they will take this off upcoming agenda's because they feel it isn't something, they can weigh in on at town meeting.

### **AADU & ADU**

- The board would like to keep this on upcoming agenda's and will discuss it at their next meeting. November 17, 2020

## **Telephone Equipment**

- Chair Parent explained to the board that this is an existing telephone pole that they are wanting to replace and are replacing throughout town, replacing it with new pole and telephone equipment. Chair Parent feels that more of these poles will be put up in the coming months. Chair Parent asked the board if they feel the applicant should file a under the telecommunications bylaw as a telephone tower. Rowell agreed that the applicant should file this and file for a permit as well. Singer agreed. The board discussed this and the details of the poles. Repeaters will be put on the poles for mobile phones as well, and because of this does the applicant need a special permit from the Planning Board for a cell tower. Pickard stated that as soon as the technology was put on the pole it becomes a cell phone tower and is no longer just a telephone pole. Kahn asked if this could be conditioned, Chair Parent stated that if it was a special permit it could be conditioned. The board agreed AT&T will need to file a special permit.

## **20 Briar Lane (Map #14, Parcel #19)**

- Chair Parent explained to the board that the Zoning Board of Appeals asked for the Planning Boards input on the ZBA permit that was applied for due to significant impact regarding parking spaces. Chair Parent explained there were two curb cuts on Briar Lane and the Chair explained he didn't want to discuss on a zoom meeting as it was to be complicated. Chair Parent explained he spoke to the attorney for the applicant and he also agreed that a zoom meeting might be complicated. Chair Parent stated he spoke with the ZBA chair and asked if the DPW had been asked about cub cuts. October there was a hearing for this and at the hearing they explained to the applicant that they received the letters from the DPW, Police and Fire Chiefs. Chair Parent asked the board if they would like new plans. The board agreed that yes, they would like new plans because the curb cuts were denied by the DPW. They continued to discuss this. Eldridge will write a letter to the ZBA stating that they will wait for a revised set of sight plans, along with an updated statement from the DPW, Fire, and Police Department.

## **Update Planning Board Signatures**

- Board members will come in by appointment and sign all required documents for land court papers to be sent to Boston and Barnstable.

## **Meeting adjourned 9:09PM**

### ***Public Documents:***

*Maps and application for 70 Rowell Road*

*Meeting Minutes*

*Mead-Fox's email*

*Paperwork on telephone poles from AT&T*

*20 Briar Lane paperwork*