

**Wellfleet Planning Board  
Virtual Meeting – Zoom  
Wednesday December 2, 2020; 7:00pm  
Meeting Minutes**

**Members Present:** Gerry Parent, Chair; David Rowell, Vice-Chair; Beth Singer, Alfred Pickard, David Mead-Fox, Olga Kahn, Bonnie Shepard (7:15pm)

**Others Present:** Rebekah Eldridge, Committee Secretary; Sharon Rule-Agger, Elaine McIlroy,

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

**Announcements, Open Session & Public Comment:** Note: Public comments must be brief. The board will not deliberate or vote on any matter raised solely during announcements & public comment.

Eldridge announced to the board that she needs signatures from the board members for the land court documents and will set up appointments with each member

**Minutes**

- November 17, 2020 – **Singer moved to accept the minutes as written, Mead-Fox seconded the motion, motion passed 6-0**

**Affordable Dwelling Units & Affordable Accessory Dwelling Units (ADU & AADU)**

- Chair Parent asked the board if they were able to read over the documentation that Rule-Agger sent. They all confirmed they were able to read and go through all documents sent. Chair Parent then asked Rule-Agger if there were any changes to the document before they began discussion.
- Chair Parent began the discussion by asking each member their thoughts and asked if there were any questions regarding both ADU. Singer began and stated her concern with the units that are illegal, giving examples where residents are lying that the units aren't actually units. She also stated that she has witnessed sheds that become rental units. She went on to state that she totally supports that if the units are year-round but if they aren't year-round who is looking, monitoring? Rowell agreed with Singer stating he has seen illegal units not just in Wellfleet but also in Provincetown. He stated he's not ready to support this yet. Mead-Fox agreed that this will be difficult, but he isn't ready to give up on this entirely. He stated he would like to learn more about how this works with other towns and can Wellfleet learn from them. Kahn stated she feels the AADU bylaw works and she feels this new ADU bylaw will work as well because it does mirror the AADU bylaw. Kahn went on to state the monitoring needs to be done more regularly. She stated for these programs to work monitoring must be done regularly, she suggested having a specific person to monitor and check units. Rowell reminded Kahn that the board right now is discussing ADU not AADU. Kahn then stated she doesn't feel there is enough of an incentive for people to do the ADU so keep just the focus on AADU's. Pickard stated that with this why not just put two dwellings on one lot. He went on to state that he is

opposed to an ADU although he understands what is trying to be done, he is opposed because he stated Wellfleet can't control what they have now.

- Shepard stated she with Mead-Fox didn't want to give up on the idea of ADU. She asked Rule-Agger about the amnesty issue. She went on to discuss some more of her concerns and questions, her main question was about the incentives for homeowners to do this.
- The board went on to discuss ADU's at great length listing many concerns and asking questions of Rule-Agger and McIlroy. Should this be brought to town meeting floor for the town to decide.
- A few members want to keep ADU and a new bylaw on the agenda for future meetings, other members would rather just keep the AADU bylaw and no longer discuss ADU's.
- Chair Parent stated that the housing committee might want to go back to the drawing board to tweak the proposed bylaw as far as amnesty, nonconforming structures and bring it back to the board on December 16<sup>th</sup>. He stated that he feels that this might be an uphill battle for the Planning Board at town meeting, but he will still consider drawing up a good ADU and then have the town of Wellfleet vote for it at town meeting.

### **Climate Control Items**

- The board moved to climate change and chair Parent asked Mead-Fox to present to the board. Mead-Fox asked the board if the board feels if there should be a person to take a deeper look at climate change and how should they go about doing it. Chair Parent stated he again wanted to pole the board to see whether the board wants to continue with this discussion.
- Rowell stated he feels this is too big of a picture for the planning board and feels that there are other agencies that can tackle climate change. Kahn stated she would like to look more into climate change and see where the Planning Board can focus on climate change. Shepard agreed with Kahn stating she feels this is a major long-term land use planning issue besides ADU's. She discussed sea rise being an issue and roads that are being surveyed that could soon be under water. She would like to keep this on for upcoming discussions. Pickard stated he doesn't know where the board will be able to find the time especially if they are working so hard with all the housing issues. He stated with something of this magnitude the board would have to take all lines out of the zoning book and go through them. He stated he wouldn't know how to allocate the amount of time it would take. Singer stated that she wasn't sure it was the Planning Board's total responsibility to take all this on, that maybe there could be a town wide task force that could come from the selectboard. The board could be a part of that task force, stating she doesn't feel it should be the Planning Board's sole responsibility.
- Chair Parent went on to give his opinion stating that a great deal of land has been developed in Wellfleet. He doesn't feel that the Planning Board can address these issues, but that the town should address them. He stated that right now he doesn't feel there is enough the board can do regarding climate change without the town of Wellfleet getting involved. He stated he thinks conservation should look at flood plane areas. The board continued to discuss this at great length.

- **Singer moved to develop and article for town meeting to fund an analysis of the problems of climate change specific to Wellfleet to educate our community as to the dangers and problems and leave the solutions to follow. What does Wellfleet have at risk due to climate change, Mead-Fox seconded the motion, discussion followed.**
- Shepard asked if this should go in front of town meeting and stated that there is a lot going on regarding climate change. She stated that there was an engineer hired to assess the climate change for Wellfleet. Mead-Fox stated that the assessment was to deal with low lying roads only. Mead-Fox stated he made a presentation to the selectboard for climate change. He stated the selectboard agreed with this analysis. Shepard stated that the board should be an advocate for this. Rowell did not want to spend time on this. The board discussed this and decided this discussion is for a selectboard meeting and discussion, delegating specific issues to the board.
- After much discussion, **Singer withdrew her motion, Mead-Fox withdrew his second of the motion.**

#### **New Business**

- There was no new business discussed at this meeting

#### **Next Meeting Date**

- The board decided the next meeting will be December 15, 2020 at 7:00pm
- The meeting will address ADU and AADU alternatives, Letter from David Mead-Fox to selectboard, definitions that need to be cleaned up.

#### **The meeting was adjourned at 9:48pm**

#### ***Public Records:***

*Documents submitted by Sharon Rule-Agger regarding a new proposed ADU bylaw*

*Documents submitted by David Mead-Fox regarding Climate Change*

*Minutes from November meeting*