

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Wednesday March 17, 2021; 7PM
Meeting Minutes

Members Present: Gerald Parent, Chair; David Rowell, Vice-Chair; Alfred Pickard, Bonnie Shepard, Olga Kahn, David Mead-Fox

Members Absent: Beth Singer

Others Present: Rebekah Eldridge, Committee Secretary; David Poole, Engineer; Benjamin Zehnder

Chair Parent called the meeting to order at 7:03pm

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.

- No announcements

**Approval Not Required ~ 1065 State Highway, Wellfleet MA (Map #36, Parcel #184);
Great White Realty Group (owner)**

- Poole stated this plan was a very clear cut. Chair Parent stated in the first plan submitted he asked Poole to make a change stating that with the Planning Board's signatures does not endorse any zoning regulations. Poole stated exactly what he had put on the plan. Rowell stated his objection with the current setbacks. He does not feel the plan is complete. He would like the lines removed as he stated it is 100 feet back not 50 feet.
- Zehnder spoke to removing the lines and correcting the frontage and set back lines. The Board discussed this map and the changes that need to be made. Chair Parent questioned the Board whether they would like to approve the plan tonight or wait until their April meeting to approve the plan. Rowell stated he would like to wait until the April meeting.
- Pickard spoke against signing this plan, stated that it is not correct as it is written, and he does not want to send the zoning board of appeals a wrong plan. Chair Parent explained that this plan will go through in twenty-one days even if they don't sign it. Pickard stated that the Board has the right to not sign this plan therefore informing the public that they didn't feel the plan is correct.
- They continued to discuss this plan at great length.
- **Board Member Shepard moved, Board Member Kahn seconded; and it was voted to approve the Approval not required plan with the recommended changes, the disclaimer, and the setback line. 4-2 (Rowell and Pickard voted against)**

Special Permit ~ Review requested by the Zoning Board of Appeals

- Chair Parent stated that he had spoken with the chair of the Zoning Board of Appeals to get a better idea of what they were asking of the planning board. Eldridge provided the board with all the definitions written in the zoning bylaws as to what the piece of property could be used for. The board discussed what this property would be used for.

The discussion continued further discussing contractor yards, heavy equipment yard, and what else this lot could be used for. Zehnder explained to the board that the building inspector has issued an order and that order isn't in question. He stated to the Planning Board that they needed to bring back to the Board of Appeals if they want to provide feedback to that Board regarding a special use grant for bulk use materials. He stated it is not the purview of the Planning Board to guess what the property will be used for. They continued to discuss the determination of the use of land. Pickard stated that the Planning Board needs to send their opinion to the Zoning Board of Appeals and at that point the Board of Appeals will decide based on the information put in front of them. Zehnder gave more information to the Board regarding to his current application. The discussion went further regarding significant impact and parking large construction vehicles. Bulk Storage, Contractor's Yard, Industrial Heavy Transport Terminal; and the definition of Commercial District were all discussed at great length; along with 5.2 in the bylaws which talks about uses. The board discussed the curb cut, Public Safety, and parking for this lot of land.

- **Board Member Mead-Fox moved, Board Member Rowell seconded; and it was voted to have Eldridge write a letter to the Zoning Board of Appeals on behalf of the Planning Board and send it to the members before mailing it to the Zoning Board.**
6-0

Lot Clearing

- The Board decided to have this topic moved to their April Agenda.

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- February 17, 2021 ~ **Moved to the next meeting.**

New Business

- Kahn Asked if the Board could reach out to Town Counsel regarding ADU's and would like this on the next agenda.

Public Records:

ANR application for 1065 Rt 6 Highway

Meeting Minutes from February 17, 2021