

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Wednesday May 19, 2021; 7PM
Meeting Minutes

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

Others Present: There were a total of 35 people at the meeting and not everyone spoke.

Karen Plantier, Committee Secretary, Stephanie Coxe, Sharon Rule-Agger, Elaine McIlroy, Ryan Curley, Michael DeVasco, Janet Reinhart, Paul Fowler, and Carole Ridley.

Chair Parent called the meeting to order at 7:18pm.

This is a public hearing on accessory dwelling units (and continuation from May 5th meeting) which the public hearing is still open on the Petitioned Article. The first topic will be the AUD article forwarded by the Select Board.

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

Discussion: ADU Article forwarded by Select Board.

Michael DeVasco – spoke on behalf of the Select Board regarding the issues of affordable housing in Wellfleet. He mentioned that there are no rentals in Wellfleet at this time.

There was a discussion on the differences between the two articles. Multi family dwellings was highlighted as a difference in Section 6.21.2, also 6.21.2.1, 6.21.6, and 5.4.6 are part of the differences.

Chair Parent: Reopening ADU Petitioned Article continued from May 5, 2021 for further comments, discussion for public. Meeting has been opened.

There was discussion on the ADU Petitioned Article. Air B&B was mentioned along with limitations on zoning bylaws. All these issues must meet title 5 regulations. Concerns on wastewater, enforcement, density, and short-term rentals were brought to forefront.

Chair Parent: Closed public hearing on both articles.

Planning board discussed firming up the articles and closed some of the loopholes. Water issues were mentioned again, incentives along with enforcement, zoning conflicts/special permit and limiting units on a lot.

Postpone the vote on ADU until Planning Board receive Board of Selectmen final bylaw.

Motion: Singer

Second: Shepard

Passed 6-0

NOTE: Chair Parent was not a part of the meeting/discussion or vote on Right to Farm General Bylaw

Right to Farm General Bylaw - Delete word pesticides & w/changes to Agricultural Advisory Counsel.

Motion: Pickard

Second: Mead-Fox

Passed 5-0

NOTE: After the vote Chair Parent was welcomed back.

High Toss Road - For Selectman for taking of High Toss Road as laid out and defined.

Motion: Pickard

Second: Mead-Fox

Passed 6-0

Minutes: May 5th minutes need to be amended.

Chair Parent: Closed the meeting at 10:18

Public Records

-Packet includes: Agenda for PB meeting May 19, 2021, Minutes for PB May 5, 2021, Copy of ADU petitioned article & copy of ADU article forwarded by Select Board, copy of Right to Farm general bylaw, Maps of High Toss Road, Memorandum from Carole Ridley – Herring River Restoration Project Coordinator. Signed referral letter from Select board, Fisheries & Wildlife letter & Town of Eastham letter special permit granted.