

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Wednesday July 14, 2021; 7PM
Meeting Minutes

Members Present: Gerald Parent, Beth Singer, David Mead-Fox, Alfred Pickard, Bonnie Shepard, Olga Khan.

Others Present: Karen Plantier, Don Poole, Michael Dolan

Chair Parent called the meeting to order at 7:11 pm.

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

Rowell Road Subdivision

- Letter sent Planning Board regarding Rowell Road subdivision questioning the agenda notification and needs to be expanded by Mass General Law, and publication needs to be expanded by Mass General Law

Motion: Singer to move to take Article on Rowell Road Subdivision and move it up to top of agenda. **Second: Pickard** Vote 6/0

Rowell Road Subdivision – Reschedule and re-advertise the Rowell Road Subdivision.

Motion: Pickard to move 70 Rowell Road Subdivision to Aug 18 to have a public hearing.

Second: Singer Vote 6/0

Deadline for submission of letters on 12:00pm on August 12th

100 Way 100 Lieutenants Island

- Don Poole spoke regarding 100 Way. Endorsed on December 7, 2008.

Motion: Pickard to move:

The Planning Board turned down the plans due to inadequate access and it can be resolved by having an adequate entrance within the 40-foot private layout be moved into the layout under fire department regulations for a 14-foot box. We wish to have it staked where it intersects going out of the right of way at both the beginning and end of it. We also want it staked in the middle so we can see the thing layout is completely in the layout when it is done to make it adequate for an ANR. **Second: Mead-Fox** **Vote 6/0**

AT&T Communication Tower: Special Permit

Chair Parent: This is a Public Hearing on AT&T Communication Tower Special Permit under the Wellfleet zoning bylaws.

Michael Dolan from Law firm of Brown Rudnick of Boston presented.

Finding of Facts - need to be written up for the August 18, 2021, Planning Board Public Hearing. You have our approval.

Motion: Singer to moved: Approve Special Permit by AT&T Communication Tower as submitted. **Second: Mead Fox** **Vote 5/0**

Town Meeting ADU bylaw Discussion:

Chair Parent: Need for notification of Building Permits being pulled. September 1, 2021, not to continue to be an AADU. Then they can register to be an ADU (converting).

Minutes: June 23, 2021.

Motion: Singer to moved: To pass the Minutes of June 23, 2021. **Second: Meade-Fox**

Vote: 5/0

Chair Parent: Closed the meeting at 8:52 pm

Public Records

-Packet includes Agenda for July 14, Meeting Minutes June 23, Letter from Fire Department, Letter from Health Department, Letters from Town folks.