

Wellfleet Planning Board  
Virtual Meeting ~ Zoom  
Wednesday August 18, 2021; 7PM  
Meeting Minutes

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

**Others Present:** Karen Plantier, Don Poole, Michael Dolan, Jeanne Kampas; attorney for Applicant and Owner spoke, Peter Kane, T.J. Hurrie; attorney for Abutters, Brue Bierhans; Council, members of the Public not all spoke.

**Chair Parent** called the meeting to order at 7:06 pm.

**100 Way 100 Lieutenants Island ANR application**

- **Discussion of Roadway Out and Turtle Habitat**
  - **Owner Rodney Gould & Nancy Gould**
  - **Assessor's Map No. 41 Lot No 150**

Chair Parent took the 100 Way 100 Lieutenants Island first on the agenda. Don Poole spoke with client and decided that there was adequate access to the property and moving the road would harm the Turtle Habitat (Box Turtles). Don Poole asked the Planning Board to reconsider their ruling on 100 Way 100 Lieutenants Island which took place July 14, 2021. Chair Parent asked if the road could be moved, and Don Poole said that it could. There is a section of the road that needs to be moved over 10 feet. There are no written rites or easement over someone's private property. Chair Parent and all members of the Planning Board agreed with their original decision of July 14, 2021; to deny the plan due to inadequate access and to move the road. Per the Planning Board vote on July 14, 2021 as the road stand, it has inadequate access.

**PUBLIC HEARING FOR:**

- **Subdivision: 70 Rowell Road & 0 East of Wood Lot Road**
  - **Owner Richard Kample Dickinson & May Yin Dickinson**
  - **Applicant Jancy Landley & Brian Goodman**
  - **Assessor's Map No. 16 Lot Nos 85 & 147**

**Chair Parent** opened the public hearing with a quorum Gerry Parent Chair, Bonnie Sheppard, Olga Kahn, and Davide Meade-Fox all members of the Planning Board.

**Chair Parent:** he stated the public has a right to speak during this meeting. The Planning Board works within the State mandates and Wellfleet Town mandates. The principal factor is, is it accessible and does it have frontage and does it have sufficient area.

Applicant had their Lawyer present their case. Jeanne Kampas representing the Applicant and Owner. Jancy Landley spoke and introduced themselves to the public and Board. Peter Kane spoke and pointed out that this is a 2-lot subdivision. Looking at doing a gravel driveway. Jeanne Kampas spoke about the review for this evening comes down to adequacy of access and does it meet the Wellfleet Zoning Bylaw.

Chair Parent asked the Planning Board members if they had any further specific questions. David Mead-Fox asked about the process of constructing the road and the plans for drainage and run off issues. Bonnie Shepard, wanted to address the storm drainage for Rowell Road raised by the public concerning flooding of some of the properties. Peter Kane responded regarding the driveway and the driveway pitches the other way (to the left). What plan is in place for drainage from Rowell Road? Peter Kane responded that no drainage structures are not necessary for the driveway. Chair Parent asked about the slope of the driveway construction. The gravel slope needs to be under 3% on the overall slope easement on the entire road. There is a need for more clarification from the Civil Engineer.

The meeting was then opened to the General Public. T.J. Hurrie representing the abutters of the property. One of the document addendums, did not meet deadline cut off and will be mentioned throughout the presentation. Rowell Road cannot be modified by the applicant on their own. The proposed modification of Rowell Road, effects marketability of the homes, denying access, impedes water drainage, and imposing upon easements. The public spoke about their objections during the meeting. The plan shows the path, and it cannot be closed/blocked. Chair Parent mentioned possible alternatives to a subdivision such as the Wellfleet zoning bylaws the client may want to consider the new Cluster Bylaw or the new ADU zoning bylaw.

**Motion: Beth Singer Move To** continue the conversation and the public hearing on 70 Rowell Road Subdivision on September 8, 2021, and we end our discussion on the Rowell Road Subdivision now. **Second: Bonnie Shepard** **Vote: 5/0**

The public hearing meeting is not closed at this time. This public hearing meeting will be continued until next Planning Board meeting on September 8, 2021.

**Flood Plain Bylaw** – Postponed until September 8, 2021.

**AT&T Communication Tower: Special Permit**

**Finding of Facts** - need to be discussed and written up for the September 8, 2021, Planning Board Public Hearing.

**Minutes:** July 14, 2021.

**Motion: David Meade- Fox To moved:** To pass the Minutes of July 14, 2021. **Second: Beth Singer** **Vote: 5/0**

**Chair Parent:** Closed the meeting at 10:00 pm

*Public Records*

*-Packet includes Agenda 8/18/2021, Minutes 7/14/2021, **70 Rowell Road & 0 East of Wood Lot Road:** Public letters, Green Cards- certified mail receipts, Plans, Maps, updated documents for Rowell Road, **Floodplain Zoning Bylaw, AT&T Cell Tower Documents.***