

Wellfleet Planning Board

Virtual Meeting – Zoom

Wednesday, November 3, 2021; 7PM

Meeting Minutes

Members Present: Gerald Parent, David Mead-Fox, Bonnie Shephard, David Rowell, Olga Kahn.

Others Present: Karen Plantier, Helen Wilson.

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

Announcements: Open session:

- The Assistant TA, Rebecca Roughley and Jennifer Congel, are both working to get it onto Town Warrant - Codification, includes the charter, general bylaws, zoning bylaws, subdivision control bylaws. They are looking at what they can complete by April Town Meeting. Renumbering the system (as a minimum) is taking place which can be completed by April. Sequential numbering system from start to finish.

They will be getting standards and updates for general bylaws, zoning bylaws and subdivision control bylaws.
- New Act passed in March – Climate policy. Develop a new **voluntary** municipal energy bill - 2022 by March. At the end of August 2022 -requirement net zero stretch code.

Zoning Bylaws Definitions: Any changes will go on Annual Town Meeting.

- **Area-Building:** Overhangs should be included as lot coverage. (It could be style as in contemporary design). Example could be overhang over 4 ft. one side over an existing deck that was built. One of the questions was: Is this trying to include the area under the overhang or is it a setback issue? Victor to clarify it.
- **Building Front Line:** 7 ft in height- State code- amended from 6 feet to 7 feet. Wellfleet is over 6 feet you would need a permit for a fence. Now it's 7-foot fences now need a permit. It was amended by state to allow 7 ft fences without a permit. Open decks/porches do not go to property line must meet setback rules. Cross referencing definitions need to be connected better.
- **Dwelling – Multiple Family:** Clarity (3 or more dwelling unit is state code) - Wellfleet is 2 or more. When they attach them it is a duplex. When they are 3 or more it becomes multifamily and then a fire sprinkler system is needed. Applies a new building code. Change multifamily to three or more in the bylaws. Victor to ensure meaning.
- **Family:** Definition comes from – Mass State Building Code is defined – Not more than 5. If you go over five it is then considered a boarding house. Then it's governed by Boarding House laws.

- **Guest House Private:** 250 sq ft. bylaw. Talk to Victor about this.
- **Occupancy Permit** No need to be in zoning bylaw. Planning board has nothing to do with Building Permit. Occupancy Permit is Building inspector jurisdiction. Change this one.
- **Yard-Front Rear Side:** Need cross referencing here. Wellfleet need to follow state regulations here on the fencing issue. If it is over 7 feet you will need a permit and it becomes a structure. The fence when it becomes a structure but how does that relate to lot lines/setbacks. (Nothing on maintaining the fence in code.) The abutter gets the good side of the fence if you put it directly on the lot line. Look at it more and discuss it with Victor. Could there be a zoning amendment regarding height -special permit?
- **Section 6.1.5.4b**
Put a full cellar under a structure. It is not increasing the footprint of the structure. A new foundation is fine. Don't need a special permit for it. It's not a volume increase.
- **Sections 7.3.1.8.9**
Replace Building Inspector. There is a Local Inspector- can't give out Certificate of Occupancy. Building Commissioner can only give out the CO. Change it as Victor has requested.
- **Section 8.3**
The attachment is language from Brewster. The Planning board can up with the fees but the only people who can do the changes are the Board of Selectmen. Board of Selectmen need to change monetary penalties. They need to give the Planning Board the okay. Increase the penalties. Fine schedule needs to be delivered every day and court. Citation schedule could work better. Victor needs to clarify.

Minutes – September 8, 2021

Motion: Bonnie Shepard To approve minutes of September 8, 2021 **Second:** David Mead- Fox

Vote 5/0 Approved.

Next Meeting: November 17, 2021.

Recommend that there be one meeting in December – Potentially on the 15th

Closed Meeting: Chair Parent: Closed the meeting at 9:25pm.

Here is the reg:

3.2. Posting of Hearings about Aquaculture Licenses, Held by the Selectboard

As required by MGL Chapter 130, Section 60, all hearings held by the Selectboard for the granting, transferring or renewal of aquaculture licenses **must be posted in three public places, and advertised in a local newspaper at least ten (10) days before that hearing is to take place, as well as the Town's web site as soon as the date of the hearing has been determined by the Board.** The posting must provide the name of the applicant(s), their residence, and the date of the filing of the application, and the specific location and description of the acreage to be licensed.

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TOWN CLERK
TOWN OF WELLFLEET

