

**Wellfleet Planning Board**

**Virtual Meeting – Zoom**

**Wednesday, November 17, 2021; 7PM**

**Meeting Minutes**

**Members Present:** Gerald Parent, Alfred Pickard, Bonnie Shephard, David Rowell, Beth Singer, Olga Kahn.

**Others Present:** Karen Plantier

Chair Parent called the meeting to order at 7:13 pm

**Announcements: Open session:**

**None**

**Old Kings Highway- 2101 (Between Rt 6 and Long Pond Dr)**

Chair Parent mentioned all the correspondence regarding the complaint that trees were taken down on a scenic road. Planning Board not notified of trees going to be taken down on the scenic road. Jay Norton the Tree Warrant was asked to visit the site, which he did. Victor Stanley (Building Commissioner) also visited the site. Chair Parent visited the site and spoke to the owner who stated that they did not take down any trees, however the Town of Wellfleet did in fact took down trees. The entry of the driveway was wide at the start and no indication of any stumps of cut down trees. The Tree Warden spoke with Chair Parent and the Building Commissioner. The owner does plan on doing some planting when the project is done. The owner offered to submit to the Board a driveway and planting plan. There may be some misconception based on the Planning Board's previous letter in October 1998. The letter did not state the M.G.L. clearly regarding Scenic Road Bylaw. No trees can be taken out in the Layout of the Scenic Road. It does not say that they can not take down trees on their property. A letter will go out to Complainant to clear up the Scenic Road bylaw and correct the misinformation. This is to get the Planning Board up to speed on the situation.

**Motion:** Alfred Pickard To have Chair Parent write a letter in respond to A. Grabbe and abutters via a letter to clarify Mass. General Scenic Road bylaw **Second:** Beth Singer **Vote 6/0**

**Motion:** Alfred Pickard – This complaint is a non-issue; the owner does not have to submit a planting plan **Second:** David Rowell **Vote 6/0**

**Attorney General Procedural Requirements for ADU – Update to the Planning Board**

The ADU notification on the hearings deemed inadequate by the Attorney General. The state wrote back to the Town Clerk to notify the two abutting towns (Eastham and Truro) and National Seashore and notify and one advertisement in the paper and post the bylaw. It was not turned down. Posting has been done, advertising has gone into the paper, and 21 days appeal period is completed on November 19, 2021. The Town Clerk with notify the results to the A.G. and then they will issue the letter back to the town certifying the zoning bylaws.

When the codification and renumbering takes place, the new bylaw will go into the zoning bylaw at that time.

**Minutes – November 3, 2021**

**Motion:** Bonnie Shepard To approve minutes of November 3, 2021 **Second:** David Rowell

**Vote 4/0** To approve minutes.

**Next Meeting:** December 15, 2021.

**Correspondence:**

Withdraw the subdivision Rowell Road without prejudice.

**Motion:** Beth Singer To adjourn the meeting of November 17, 2021. **Second:** Bonnie Shepard

**Vote: 6/0**

**Closed Meeting:** Chair Parent: Closed the meeting at 9: 10pm.

*Public Records:*

*Listing: Agenda November 17, 2021, Minutes Planning Board November 3, 2021, Town Meeting Letter June 26, 2021, from Planning Board regarding ADU, complaint letter Scenic Road Old Kings Hwy, Response Scenic Road Old Kings Hwy, Tree Warren Response Scenic Road Old Kings Hwy.*