

## Wellfleet Planning Board

### Virtual Meeting – Zoom

Wednesday, January 5, 2022; 7PM

### Meeting Minutes

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

**Others Present:** Karen Plantier, Ryan Curley.

Chair Parent called the meeting to order at 7:02 pm

- **Ryan Curley's Proposed bylaw on Affordable Lots.**  
Further discussion took place during the meeting as followed: No further presentation took place during the meeting. The Planning Board was asked if they wanted to ask any questions based on the past presentation. The other issue was if this bylaw could make it to Town Meeting in April. Questions of how lots were devalued in the past and some of the lots were combined and the lots that have the potential to be viable for this bylaw.
- The 10k sq ft lots can they be existing or can they be newly created is the question that was posed. Lots that are of record as last January 2021 per Ryan Curley's answer. It is only for preexisting lots.
- The lots that were subdivided back 40 years ago in the 10K sq ft lots. How many of these lots are single or dual ownership? There are a total of 18 lots. There are issues of setbacks would be 44 lots. 18 lots are up land and not close to water and another 26 that have issues based on setback due to marsh land.
- Currently there is only 6 weeks prior to Town Meeting and this schedule could be part of the Planning Boards determination if they are able to take on the bylaw and have it ready for Town Meeting.
- The question that came up was: How where they designated as unbuildable 10K sq ft lots?
- Title 5 has to be considered and a septic system will be needed and taken into consideration. On a 10K sq ft lot is the minimum size lot that a new septic system can be put in. They can upgrade the septic system. This would only allow for one bedroom. The state says one bedroom however state regulation minimum size septic system is 1500-gallon tank and leach field for 2 bedrooms. 220 gallons per day. If the lot is on town water you can now build 2,3,4-bedroom house. The lot sizes were increased over the years due to septic issues and no town water.

David Mead-Fox **Amended Motion:** We the Planning Board take on the issue for research purposes of how to increase this stock of Affordable housing in Wellfleet, not by the upcoming Annual Town Meeting in April but over time and we research and explore options and continue to study the issue which may or may not lead to a future bylaw and use Ryan Curley's proposal as the basis of that research. **Second** Beth Singer. **Vote:** 7/0 in favor

- **Contractor's Yard Discussion:**
- Special Permit: upgrade it to a special permit. It is a different layer change in the Use Table. Chair Parent has talked with Town Counsel and Building Commissioner. They recommended that it be upgrade to a Special Permit.

David Mead-Fox **Motion:** To hold a public hearing to change the approval process of a Contractor's Yard from by right to special permit. Contractor's Yard includes Commercial District, and C2

**Amended Second** Beth Singer. **Vote:** 5/2

- **Next Public Hearing:** February public hearing is needed.
- **Minutes**  
December 15, 2021 **Motion:** Beth Singer To approve minutes – **Second** David Mead-Fox  
**Vote** 6/0
- Chair Parent Closed the Meeting at 8:40
- Next meeting January 19, 2022.