

Wellfleet Planning Board
Minutes of Meeting on Wednesday, April 2, 2014
Wellfleet Senior Center, 7:00 p.m.

Present: Gerald Parent, Chair; Andrew Freeman, Eric Larsen, Janet Morrissey, Alfred Pickard, R. Dennis O'Connell, Janet Reinhart

Regrets: Planner Patrice Carson

Chair Gerald Parent called the meeting to order at 7:02 p.m.

ANR #14-03 – Fouse & Erony

Dennis O'Connell recused himself from the meeting for ANR #14-03.

Chester Lay of Slade Associates came forward to present ANR #14-03 for Jacquelyn A. Fouse and Joyce Erony for 950 and 680 Chequessett Neck Road. (Map 19, Parcel 89 and a portion of Parcel 81). ¹ The ANR is a reconfiguration of the two lots. The new Parcel 82 will be deeded to the Wellfleet Conservation Trust.

Alfred Pickard moved to endorse ANR #14-03. Janet Reinhart seconded, and the motion carried 6-0.

O'Connell returned to the meeting.

In Memoriam

Planning Board members paused to remember and pay tribute to the late Barbara E. Gray by sharing reminiscences and their appreciation of the former Planning Board member and Chair for her many accomplishments at state and town levels.

Minutes

O'Connell moved to approve the amended minutes of March 19, 2014. Morrissey seconded, and the motion carried 5-0.

Annual Town Meeting

Gerald Parent said he would give the report on the public hearing of March 5, 2014 at Annual Town Meeting. No one foresaw any major questions on the bylaw Articles in the Town Warrant, but the Board discussed the changes to the National Seashore Park Gross Floor Area (NSPGFA) bylaws. Parent will explain the changes at Town Meeting.

Medical Marijuana Handout

Jan Morrissey had prepared a draft handout² for Town Meeting to explain the Medical Marijuana Dispensary bylaws. She asked about preparing a presentation for Pre-Town Meeting. Morrissey explained a correction to the number of copies of Special Permit applications to be submitted to the ZBA.

Floodplain District Bylaws

Board members agreed that at Pre-Town Meeting and the Annual Town Meeting Town Administrator Harry Terkanian should be the person to address any questions regarding the Floodplain District bylaws.

Home Occupation & Service Trades Bylaws

Planning Board members examined proposed changes to bylaws for 6.22 Home Occupation and 6.23 Service Trades. Jan Morrissey had prepared April 2, 2014 draft revisions³ which would update the existing bylaw. She entertained discussion and further amendments to the bylaws. Gerald Parent said that he had been unable to meet with the Economic Development Committee regarding bylaws that improve conditions for businesses. The Board discussed what direction to take with revision. Changes to 6.22 and 6.23 could lead to revision of other sections of the Zoning Bylaws, or they could be limited to updating the lists for home occupation businesses and service trades. The Board did not decide which course to take but will begin by further analyzing home occupation & service trades bylaws. Andrew Freeman will contact Planner Patrice Carson to ask her to create a spreadsheet of the bylaws requirements and standards.

AADUs

Gerald Parent informed the Board of some issues that had been raised regarding the Affordable Accessory Dwelling Units (AADU) bylaws in relation to the proposal to build three AADUs at 2082 State Highway/Route 6, Town-owned property. According to Town Counsel and the Town Administrator, the AADU bylaw language covers the issue of the owner living in the primary residence.

Mail

Jan Morrissey distributed the Mail Log of March 19, 2014⁴ and called attention to the Eastham bylaw proposals for signs.

Agenda for Next Meeting

Agenda for the March 16, 2014 meeting will include: Home Occupation bylaws, Future Concerns, Town Meeting, and Cluster Development.

Adjournment

Pickard moved to adjourn. Larsen seconded, and the motion carried 7-0. The meeting was adjourned at 9:20 p.m.

Mary Rogers, Committee Secretary

Gerald Parent, Chair

Planning Board approved these minutes at the meeting held 4/16/14.

Public Records Material of April 2, 2014

- 1.) ANR #14-03 is on file in the permanent Planning Board records
- 2.) Medical Marijuana handout for Town Meeting
- 3.) Draft bylaw revisions of 4/2/14 for Home Occupation Businesses
- 4.) Mail Log of 4/2/14