

**Wellfleet Planning Board**  
**Zoom / Hybrid Meeting**  
**Wednesday, August 17, 2022; 7PM**  
**Meeting Minutes**

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

**Via Zoom:** Bonnie Shepard, and David Mead-Fox.

**Others Present:** Karen Plantier, Carolyn Murray, Ryan Curley, Rebecca Roughly, Kathy Bacon, Christine Legere, L. McKean, Sharon Agger.

Chair Parent opened the meeting at 7:13pm.

**Recodification:** Renumbering of the Town Charter, Town General By-laws, and Zoning By-laws.

This evening public hearing is only Zoning By-laws. On August 17 there were updates from the Recodification company. Renumbering, minor changes in wording, capitalization, Selectmen to Selectboard, punctuation, formatting of by-law, Section 6.6 was omitted and will be added back in and spelling corrections, "Zoning Board of Appeals" will be used consistently.

**Motion:** David Rowell Recommend the recodification as amended on 8/17/22 **Second:** Beth Singer  
**Vote:** 6/0

[Yes Vote: Beth Singer, David Rowell, David Mead-Fox, Olga Kahn, Bonnie Shepard, Gerry Parent]

**Cottage Colony:**

**Motion:** David Rowell No recommendation of Article 16 as written **Second:** Gerry Parent **Vote:** 4/3

[Yes Vote: Gerry Parent, Beth Singer, David Rowell, Alfred Pickard]

[No Vote: Olga Kahn, Bonnie Shepard, David Mead-Fox]

**Affordable Dwelling Development:**

**Motion:** David Mead-Fox To approve Article 17 as written with recommendation to change the Use Table for National Park Services to change A to O along with typographical edits in sections 6.2.27 errors to be corrected. **Second:** Olga Kahn **Vote:** 5/1/1

[Yes Votes: Beth Singer, Olga Kahn, Bonnie Shepard, Gerry Parent, David Mead-Fox]

[No Vote: David Rowell]

[Abstain Vote: Alfred Pickard]

**Affordable Housing Lots:**

**Motion:** Olga Kahn To approve this zoning bylaw amendment **Second:** Bonnie Shepard **Vote:** 4/3

[Yes Votes: Olga Kahn, Bonnie Shepard, David Mead-Fox, Beth Singer]

[No Votes: Alfred Pickard, Gerry Parent, David Rowell]

**Next Meeting:** September 7, 2022

- 95 Lawrence topic

**Motion:** Beth Singer To adjourn the meeting **Second:** David Rowell **Vote:** 7/0

[Yes votes: All]

Closed meeting at 10:30 pm

Public Documents: List: Agenda for August 17, 2022; Minutes July 20, 2022, Selectboard ADU; Sept 2022 STM Draft- Final; Wellfleet Preliminary Draft; Cottage Colonies Zoning Amendment; KP Law- Recodification Letter; KP Law Legal Advertisement; AT&T Documents: Letter, Public notice, CCC Dec. 10/1/15, CCC Minor Mod 1/29/19, PB Decision 12/17/15, Plans, Eligible-Facilities Request, FCC Regs, MPE Report, Structural Analysis Report.