

Wellfleet Planning Board
Hybrid & Virtual Meeting – Zoom
Wednesday, November 16, 2022; 7PM

Meeting Minutes

Members Present: Gerald Parent, Bonnie Shephard, Olga Kahn, Alfred Pickard.

Via Zoom: David Meade-Fox, Beth Singer

Others Present: Karen Plantier

Chair Parent called the meeting to order at 7:04

Zoning bylaw – Restaurants: From the Selectboard verses Formular Business. Making it difficult for formular businesses to come into Wellfleet. Town Counsel came back with major changes on this Zoning Bylaw. Town Counsel came back with - delete restaurant definitions and rewrite remaining definitions to keep out formular business.

Motion: Alfred Pickard To table this until it is clear what the objective of the Zoning Bylaw is and or defined the problem and a need for backup materials **Second:** Beth Singer **Vote:** 5/1

Planning board will send a letter to Selectboard via Restaurant bylaw

Zoning Bylaw – Tree Bylaws

- **Cutting of Timber in the National Seashore 6.9.1**

This is being changed by the Selectboard due to issue on Cahoon Hollow Road.

Motion: David Meade-Fox We go back to Selectboard to clarify the purpose of the bylaw and it appears it provides more reasons then allowed previously to do more cutting. Section A needs more specifics to it. **Second:** Bonnie Shepard
Vote: 6/0

Bylaw: Tree Preservation Zoning Bylaw – The selectboard is changing it from a General Bylaw to a Zoning Bylaw.

Recommendation: When Zoning Bylaw draft is sent to Planning Board

1. Intent of the policy – Reason for policy is articulated clearly
2. The data that they have about that problem – what it is?
3. Have you looked at other towns in terms of these policies and send that information along.
4. Town Counsel input

Zoning bylaw ADU Bylaws 2022: Covered last meeting Letter was sent to SB.

PENALTIES 8.3

Motion: Olga Kahn To approve penalties per ADU Bylaws 2022 **Second:** Bonnie Shepard
Vote: 6/0

Zoning bylaw Intensity of Use of Multi-family Dwelling:

Motion: Bonnie Shepard Not clear and do not understand the intent of the Zoning Bylaw and would like to have it sent back to Selectboard **Second:** David Mead-Fox **Vote:** 6/0

Flood Plain Zoning: We agreed to send it to Town Counsel.

Motion: Alfred Pickard To send over for their review to Selectboard what was drawn by Health Department **Second:** Beth Singer **Vote:** 6/0

Liaison Report: David Meade-Fox gave a report on the CPC.

Correspondence:

Next Meeting: November 30, 2022

Minutes: Oct 25, 2022

Motion: David Mead Fox To approve the minutes **Second:** Olga Kahn **Vote:** 5/0/1

Closed the meeting: 9:53

Public Documents: *Agenda November 16, 2022; Checklist for Zoning Bylaws, Letter 5 steps, Minutes Oct 25, 2022, SB Letter, Bylaw Use multifamily, Zoning Code 5.4.5*