

**Wellfleet Planning Board
Hybrid & Virtual Meeting – Zoom
Wednesday, January 4, 2023
Meeting Minutes**

Members Present: Gerald Parent, Olga Kahn, Alfred Pickard, and Bonnie Shepard

Via Zoom: David Mead-Fox, Beth Singer

Others Present: Karen Plantier, Ryan Curley, Kathy Bacon, Rebecca Roughley
Chair Parent called the meeting to order at 7:04

Developments of Significant Planning Interest and Food Establishments:

Motion: David Mead-Fox To defer discussing this agenda item, since we have found out that more changes are coming through for our consideration at a later date.

Second: Beth Singer **Vote:** 5/1

Make a copy of all the changes which has come from Selectboard, and Town Counsel for the meeting on the 18th of January.

Tree bylaws – Select Board still working on it per Ryan Curley.

Intensity of use of Multi-family Dwelling

Motion: Alfred Pickard To recommend to the Selectboard that any change in the 8k sq ft to Intensity of Use of Multi-family dwelling should have an attachment to it for low income. Send it back and remove the 8K sq ft and term to affordable **Second:** David Mead-Fox **Vote:** 6/0

Discussion on Shed Size, Location and Setbacks:

200 sq ft for a shed by the State of Mass General Law. No permit is needed for shed 200sq ft size.

Motion: Alfred Pickard To take Wellfleet's 120 sq ft shed law and bring it to the State limit of 200 sq ft and is consistent with Mass General Law **Second:** Bonnie Shepard **Vote:** 6/0

Next Meeting: January 18, 2022

Minutes:

Motion: Bonnie Shepard To approve the November 16 , 2022 minutes with changes (list of public documents, add TC to review/) **Second :** David Mead-Fox **Vote:** 6/0

Motion: Bonnie Shepard To approve December 7, 2022 minutes with list of public documents added **Second:** David Mead-Fox **Vote:** 3/0/1

Closed the meeting: at 9:17

Motion: Gerry Parent To adjourn the meeting **Second:** Alfred Pickard
Vote: 6/0 Close meeting

Public Documents: Agenda January 4, 2023; Minutes November 16, 2022, Minutes December 7, 2022; Comments TC on Developments of Significant Planning Interest and Food Establishments, Email Ryan Curley on "interest" verses "impact", KP amendments on Developments of Significant Planning Interest and Food Establishments regarding interest verses impact.