

**Wellfleet Planning Board**

**Zoom**

**Wednesday, September 6, 2023; 5:30PM**

**Meeting Minutes**

**Members Present:** Gerald Parent, David Mead-Fox, Alfred Pickard, Jeff Korgen, Beth Singer, and Bonnie Shepard

**Others Present:** Karen Plantier, David Rowell.

Chair Parent called the Public Hearing meeting to order at 5:35

Chair Parent spoke about each Article that would be voted on during this meeting. These articles are published in the Town Warrant.

○ **Cottage Colony Zoning Bylaw Article 6 on Town Warrant**

**Motion:** Bonnie Shepard To approve Cottage Colony Zoning Bylaw Article 6 on Town Warrant as written. **Second:** David Mead-Fox **Vote:** 5/0 **APPROVED**

○ **Intensity of Use of Multi-Family Dwellings Zoning Bylaw Article 7 on Town Warrant**

**Motion:** Alfred Pickard To not approve Intensity of Use of Multi-Family Dwellings Zoning Bylaw Article 7 on Town Warrant as written. **Second:** Jeff Korgen **Vote:** 5/0 **NOT APPROVED**

○ **Definition of Trees Zoning Bylaw 235 2.1 Article 8 on Town Warrant**

**Motion:** Alfred Pickard To not recommend the Definition of Trees Zoning Bylaw 235 2.1 Article 8 on Town Warrant as written. Chair Parent will make a statement on Town Meeting Floor as to the reason: CWPP does not exist at this point in time. **Second:** Beth Singer **Vote:** 5/1 **NOT TO RECOMMEND**

○ **Cutting of Timber Amendment Zoning Bylaw 235 6.9 Article 9 on Town Warrant**

**Motion:** Alfred Pickard To not recommend Cutting of Timber Amendment Zoning Bylaw 235 6.9 Article 9 on Town Warrant as written. **Second:** Beth Singer **Vote:** 6/0 **NOT TO RECOMMEND**

○ **Locally Notable Trees Zoning Bylaw 235 6.9.3 Article 10 on Town Warrant**

**Motion:** David Mead-Fox To recommend Locally Notable Trees Zoning Bylaw 235 6.9.3 Article 10 on Town Warrant as written **HOWEVER** : With the addition the definition: Native trees with a girth of 120 inches or greater measured at breast height (4.5') or below the lowest branching trunk, whichever is less. **Second:** Jeff Korgen **Vote:** 6/0 **APPROVED with additional definition**

○ **Zoning Enforcement Penalty Zoning Bylaw Article 11 on Town Warrant**

**Motion:** David Mead-Fox To approve the Zoning Enforcement Penalty Zoning Bylaw Article 11 on Town Warrant as written. **Second:** Beth Singer **Vote:** 6/0 **APPROVED**

○ **Inclusionary Zoning Bylaw Article 5 on Town Warrant**

**Motion:** Alfred Pickard To not recommend / support Inclusionary Zoning Bylaw Article 5 on Town Warrant as written, for the following reasons:

The existing Inclusionary Zoning Bylaw, which was voted for included a density bonus, the existing Inclusionary Zoning Bylaw there is no longer a density bonus for building affordable units.

The formular in leu of for not building affordable units, has no examples and no idea what the cost of that is. Should the bylaw be specific to defined dwelling units. Does it apply to subdivisions. (Selling off individual lots verses 3 or more units). It does not have any insurances for housing for anyone in Wellfleet over time. **Second:** Beth Singer **Vote:** 6/0 **NOT TO RECOMMEND**

**Closed the Public Hearing: 8:57pm**

**Motion:** Jeff Korgen To close the Public Hearing **Second:** Bonnie Shepard **Vote:** 6/0

**Closed the Meeting: 8:59pm**

**Motion:** Beth Singer To adjourn the meeting **Second:** David Mead-Fox **Vote:** 6/0

*Public Documents: List:* Agenda for Public Hearing on September 6, 2023; Clean Copies: Zoning documents: Cottage Colony, Multi-Family Dwelling, Definition of Trees, Cutting of Timber, Locally Notable Trees, Penalty, Inclusionary Zoning Bylaws