

***Wellfleet Selectboard
Wednesday August 23, 2022; 6pm
EXECUTIVE SESSION MINUTES***

Members Present: Ryan Curley, Chair; Michael DeVasto, Vice Chair; Kathleen Bacon, John Wolf, Barbara Carboni

Others Present: Richard Waldo, Town Administrator; Rebekah Eldridge, Executive Assistant; Harry Terkanian, Kathleen Nagel

Chair Curley locked the room at 6:20 pm and called the executive session to order.

I. Adjourn Open Session to meet in Executive Session not to reopen in Open Session

Purpose 6: To consider the purchase, exchange, lease or value of real property if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

- Maurice's Campground/80 State Highway Wellfleet, MA 02667
- Chair Curley spoke to the board and public regarding the extension of the water main and extending the use of Maurice's Campground for six-years. He stated the information that was presented in the letter that was received by the Town of Eastham was inaccurate. He gave details on how it was wrong and explained what the truth was and what was happening with the campground. DeVasto commented on the letter from the Town of Eastham and stated he had wished Eastham reached out to them to find out information. Terkanian Spoke about having Curt Felix join the meeting to give some input. Chair Curley chose not to have Felix join the meeting. Stating he wanted to keep this meeting at its current number.

The board discussed running the campground for six-years and how to go about this. Carboni spoke about not having guidance from the Health Agent and Scott Horsley on trying to run the campground as it is with the cesspools and not upgrading until the town is ready to begin the process of affordable housing.

The board discussed with Nagel properties that have previously upgraded septic systems.

Bacon Stated she feels running the a campground for six years isn't in the best interest of the town and suggested going back and asking for three-years to run the campground and in that time be able to get a feasibility study to see how much affordable housing can be added at that property. She referenced 95 Lawrence Housing Project and all the work that was done there. The town could use all that work as a point of interest for Maurice's.

The board continued discussing the nitrogen loading and Chair Curley felt it was an issue at this time.

DeVasto discussed committing to the property by reducing the nitrogen levels. The board wanted to be prepared before going in front of the Board of Health and asking for a variance.

Terkanian discussed with the group about not worrying about what Eastham is thinking about right now but rather going in front of the Board of Health in Wellfleet and working with them and be willing to compromise with what that board asks of them.

They continued to discuss the contingencies in the Purchase and Sales Agreement. Carboni asked if it would be better to wait to ask for the variances, questioning if they should give the Board of Health more time to consider the variances.

Waldo spoke about addressing issues at Town Meeting rather than after purchasing it. He expressed the need for housing, and the need to come to an agreement with the Board of Health.

Chair Curley asked if it would make any sense or provide additional septic to the campground if the Board of Health allows the campground to run for 3 years and then have to upgrade on year 3. He stated it really depends on what the community wants to do with this property and come to an agreement on a plan.

The board continuing discussing the commitments they will make to the board of health.

Bacon commended Chair Curley on his hard work and effort with this preparation to go in front of the Board of Health.

Chair Curley Moved; Board Member Wolf Seconded; and it was voted to adjourn and not open into open session.

Roll Call Vote: 5-0

Meeting adjourned 7:45pm

II. Adjourn Executive Session