

***Wellfleet Selectboard
Thursday March 16, 2023; 6pm
Virtual Meeting ~ Zoom
Meeting Minutes***

Members Present: Ryan Curley, Chair; Barbara Carboni, Kathleen Bacon, John Wolf, Michael DeVasto, Vice Chair (joined 7pm)

Others Present: Richard Waldo, Town Administrator; Tim Sayer, Resident

Chair Curley Called the meeting to order at 6:03pm

I. *Announcements, Open Session and Public Comments*

Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.

There were no comments of announcements.

II. *Business*

A. National Opioid Settlement

Waldo spoke to the board explaining that there is a request from Johnson & Johnson to participate in a huge opioid settlement and needs to approve the participation before April 18, 2023. He explained that the town has the potential to receive over \$100,000. With this settlement. He was questioned if the documents for this were received by the town.

Board Member Carboni Moved; Chair Curley Seconded; and it was voted to authorize the town administrator to execute the participation agreement in the opioid settlement.

Roll Call Vote: 4-0

B. Ice Machine at the Pier

Chair Curley spoke about this being funded by the state, stating there is a letter that needs to be submitted by Friday the 17th of March. He spoke about then great need for ice machines at the pier. Chair Curley continued stating that he did reach out to get a quote to see how much these would cost. He explained the instillation cost would be included. The board was in favor of this idea. The goal is to try and secure funding without asking for funding.

Chair Curley moved, Board Member Wolf Seconded, and it was voted to approve the letter written to Representative Keating's office as drafted and to authorize the Chair to sign it on behalf of the town.

Roll Call Vote: 4-0

III. *Annual Town Meeting*

A. *Residential Exemption Increase Warrant Article ~ Chair Curley*

B. *Home Rule Petition Articles*

- *Year-Round Deed Restriction Home Rule Petition*~ Board Member Bacon
Chair Curley spoke about this petition. He stated the language is different. He asked Waldo to share his screen so the board could see the article as written.
Chair Curley moved; Board Member Bacon Seconded, and it was voted to amend the Year-Round Deed restriction home rule petition as drafted. Roll Call Vote: 4-0
- *Prevailing Wage Home Rule Legislative Petition.* ~ Chair Curley
Chair Curley moved on to the prevailing wage article. He stated he believed that Provincetown had asked for the same. Carboni questioned if the legislature has ever approved this change. Chair Curley didn't know. Waldo stated that prevailing wages are usually updated every six months. He explained what prevailing wage is and how it is calculated. The board discussed this.
Chair Curley Moved; Board Member Bacon Seconded; and it was voted to recommend the Prevailing Wage Home Rule Petition. Roll Call Vote: 2-2
- *Expanded Residential Property Exemption: Home Rule Petition.* ~ Chair Curley
Chair Curley spoke about this article. Bacon read some explanation of the article, and what it means. The goal is to help incentivize this to homeowners and be able to give them a small break.
Chair Curley Moved; Board Member Carboni Seconded; and it was voted to insert and recommend the home rule petition expanding the residential property exemption to include year-round rental. Roll Call Vote: 4-0
- Home Rule Petition to Authorize the Town of Wellfleet to Establish a Real Estate Transfer Fee.
Chair Curley stated it would authorize the town to establish a real estate transfer fee, beginning at 120% of the median value of a residential property. Bacon spoke to this article recalling that it has been submitted previously with a lot of push back from real estate agents and builders. She stated she feels it is a good thing to try and continue to push forward.
Chair Curley Moved; Board Member Carboni Seconded, and it was voted to insert and recommend the home rule petition to authorize the town to establish a real estate transfer fee. Roll Call Vote: 4-0

C. 2023 Annual Town Meeting Warrant

Waldo went over the warrant as it is drafted now. He stated that there were a couple articles that have been removed. He explained the changes that have been made since the last time the board reviewed the warrant. Waldo discussed the zoning articles that were moved to the fall town meeting. Waldo spoke to the Mass DEP article and removed it from the warrant as there was no

understanding as to why it was still on the warrant. Sayer spoke to the ambulance fund. Waldo answered his questions.

Chair Curley Moved; Board Member DeVasto Seconded; and it was voted to recommend the FY2024 Capital Spending Plan as presented.

Roll Call Vote: 5-0

Waldo skimmed through the portion of the warrant that the board had previously voted on. Wolf questioned which contract with regard to bargaining had already been approved.

When the Natural Resource Advisory Board Article came up Sayer had a comment wanting to change the language of the article as it was written.

DeVasto explained why it had to be written.

Waldo continued to review the warrant. There were questions regarding the amount of money and what money could be used.

Board Member Bacon Moved; Chair Curley Seconded; and it was voted to dedicate 100% of the opioid funds into a dedicated account.

Roll Call Vote: 5-0

Chair Curley Moved; Board Member DeVasto Seconded; and it was voted to recommend the warrant article for school breakfast and lunch program as amended.

Roll Call Vote: 5-0

The board moved on to the Selectboard Stipends. Sayre questioned the health insurance.

Chair Curley Moved; Board Member Carboni Seconded; and it voted to insert an article for the lease of town property located at the pier, 255 Commercial Street.

Roll Call Vote: 5-0

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to recommend the lease of town property located at the pier, 255 Commercial Street.

Roll Call Vote: 5-0

Waldo continued through the warrant. Discussing the Bylaw Amendments.

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to recommend the Specialized Energy Code Warrant Article.

Roll Call Vote: 3-2 (DeVasto & Wolf voted no)

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to amend significant building to state significant building or significant structure.

Roll Call Vote: 5-0

Chair Curley Moved; Board Member Wolf Seconded; and it was voted to recommend the demolition delay bylaw.

Roll Call Vote: 5-0

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to recommend the Flood Plain Zoning Bylaw Amendment.

Roll Call Vote: 5-0

Waldo continued with the ADU warrant article.

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to insert and recommend the ADU Bylaw Amendment into the 2023 town meeting warrant.

Roll Vote: 5-0

Waldo moved on to the scholarship program which is a petitioned article. Bacon spoke to the board about having the petitioners come to a selectboard meeting and present what they are looking for with regard to the article.

NO ACTION WAS TAKEN

Waldo continued to draw down the warrant.

Chair Curley Moved; Board Member Seconded; and it was voted to reconsider the recommendation to authorization to establish a real estate transfer fee.

Roll Call Vote: 5-0

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to recommend said article.

Roll Call Vote: 5-0

Waldo finished with the Warrant and moved on to the election warrant stating there were 22 questions on the ballot.

They finished the warrant.

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to adjourn the open session to move into executive session.

Roll Call Vote: 5-0

Meeting Adjourned 8PM

IV. *Topics For Future Concern*

V. *Adjourn Open Session and Enter into Executive Session ~ M.GL. c.30A, Sec. 21 purpose 7. To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements.*

A. Executive Session Minutes

- July 12, 2021, ~ Reviewed by Town Counsel.
- August 9, 2021, ~ Reviewed by Town Counsel.
- November 10, 2021, ~ Reviewed by Town Counsel.
- December 17, 2021, ~ Reviewed by Town Counsel.
- February 3, 2021, ~ Reviewed by Town Counsel.
- January 20, 2022, ~ Reviewed by Town Counsel.
- May 17, 2022, ~ Reviewed by Town Counsel.
- June 6, 2022, ~ NOT VOTED
- June 7, 2022, ~ NOT VOTED
- June 10, 2022, ~ NOT VOTED
- June 16, 2022, ~ NOT VOTED
- August 23, 2022, ~ NOT VOTED
- August 30, 2022, ~ NOT VOTED
- September 1, 2022, ~ NOT VOTED
- September 27, 2022, ~ NOT FINALIZED WITH MOTIONS.
- October 4, 2022, ~ NOT VOTED

*Approved April 4, 2023 *** A full recording of this meeting can be found on the town's website****

- November 15, 2022, ~ NOT VOTED
- December 20, 2022, ~ NOT VOTED
- January 12, 2023, ~ NOT VOTED
- January 17, 2023, ~ NOT VOTED

VI. *Adjournment*