

***Wellfleet Selectboard  
Hybrid Meeting: Zoom/715 Old King's Highway  
Tuesday June 6, 2023; 7pm  
Meeting Minutes***

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

**Others Present:** Rich Waldo, Town Administrator; Rebekah Eldridge, Executive Assistant; Andrew Gottlieb, Association to Preserve Cape Cod; Suzanne Grout-Thomas; Community Service Director; Becky Rosenberg, recreation Director; Jay Coburn, Cape Cod Housing Partnership; Vita Shklovsky, Cape Cod Julie Simpson, Maurice's Campground; Tim Sayre, Roland Blair, resident; Melissa Yeaw, July 4<sup>th</sup> event person. Nancy Civetta, Shellfish Constable; Jay Norton, DPW Director; Katherine Klein, KP Law representative, Carole Ridley, Herring River Restoration Project Coordinator.

Chair Curley Called the meeting to order 7:01pm

**I. *Announcements, Open Session and Public Comments***

**Note:** *Public comments are limited to no more than two minutes per speaker. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.*

Chair Curley announced that the 4<sup>th</sup> of July parade registration for rafts is open through the Chamber of Commerce beginning with the old fashion car parade and then the parade following after.

Waldo announced that the interim building inspector will be on vacation until June 14<sup>th</sup> so no new building permits will be handed out until after the 14<sup>th</sup> as June.

**II. *Consent Agenda***

- A. Agreement between the Town of Orleans and Wellfleet to allow Wellfleet residents to participate in Orleans COA day program.
- B. Appointment of Cynthia Franklin to the Energy and Climate Action Committee
- C. Approval of Common Victualler License ~ Leaside café, LLC ~ Murro VanMeter

**Chair Curley Moved; Board Member DeVasto Seconded; and it was voted to approve the consent agenda as printed.**

**Roll Call Vote: 5-0**

**III. *Community Updates***

- A. Lawrence Hill Update ~ Jay Coburn

Coburn came to the table and gave a brief update on the Lawrence Hill Road project. He thanked the town staff for their help with this project. He spoke about the role in housing working with the residents and officials of the town. He spoke about building a beautiful project. He gave explanations on the progress, and the funding/grants they have and haven't received. He spoke

about wastewater with this project. He continued to speak about the ambitious goals that go along with this project. He stated that they will be applying for state funding in the next round. Shklovsky spoke to the board and public explaining the funding that they will be applying for within the next round of state funding. She gave details about the application for funding and the need to be ready to move forward before they are awarded the funding. Coburn gave some details of what they need regarding the town's support. He explained that the goal is to have as many details worked out, so they are able to state that the group is ready, he also stated the need to identify additional resources. He continued discussing affordable housing, he discussed ARPA funds that are being applied for. The board had some questions and comments. She read a statement that was approved by the chair, which discussed housing and the desperate need for it.

Chair Curley asked Waldo to discuss wastewater and the progress of it. Waldo gave some information on the wastewater project, and the design project for it. He explained bid documents should be ready to go out to bid in February of 2024. He stated a Mass Works grant was submitted and he explained the funding and the amount of funding needed. He stated the town has applied for funding through SRF and the town has heard that they are a candidate for SRF funding and will need to go to the town meeting to get approval for this funding. He stated by June of 2024 the town would be beginning construction for wastewater. The board discussed their concerns. Blair spoke to the board about housing, and his feelings about low-income housing. He stated he doesn't want crime riddled housing in the town of Wellfleet. Sayre came to the microphone and spoke about short term rental tax.

- B. Andrew Gottlieb ~ Association to Preserve Cape Cod (APCC) Presentation  
Gottlieb joined remotely and gave the board a slide show presentation regarding the hanging in the balance. He shared his screen explaining the water quality and the issues the cape is facing. Gottlieb explained the recommendations for municipalities and individuals.

- C. Letter from The Town of Brewster Selectboard requesting amendments to the Nauset Regional School Agreement ~ Enrollment calculations.  
Chair Curley asked Waldo to explain this letter and what Brewster and the school committee are asking of the Wellfleet Selectboard. Waldo explained that this was the last minute. He stated the intent with this letter is to soften the ask each budget year regarding enrollment. He stated it is to help make the budget process a little easier for the school districts. He stated he does support this letter and feels it is a cleaner method going into budget season.

**Chair Curley Moved; Board Member Seconded; and it was voted to support the town of Brewster and the Nauset School Committee's amendments dated in the letter of May 9, 2023, and recommend these amendments move forward.**

**Roll Call Vote: 5-0**

- D. Maurice's Campground ~ Julie Simpson, to discuss Beach Stickers for Campground, See packet for memo.

**Chair Curley Recused himself from this item.**

**Board Member Carboni Chaired this agenda item.**

Simpson spoke to the board stating that she is a part of the community and has had numerous people coming to her stating they have no place to live. She stated they are being denied residency at the beach office, for beach stickers. She stated that she feels they should be allowed to be residents. The request is to allow the campground residents to have resident beach stickers. Carboni asked Thomas to come forward and speak about the issue. Thomas came to the table stated that since the pandemic the people who rent annually from Maurice's have not lived at the campground 12 months a year. She explained how she came to this. She provided documents explaining her comments. She explained the new sticker that was created for Maurice campers that is more than a resident sticker but not as much as a non-resident sticker. It was asked of Thomas to read the categories for beach stickers and how one would obtain a beach sticker for the cost of a resident. The board discussed the categories. Simpson explained that she pays the property tax for the property. The board discussed the stickers, Thomas suggested that the board revisit this after this season as this is the first season the \$75 sticker. Blair spoke to the board stating he feels Maurice's is being singled out and feeling disenfranchised. As they are losing their campers in 3 to 6 years. Smith spoke to the board stating he doesn't like to be referred to as a Maurice person.

Bacon spoke to the public stating that she fully supports the campground, however this change of fees was fully discussed at great length in February, and she feels they were able to come to a decision on the new sticker for them and stated it was unfortunate that they felt this way. There was much discussion on the beach sticker, and it's cost to Maurice's residents. Carboni stated that Thomas and the beach department are enforcing the regulations that the board has set forth. Thomas stated she and her staff work with people when they have issues. It was discussed to revisit the sticker prices after the 2023 season.

**NO ACTION WAS TAKEN.**

#### **IV. *Public Hearings***

- A. **CONTINUED FROM 5/16/2023:** To amend the fees and set guidelines for the use of Bakers Field Pavilion for Commercial/private events. (*Documents of the changes can be found in the administration office at town hall*)

**Chair Curley reopened the hearing.**

Thomas and Rosenberg came to the table and discussed the pavilion fees at Baker's field. Thomas spoke to the board stating that Rosenberg did research on fees with the surrounding towns public event sites and Thomas did research on the private place events. She gave some amendments that they both made from the last time the board met with them. Bacon stated her feelings about the cost being less than she felt it needed to be. The fees were discussed. It was brought up

that yes, this was a lovely location but there are no bathrooms, it is surrounded by woodchips. It is a public park, and the fees shouldn't be as high as Bacon stated. **Board Member Carboni Moved; Board Member DeVasto Seconded; and it was voted to approve the amended fees and guidelines for the use of Baker's Field Pavilion as presented with the addition of language indicating that children's events are exempt from fees.**

**Roll Call Vote: 5-0**

- B. CONTINUED FROM 3/21/2023** ~ Application received 1/10/2023 for a grant extension (to be numbered #99-1 Ext) to shellfish grant license #99-1 consisting of approximately .43 acres on Mayo Beach from Angela Osowski (Wellfleet, MA) Robert Mallory (Wellfleet, MA) and Mary Mallory (Wellfleet, MA).

**Chair Curley Opened the hearing.**

**Board Member DeVasto Recused himself from the shellfish hearing.**

Civetta came to the table and requested the board continue this hearing until June 20, 2023. Civetta stated that a site visit for a reconfiguration, she stated that the advertisement would need to be written tomorrow and stated there wasn't enough time. She questioned the 20<sup>th</sup> of June but was told that the meeting on the 20<sup>th</sup> was an issue so the board would need to have a separate meeting.

Chair Curley stated that he would like to have a separate meeting for just shellfish related items. He asked Thomas to check on July 12<sup>th</sup>, 13<sup>th</sup>, and the 25<sup>th</sup> for potential meeting dates. July 13<sup>th</sup> the room is available.

## ***V. Use of Town Property***

- A. Peter McMahon, Cape Cod Modern House Trust ~ Use of Baker's Field Pavilion for a workshop, Monday July 3, 2023; 7:00pm – 9:00pm.**

Melissa Yeaw explained this is for music that will be taking place on the 4<sup>th</sup> of July Parade, and this is a workshop to prepare for the parade.

It was explained that because of the new regulation the community service director didn't approve of this as it was in July the busy season. Yeaw asked to be grandfathered in. Rosenberg spoke to the board stating she did urge them to make use of town property application. Rosenberg stated that she wasn't opposed to this application. Yeaw explained more of what the workshop is about. Bacon stated she understood the issue with the regulation change but suggested that they speak to the Masonic lodge and ask for use of the lodge.

**Chair Curley Moved; Board Member Seconded; and it was voted to approve the Use of Town Property for the Baker's Field Pavilion on July 3<sup>rd</sup> for a two-hour window time frame to be agreed upon with the recreation director, the community service director, and the Cape Cod Modern House Trust, between 5pm – 8pm, and to waive the fee.**

**Roll Call Vote: 5-0**

- B. Kayla Sibilia, ALTAER Sauna ~ Use of a local beach to conduct a photo shoot of a Sauna Trailer ~ June 18, 2023.**

Sibilia gave a brief explanation of why she wanted to use the beach.

**Chair Curley Moved, Board Member DeVasto Seconded, and it was voted to approve the use of Newcomb Hollow Beach for a photo shoot on June 18, 2023.**

**Roll Call Vote: 5-0**

- C. Murro VanMeter ~ Leaside Café LLC ~ Newcomb Hollow Beach, concession parking space for the 8<sup>th</sup> year of his food truck; June 15, 2023 – September 15, 2023.

VanMeter spoke to the board, it was stated by the board that this usually goes out to bid. VanMeter explained his understanding of the bidding process. He stated that it didn't go out to bid through the winter. Thomas spoke to the board stating that it no longer requires a bid as it isn't a large amount of money.

**Chair Curley Moved, Board Member DeVasto Seconded; and it was voted to approve the use of Newcomb Hollow Beach from June 15, 2023, to September 15, 2023,**

**Roll Call Vote: 5-0**

VI. ***Business***

- A. Order of Taking ~ Main Street ~ As voted at the Town Meeting June 11, 2022.

Norton explained how the town got to the point of taking. He gave some background of the project. Klein spoke to the board and gave instructions on how the order of taking would move forward and what the vote needed to be done moving forward. The abutters and property owners have been given the required time frame of 30 days to state their issues, Norton has been working with the two property owners that have issues with this taking. She explained the notification of the taking would be sent to the property owners. She explained that the owners have two options, and she broke down those options to the board. The board discussed this with Norton and his ability to work with the homeowner. Butanol continued to state that he hadn't been made aware of the changes.

**Board Member Carboni Moved; Board Member DeVasto Seconded, and it was voted to approve the taking of Route 6 Main Street intersection project as previously voted on June 11, 2022, that was article 40 at the town meeting.**

**Roll Call Vote: 5-0**

- B. Agreement for Professional Engineering Services between the town of Wellfleet and Fuss & O'Neil for Chequessett Neck Bridge and Water Access Facility Project, to be authorized by the Selectboard and signed by the Town Administrator.

**Board Member Carboni Recused herself from this agenda item.**

Norton spoke to the board regarding this agreement. He explained what the contract was and what it entailed. He stated this was part of the Herring River Restoration Project. Ridley spoke to the board and public, stating that this contract was entirely funded by grant funding and gave the names of the three grants that would cover the fees of this particular contract. The funding for this project was discussed at great length.

**Chair Curley Moved; Board Member Wolf Seconded; and it was voted to approve the agreement for professional engineering services between the Town of Wellfleet and Fuss & O'Neil for Chequessett Neck Bridge and Water Access Facility Project, and to direct the Town Administrator to sign on behalf of the town.**

**Roll Call Vote: 4-0-1**

**C. Staffing Discussion and possible regrading recruitment and retention**

Chair Curley spoke to Waldo and asked him to discuss with the board the lack of staffing. Waldo stated that the town is entering into a critical period in the next few months. Waldo stated there have been a series of staffing changes whether it be from retiring, resigning, and promotions. He explained that the Assistant Town Administrator is leaving on June 30<sup>th</sup>, he gave all the vacancies that the town has. Waldo spoke of the systematic challenges throughout the town and the structure needed to support the functions of the town. He spoke of supporting the staff and working together as a team. He spoke about hiring interim staff positions, stating people could come in as retired and help keep the town on track with objectives.

Bacon stated that she has a huge concern with the financial department, she stated that she wants to keep the assistant town accountant Frank. She questioned asking the DLS report and if we could ask that agency for help. She stated that she has a huge concern with procurement. And the town needs a procurement officer. Finances were discussed and the need for a stable team. He addressed the procurement and stated there is a way around that, with the legal team and he stated he had a 2 out of the 3 classes for his procurement. It was questioned how can the selectboard support the staff? Waldo stated that it was a tough question. He stated that these jobs are an open platform to complain and the staff being easy targets.

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to authorize the Collins Center to review and make recommendations with regard to employee recruitment and retention under the existing contract between the town and the Collins Center provided there are the available funds to do so.**

**Roll Call Vote: 5-0**

**D. Staffing**

**VII. *Selectboard Reports***

**VIII. *Town Administrator's Report***

**IX. *Topics for Future Discussion***

**X. *Vacancy Reports***

**XI. *Minutes***

A. May 23, 2023

B. May 30, 2023

**Board Member Bacon Moved, Board Member Wolf Seconded; and it was voted to approve the minutes of May 23<sup>rd</sup> and May 30, 2023, as printed in draft.**

**Roll Call Vote: 5-0**

**XII. *Adjournment***

**Chair Curley Moved; Board Member Bacon Seconded, and it was voted to adjourn the meeting.**

**Roll Call Vote: 5-0**

**Meeting adjourned: 11:45pm**

***Approved 6-20-2023 \*\*\* A full recording of this meeting can be found on the town's Website \*\*\****

***Public Documents:***

***Agreement from Town of Orleans for COA day program***

***Application from Cynthia Franklin to be appointed a member to the Energy and Climate Action Committee***

***Slide presentation from Jay Coburn***

***Slide presentation from Andrew Gottlieb, APCC***

***Letter and list of residents for Maurice's Campground, Julie Simpson***

***Fees and new guidelines from Community Services and Recreation regarding the Baker's Field Pavilion***

***Use of Town Property Peter McMahon – Baker's Field Pavilion***

***Use of Town Property Kayla Sibia- Newcomb Hollow Beach***

***Use of Town Property Murro VanMeter – Food Truck***

***Order of Taking – Main Street***

***Agreement with Fuss & O'Neil for Engineering Services***

***Town Administrator's Report***

***Meeting Minutes – 5/23 & 5/30/2023***