

Wellfleet Planning Board
Minutes of Meeting on Wednesday, February 19, 2014
Wellfleet Senior Center, 7:00 p.m.

Present: Janet Morrissey, Andrew Freeman, Eric Larsen, R. Dennis O'Connell,;
Planner Patrice Carson

Regrets: Gerald Parent, Alfred Pickard, Janet Reinhart

Freeman moved to elect Jan Morrissey acting chair. O'Connell seconded, and the motion carried 4-0.

Jan Morrissey requested a moment of silence in memory of Rex Peterson, former Wellfleet Planner/Assistant Town Administrator.

Acting Chair Morrissey called the meeting to order at 7:00 p.m. and reopened the public hearing continued from February 5, 2014.

Russell Subdivision

Chester Lay of Slade Associates came forward to present the Definitive Subdivision plans for 185 & 190 Newcomb Hill Rd. (Map 12, Parcels 88 & 89). He will add information to the final signed copies. Mr. Lay will provide topographical plans and the waivers that are needed.

Morrissey closed the public hearing at 7:05 p.m.

O'Connell moved to approve as amended DSD #14-01 for 185 and 190 Newcomb Hill Rd. Freeman seconded, and the motion carried 4-0.

Minutes of 2/5/14

Freeman moved to approve the amended minutes of February 5, 2014. Larsen seconded, and the motion carried 4-0.

Mail

Janet Morrissey distributed the mail log of February 19, 2014¹ and noted the communications on the Stretch Code.

Stretch Code – General Bylaw Proposal

Planning Board members and Patrice Carson examined the e-mail regarding the Stretch Code.

Freeman moved to have the Secretary respond to the Energy Committee and Administration that Planning Board does not yet have sufficient information to make any decision on the Stretch Code as a general bylaw. O'Connell seconded and the motion carried 4-0.

Preparation for Public Hearing

The renumbering bylaw amendments for 9.2 are in their final form for the Annual Town Meeting Warrant. The floodplain bylaw amendments need to be prepared for the Warrant. Jan Morrissey said that there is a General Bylaw on flood plain also.

The Board revisited 9.3.11.1's provision for "Use consultants by the SPGA or the Planning Board." This can be amended at the public hearing if necessary.

The Article on National Seashore Park Gross Floor Area (NSPGFA) needs some further formatting, but substantively it is ready. The Committee Secretary will check with the Town Administrator that the bylaw receives another review by Town Counsel. Planning Board considered 6.24.3 *Standards and Criteria's* use of the Cape Cod National Seashore's 50% Use Guideline.

Freeman moved to modify the 6.24.3 *Standards & Criteria #6* to read 5.4.3.1 NSPGFA (National Seashore Park Gross Floor Area) O'Connell seconded, and the motion carried 4-0.

Agenda for Next Meeting

Agenda for the March 5, 2014 meeting will include: Public Hearing on Bylaw Revisions and Additions, Warrant Recommendations, and Future Concerns.

Adjournment

O'Connell moved to adjourn. Larsen seconded, and the motion carried 4-0. The meeting was adjourned at 8:04 p.m.

Mary Rogers, Committee Secretary

Janet V. Morrissey, Acting Chair

Planning Board approved these minutes at the meeting held 3/5/14.

Public Records Material of February 19, 2014

- 1.) Definitive Subdivision #14-01 is filed in the permanent subdivision records
- 2.) Mail list of January 29, 2014