



Board of Selectmen

RECEIVED

The Wellfleet Board of Selectmen will hold a public meeting on **Tuesday, March 13, 2018, at 7:00 p.m. at the Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet, MA 02667.** *It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.*

Announcements, Open Session and Public Comment

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

- I. Budget review**
 - A. Education Budget** – Cape Cod Regional Technical High School [Robert Sanborn]
- II. Public Hearing(s) – 7 pm**
 - A.** Conditionally open the Herring River as directed by the Department of Marine Fisheries
- III. Licenses**
 - A. Food Truck**
 - Solace Food Truck contract renewal
 - B. Concessions:**
 - Solace Food Truck
 - C. Common Victualler**
 - The Fox and Crow Café
- IV. Appointments/Reappointments**
 - A. Elaine McIlroy** – Nomination to Barnstable County HOME Consortium Advisory Council [BOS]
- V. Use of Town Property**
 - A.** Elaine Hartman – Wedding ceremony at Cahoon Hollow Beach - August 18, 2018
- VI. Business**
 - A.** Update from Cape Cod Commission [Kristy Senatori]
 - B.** Finalize and close annual town meeting warrant
 - C.** Discussion of use of Town owned property
- VII. Town Administrator's Report**
- VIII. Topics for Future Discussion**
- IX. Correspondence and Vacancy Report**
- X. Minutes (2.27.18 and 3.6.18 – Town Warrant Review)**
- XI. Executive session and Adjournment**



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

I

BUDGET REVIEW – A. Cape Cod Regional Technical High School

REQUESTED BY:	Robert Sanborn – Superintendent
DESIRED ACTION:	Review of FY2019 Cape Cod Regional Technical High School Budget
PROPOSED MOTION:	I move to approve the FY2019 Cape Cod Regional Technical High School Budget
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

Cape Cod Regional Technical High School

FY19 Proposed Budget - Revenue

Revenue	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget
Assessments from Member Towns	\$ 11,166,640	\$ 11,885,261	\$ 11,844,515	\$ 12,043,153	\$ 12,159,933
FY19 Assessment % Increase					0.97%
State Aid					
¹ Chapter 70 State Aid	\$ 2,070,187	\$ 2,070,226	\$ 2,130,477	\$ 2,108,847	\$ 2,149,167
² Chapter 71 Transportation Aid	\$ 472,606	\$ 499,492	\$ 523,668	\$ 430,000	\$ 484,900
Total State Aid	\$ 2,542,793	\$ 2,569,718	\$ 2,654,145	\$ 2,538,847	\$ 2,634,067
Local Revenue					
Anticipated Tuition					
Post Graduate Tuition					
Interest Income	\$ 20,080	\$ 20,439	\$ 21,605	\$ 20,000	\$ 20,000
Facility Rental	\$ 35,852	\$ 34,443	\$ 28,349	\$ 50,000	\$ 50,000
Transfers from Athletic Revolving	\$ 1,019	-			
Excess and Deficiency	\$ 100,000	\$ 100,000	\$ 80,000	\$ 80,000	\$ 80,000
Mass Medicaid Reimbursement	\$ 3,640	\$ 9,004	\$ -	\$ -	\$ -
Transfers from other funds					
Unanticipated Revenue	\$ 28,384	\$ 11,005	\$ 30,559		
Total Local Revenue	\$ 188,975	\$ 174,891	\$ 160,513	\$ 150,000	\$ 150,000
Total Revenue	\$ 13,898,408	\$ 14,629,870	\$ 14,659,173	\$ 14,732,000	\$ 14,944,000

NOTES:

¹ Chapter 70 State Aid - Assumption level funded

² Chapter 71 Transportation Aid - Assumption level funded

Cape Cod Regional Technical High School

FY19 Budget - Proposed

	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
1	Severance Pay	\$ 35,000	\$ 66,125	\$ 95,000	\$ 42,000	\$ 34,000		
2	Longevity	\$ 51,365	\$ 57,225	\$ 57,994	\$ 58,477	\$ 61,288		
3	Retirement Annuity Incentive	\$ 30,850	\$ 32,225	\$ 20,375	\$ 32,820	\$ 31,200		
4	Reserve for Unanticipated Expenses	\$ -	\$ -	\$ -	\$ 100,000	\$ 45,000		
5	School Committee Supplies	\$ 1,309	\$ 1,410	\$ 1,061	\$ 2,000	\$ 2,000		
6	Dues & Subscriptions	\$ 10,666	\$ 11,590	\$ 10,539	\$ 11,000	\$ 11,000		
7	Total District Expenses	\$ 129,189	\$ 168,574	\$ 184,969	\$ 246,297	\$ 184,488	-25.10%	
8								
9	Superintendent-Director (1)	\$ 149,294	\$ 152,260	\$ 163,287	\$ 160,303	\$ 164,685		
10	Secretary-Supt.-Director (1)	\$ 62,384	\$ 67,340	\$ 71,285	\$ 68,514	\$ 74,666		
11	Advertising	\$ 9,342	\$ 15,898	\$ 29,952	\$ 9,000	\$ 9,000		
12	Supt./Business Office Supplies	\$ 11,814	\$ 10,675	\$ 18,203	\$ 11,700	\$ 11,000		
13	Superintendent Travel	\$ 288	\$ -	\$ -	\$ 225	\$ 200		
14	Public Relations	\$ 42,287	\$ 31,469	\$ 39,831	\$ 29,000	\$ 29,000		
15	General Expense	\$ 2,598	\$ 4,056	\$ 4,903	\$ 1,500	\$ 1,500		
16	District Dues/Subscriptions	\$ 5,146	\$ 5,340	\$ 3,641	\$ 3,800	\$ 3,800		
17	Postage	\$ 13,268	\$ 18,962	\$ 19,116	\$ 14,000	\$ 14,000		
18	Total District Administration	\$ 296,421	\$ 306,000	\$ 350,218	\$ 298,042	\$ 307,851	3.29%	
19	Treasurer (1)	\$ 14,375	\$ 15,375	\$ 16,500	\$ 17,375	\$ 18,375		
20	Business Administrator (1)	\$ 107,662	\$ 109,761	\$ 120,696	\$ 125,906	\$ 128,030		
21	Business Office Staff (2)	\$ 100,117	\$ 104,604	\$ 112,494	\$ 111,752	\$ 119,156		
22	Audit	\$ 27,074	\$ 39,632	\$ 23,000	\$ 39,500	\$ 39,000		
23	Bookkeeper (1)	\$ 60,989	\$ 63,112	\$ 68,906	\$ 70,456	\$ 72,394		
24	Negotiations	\$ -	\$ 7,493	\$ -	\$ -	\$ 11,000		
25	Legal Services	\$ 20,923	\$ 15,016	\$ 21,935	\$ 19,000	\$ 19,000		
26	Total Finance and Administrative Services	\$ 331,139	\$ 354,992	\$ 363,531	\$ 383,989	\$ 406,955	5.98%	
27	Director of Special Needs (1)	\$ 106,146	\$ 108,268	\$ 116,666	\$ 121,070	\$ 124,072		
28	Director of Technical Studies (1)	\$ 102,125	\$ 104,167	\$ 101,750	\$ 104,023	\$ 106,863		
29	Secretary to Technical Studies Director (.4)	\$ -	\$ -	\$ -	\$ 18,000	\$ 18,000		
30	Director of Curriculum (1)	\$ 107,558	\$ 109,694	\$ 121,398	\$ 117,101	\$ 121,727		
31	Coop Coordinator (1)	\$ -	\$ -	\$ -	\$ -	\$ -		
32	Technical Studies Supplies	\$ 1,633	\$ 3,229	\$ 1,197	\$ 2,000	\$ 2,000		
33	Curriculum Supplies & Software	\$ 316	\$ 1,609	\$ 1,651	\$ 1,800	\$ 1,800		
34	Special Needs Director Travel	\$ -	\$ 255	\$ -	\$ 450	\$ 450		
35	Technical Studies Director Travel	\$ 270	\$ -	\$ -	\$ -	\$ -		
36	Total District-wide Academic/Vocational	\$ 318,048	\$ 327,222	\$ 342,662	\$ 364,444	\$ 374,912	2.87%	

Cape Cod Regional Technical High School								
FY19 Budget - Proposed								
	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
37	Principal(1)	\$ 115,756	\$ 118,046	\$ 125,068	\$ 127,416	\$ 130,887		
38	Assistant Principal (1)	\$ 102,703	\$ 104,727	\$ 107,824	\$ 110,216	\$ 113,207		
39	Secretary to Principal(1)	\$ 57,783	\$ 58,619	\$ 62,318	\$ 63,630	\$ 65,270		
40	Attendance Clerk (.71)	\$ 39,469	\$ 39,864	\$ 41,558	\$ 41,983	\$ 29,078		
41	Assistant Principal Secretary (1)	\$ 52,801	\$ 53,593	\$ 55,201	\$ 56,443	\$ 57,996		
42	Agenda Books	\$ 3,664	\$ 3,640	\$ 3,436	\$ 3,500	\$ 3,500		
43	Accreditation	\$ -	\$ -	\$ -	\$ 8,000	\$ -		
44	Principal's Supplies	\$ 7,843	\$ 3,820	\$ 9,193	\$ 5,400	\$ 5,000		
45	MCAS Supplies	\$ 1,210	\$ 711	\$ 1,481	\$ 1,350	\$ 1,350		
46	Assistant Principal Supplies	\$ 1,208	\$ 1,812	\$ 1,720	\$ 900	\$ 900		
47	Resource Supplies & Programs	\$ 1,496			\$ -	\$ -		
48	Graduation Expense	\$ 1,263	\$ 8,189	\$ 703	\$ 2,250	\$ 2,250		
49	Prin./AP Dues & Subscriptions	\$ 530	\$ 159	\$ -	\$ 450	\$ 450		
50	Principal/AP Travel	\$ 1,006	\$ -	\$ -	\$ 90	\$ 90		
51	Recognition Awards	\$ 3,705	\$ 6,965	\$ 7,753	\$ 3,600	\$ 3,600		
52	Total School Building Leadership	\$ 390,436	\$ 400,145	\$ 416,255	\$ 425,228	\$ 413,578	-2.74%	
53								
54	Network Engineer (1)	\$ 69,188	\$ 70,226	\$ 76,781	\$ 78,509	\$ 85,581		
55	Technology Systems and Data Assistant (1)	\$ 32,494	\$ 45,984	\$ 69,472	\$ 43,936	\$ 76,696		
56	Technology Contracted Services	\$ 12,021	\$ 7,441	\$ 3,023	\$ 10,000	\$ 8,000		
57	Technology Supplies	\$ 5,226	\$ 19,368	\$ 4,050	\$ 7,650	\$ 7,650		
58	Audio Visual Supplies	\$ 477	\$ 425	\$ -	\$ 540	\$ 540		
59	Total Building Technology	\$ 119,406	\$ 143,443	\$ 153,325	\$ 140,635	\$ 178,467	26.90%	

Cape Cod Regional Technical High School

FY19 Budget - Proposed

	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY13 Budget	FY19 Proposed Budget	%	Expected Grant Funds
60	Auto Collision Instructors (2)	\$ 119,653	\$ 124,836	\$ 130,216	\$ 136,096	\$ 142,174		
61	Auto Technology Instructors (2)	\$ 135,433	\$ 134,327	\$ 154,630	\$ 160,729	\$ 143,706		
62	Carpentry Staff (2)	\$ 213,453	\$ 137,616	\$ 141,874	\$ 149,755	\$ 154,203		
63	Cosmetology Instructors (2)	\$ 136,285	\$ 144,185	\$ 132,840	\$ 139,067	\$ 145,212		
64	Culinary Arts Staff (2)	\$ 207,645	\$ 170,403	\$ 164,849	\$ 168,557	\$ 172,350		
65	Dental Assist. Instructor (1)	\$ 58,148	\$ 62,117	\$ 66,509	\$ 69,319	\$ 76,106		
66	Early Childhood Instructors (2)	\$ 153,745	\$ 160,224	\$ 131,555	\$ 84,069	\$ 88,841		
67	Electrical Instructors (2)	\$ 135,884	\$ 141,254	\$ 129,250	\$ 127,143	\$ 139,051		
68	Graphic Arts Instructors (2)	\$ 152,130	\$ 157,962	\$ 164,005	\$ 150,967	\$ 158,376		
69	Health Technology Instructors (3)	\$ 210,712	\$ 220,540	\$ 209,790	\$ 221,166	\$ 241,219		
70	Horticulture Instructors (2)	\$ 235,016	\$ 200,349	\$ 157,190	\$ 142,226	\$ 153,321		
71	HVAC Staff (1)	\$ 131,970	\$ 70,962	\$ 76,897	\$ 79,908	\$ 86,427		
72	Information Technology Instructors (2)	\$ 137,144	\$ 110,261	\$ 115,023	\$ 123,349	\$ 135,230		
73	Marine Instructor (2)	\$ 127,572	\$ 132,899	\$ 135,883	\$ 141,889	\$ 148,096		
74	Plumbing Instructor (2)	\$ 116,480	\$ 129,946	\$ 138,175	\$ 147,888	\$ 178,726		
75	Welding Instructor (1)	\$ 72,950	\$ 74,377	\$ 66,139	\$ 68,726	\$ 70,273		
76	Art Teacher (4)	\$ 27,471	\$ 18,647	\$ 19,794	\$ 26,156	\$ 20,695		
77	21st Century Skills (2)	\$ 152,136	\$ 123,947	\$ 160,344	\$ 163,950	\$ 167,639		
78	English Instructors (6)	\$ 388,498	\$ 406,994	\$ 430,530	\$ 450,087	\$ 468,826		
79	Health Instructor (1)	\$ 79,544	\$ 83,022	\$ 84,668	\$ 85,600	\$ 90,085		
80	Math Instructors (6)	\$ 377,782	\$ 390,319	\$ 426,298	\$ 436,997	\$ 450,175		\$ 22,000
81	Phys. Ed. Instructors (2)	\$ 114,753	\$ 120,108	\$ 126,045	\$ 131,164	\$ 139,191		
82	Science Instructor (4)	\$ 210,754	\$ 221,832	\$ 226,969	\$ 295,881	\$ 313,547		
83	Social Studies Instructor (4)	\$ 267,947	\$ 268,325	\$ 286,875	\$ 301,287	\$ 317,019		
84	Spanish Instructor (1)	\$ 76,675	\$ 78,194	\$ 79,743	\$ 81,519	\$ 83,337		
85	Engineering Technology Instructors (2)	\$ 149,158	\$ 154,934	\$ 160,917	\$ 167,486	\$ 174,269		
86	Special Needs Instructor (6)	\$ 511,607	\$ 527,801	\$ 538,363	\$ 552,820	\$ 516,278		
87	Special Needs Inclusion Specialist (1)	\$ 71,447	\$ 75,657	\$ 59,245	\$ 81,519	\$ 83,337		
88	Technology Int. Specialist (1)				\$ 87,861	\$ 83,337		\$ 5,000
89	Literacy Coach (1)	\$ 71,675	\$ 62,049	\$ 75,908	\$ 78,813	\$ 83,256		
90	Total Instruction and Teaching Services	\$ 4,843,666	\$ 4,704,089	\$ 4,790,522	\$ 5,051,994	\$ 5,224,302	3.41%	\$ 27,000
91	Special Needs Cont. Service	\$ 186,364	\$ 171,460	\$ 168,187	\$ 190,000	\$ 167,000		
92	Total Medical Therapeutic Services	\$ 186,364	\$ 171,460	\$ 168,187	\$ 190,000	\$ 167,000	-12.11%	
93	Vocational Substitutes	\$ 38,555	\$ 46,595	\$ 33,709	\$ 47,000	\$ 47,000		
94	Academic Substitutes	\$ 56,196	\$ 53,597	\$ 56,754	\$ 47,000	\$ 47,000		
95	Total Substitutes	\$ 94,750	\$ 100,192	\$ 90,463	\$ 94,000	\$ 94,000	0.00%	

Cape Cod Regional Technical High School

FY19 Budget - Proposed

	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
96	Auto Tech Aide (1)	\$ 31,330	\$ 33,631	\$ 34,263	\$ 32,990	\$ 35,732		
97	Culinary Aide (1)	\$ -	\$ -	\$ -	\$ -	\$ -		
98	Early Childhood Education Aide (1)	\$ 31,037	\$ 33,920	\$ 28,495	\$ 63,476	\$ -		
99	Graphic Arts Aide (1)	\$ 44,987	\$ 44,915	\$ 46,466	\$ 47,296	\$ 34,016		
100	Information Technology Aide (1)	\$ 29,834	\$ 18,870	\$ 25,712	\$ 21,452	\$ 21,452		
101	In-School Suspension Aide	\$ 38,289	\$ -	\$ -	\$ -	\$ -		
102	Marine Services Aide (1)	\$ 29,834	\$ 30,431	\$ -	\$ -	\$ -		
103	Physical Education Aide (1)	\$ 29,834	\$ 24,611	\$ 21,541	\$ 31,738	\$ 32,452		
104	Welding Aide (1)	\$ 15,227	\$ 32,778	\$ 9,433	\$ -	\$ -		
105	Special Needs Aides (7)	\$ 95,774	\$ 90,636	\$ 93,162	\$ 61,940	\$ 99,568		\$ 105,000
106	Total Paraprofessionals Instructional Asst.	\$ 346,146	\$ 309,791	\$ 259,071	\$ 258,892	\$ 223,220	-13.78%	\$ 105,000
107	Librarian (1)	\$ 75,013	\$ 72,653	\$ 72,807	\$ 75,707	\$ 77,394		
108	Library Aide	\$ -	\$ -	\$ -	\$ -	\$ -		
109	Total Library	\$ 75,013	\$ 72,653	\$ 72,807	\$ 75,707	\$ 77,394	2.23%	
110	Professional Development	\$ 58,618	\$ 57,471	\$ 54,504	\$ 45,000	\$ 45,000		
111	Course Reimbursement	\$ 19,032	\$ 15,862	\$ 20,849	\$ 24,000	\$ 24,000		
112	Curriculum Development	\$ 250	\$ 128	\$ 2,416	\$ 7,000	\$ 2,000		
113	School Council Expenses	\$ 54	\$ -	\$ -	\$ -	\$ -		
114	State Mandated Mentoring	\$ 4,101	\$ 6,296	\$ 8,000	\$ 7,250	\$ 7,250		
115	Total Professional Development	\$ 82,056	\$ 79,757	\$ 85,770	\$ 78,250	\$ 78,250	0.00%	
116	Auto Body Texts	\$ 1,534	\$ 2,202	\$ -	\$ 1,350	\$ 1,350		
117	Auto Technology Texts	\$ -	\$ -	\$ -	\$ -	\$ 1,800		
118	Carpentry Texts	\$ -	\$ 3,537	\$ -	\$ -	\$ -		
119	Cosmetology Texts	\$ -	\$ 11,250	\$ -	\$ -	\$ 1,800		
120	Culinary Arts Texts	\$ 3,076	\$ -	\$ -	\$ 450	\$ 900		
121	Dental Assistant Texts	\$ -	\$ 54	\$ 1,193	\$ 1,125	\$ 1,125		
122	Early Childhood Texts	\$ 114	\$ 1,185	\$ -	\$ -	\$ -		
123	Electrical Texts	\$ 1,911	\$ -	\$ 4,686	\$ -	\$ -		
124	Health Technology Texts	\$ -	\$ 8,724	\$ 1,049	\$ 2,250	\$ 2,025		
125	Horticulture Texts	\$ 331	\$ -	\$ 2,631	\$ 1,800	\$ 1,080		
126	HVAC Texts	\$ -	\$ -	\$ -	\$ 1,350	\$ 450		
127	Information Technology Texts	\$ 1,958	\$ 3,575	\$ -	\$ 2,070	\$ 1,863		
128	Marine Mechanics Texts	\$ 46	\$ -	\$ 84	\$ 225	\$ -		
129	Plumbing Texts	\$ 663	\$ -	\$ 1,117	\$ 450	\$ 900		
130	Welding Texts	\$ 1,262	\$ -	\$ -	\$ -	\$ -		
131	Engineering Texts	\$ 818	\$ 148	\$ 110	\$ 225	\$ 1,350		

Cape Cod Regional Technical High School

FY19 Budget - Proposed

Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
132 Special Needs Texts	\$ 226	\$ 738	\$ 3,681	\$ 1,800	\$ 1,800		
133 English Texts	\$ 1,568	\$ 5,323	\$ 7,347	\$ 3,600	\$ 3,600		
134 Math Texts	\$ -	\$ -	\$ -	\$ 450	\$ 405		
135 Science Texts	\$ 10,485	\$ -	\$ 15,303	\$ 2,700	\$ 450		
136 Social Studies Texts	\$ 1,303	\$ 3,224	\$ 22,121	\$ -	\$ -		
137 Spanish Texts	\$ 2,746	\$ -	\$ -	\$ -	\$ -		
Total Textbooks	\$ 28,040	\$ 39,959	\$ 59,324	\$ 19,845	\$ 20,898	5.31%	
138 Auto Body S/W	\$ -	\$ -	\$ -	\$ -	\$ -		
139 Auto Tech S/W	\$ -	\$ 249	\$ 249	\$ 370	\$ 475.00		
140 Cosmetology S/W	\$ -	\$ 267	\$ 18	\$ 300	\$ 95.00		
141 Culinary Arts S/W	\$ -	\$ 249	\$ -	\$ 90	\$ -		
142 Dental S/W	\$ -	\$ 455	\$ -	\$ 650	\$ 399.00		
143 Early Childhood S/W	\$ 245	\$ 125	\$ -	\$ 180	\$ -		
144 Electrical S/W	\$ 63	\$ -	\$ 300	\$ 500	\$ 270.75		
145 Health Tech S/W	\$ 1,769	\$ 5,105	\$ 4,982	\$ 1,350	\$ 1,425.00		
146 Horticulture S/W	\$ 73	\$ 1,034	\$ -	\$ 360	\$ 380.00		
147 HVAC S/W	\$ -	\$ -	\$ 1,449	\$ 90	\$ 190.00		
148 Information Technology S/W	\$ 475	\$ 2,500	\$ 2,500	\$ 1,800	\$ 1,900.00		
149 Marine S/W	\$ 267	\$ 605	\$ 255	\$ 155	\$ 475.00		
150 Engineering S/W	\$ 572	\$ 29	\$ 138	\$ 250	\$ 285.00		
151 Special Needs S/W	\$ 3,063	\$ -	\$ 439	\$ 1,800	\$ 950.00		
152 English S/W	\$ -	\$ 193	\$ 98	\$ 650	\$ 1,140.00		
153 Health S/W	\$ 38	\$ -	\$ -	\$ 90	\$ 95.00		
154 Science S/W	\$ -	\$ -	\$ -	\$ 315	\$ 237.50		
155 Spanish S/W	\$ 3,292	\$ -	\$ -	\$ -	\$ -		
156 Special Needs Dues	\$ 3	\$ 743	\$ 714	\$ 540	\$ 950.00		
157 Library Books	\$ 4,252	\$ 5,535	\$ 4,725	\$ 4,500	\$ 4,750.00		
158 Library Subscriptions	\$ 3,960	\$ 2,098	\$ 3,801	\$ 3,300	\$ 3,800.00		
Total Subscriptions /Workbooks	\$ 18,073	\$ 19,186	\$ 19,668	\$ 17,290	\$ 17,817	3.05%	
159 School Paper Bid	\$ -	\$ 5,300	\$ 2,275	\$ 5,000	\$ 4,500		
160 In-School Suspension Supplies	\$ 55	\$ -	\$ -	\$ -	\$ -		
161 Auto Body Supplies	\$ 1,903	\$ 3,155	\$ 1,888	\$ 2,880	\$ 2,700		
162 Auto Technology Supplies	\$ 2,969	\$ 3,005	\$ 2,617	\$ 4,050	\$ 4,050		
163 Carpentry Supplies	\$ 5,476	\$ 9,568	\$ 2,474	\$ 7,200	\$ 6,300		
164 Cosmetology Supplies	\$ 8,678	\$ 2,422	\$ 7,423	\$ 3,330	\$ 8,100		
165 Culinary Arts Supplies	\$ 8,031	\$ 6,463	\$ 11,182	\$ 5,400	\$ 9,000		

Cape Cod Regional Technical High School							
FY19 Budget - Proposed							
	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	Expected Grant Funds
168	Dental Assistant Supplies	\$ 3,700	\$ 3,088	\$ 6,036	\$ 8,437	\$ 9,248	
169	Early Childhood Supplies	\$ 1,651	\$ 1,161	\$ 1,426	\$ 1,620	\$ 450	
170	Electrical Supplies	\$ 7,607	\$ 6,277	\$ 6,462	\$ 7,470	\$ 8,010	
171	Graphic Arts Supplies	\$ 1,253	\$ 771	\$ 10,025	\$ 1,800	\$ 2,700	
172	Health Technology Supplies	\$ 7,629	\$ 2,619	\$ 3,951	\$ 6,300	\$ 5,400	
173	Horticulture Supplies	\$ 10,632	\$ 10,434	\$ 19,167	\$ 9,000	\$ 16,200	
174	HVAC Supplies	\$ 5,952	\$ 14,145	\$ 3,106	\$ 10,000	\$ 7,200	
175	Information Technology Supplies	\$ 5,400	\$ 1,138	\$ 3,038	\$ 2,500	\$ 2,250	
176	Marine Mechanics Supplies	\$ 13,814	\$ 9,333	\$ 6,321	\$ 7,000	\$ 6,300	
177	Plumbing Supplies	\$ 14,787	\$ 9,124	\$ 11,997	\$ 9,900	\$ 9,000	
178	Welding Supplies	\$ 18,280	\$ 17,164	\$ 15,601	\$ 12,000	\$ 7,200	
179	Exploratory Supplies	\$ 3,308	\$ 4,823	\$ 14,474	\$ 4,500	\$ 9,000	
180	Engineering Supplies	\$ 1,254	\$ 8,593	\$ 10,444	\$ 6,000	\$ 7,650	
181	Voc. General Supplies	\$ -	\$ 36	\$ 2,521	\$ -	\$ -	
182	Safety Supplies / OSHA Training	\$ 7,164	\$ 15,343	\$ 15,773	\$ 8,000	\$ 13,500	
183	Special Needs Supplies	\$ 4,150	\$ 2,685	\$ 2,951	\$ 3,000	\$ 2,700	
184	21st Century Skills Supplies	\$ 827	\$ 378	\$ 450	\$ 900	\$ 495	
185	English Supplies	\$ 3,650	\$ 4,267	\$ 2,389	\$ 3,000	\$ 1,800	
186	Health Education Supplies	\$ 814	\$ 384	\$ 534	\$ 900	\$ 1,080	
187	Math Supplies	\$ 5,493	\$ 1,405	\$ 1,173	\$ 2,500	\$ 2,700	
188	Phys. Ed. Supplies	\$ 2,821	\$ 1,309	\$ 1,485	\$ 2,000	\$ 1,800	
189	Science Supplies	\$ 4,384	\$ 1,444	\$ 4,574	\$ 2,500	\$ 3,600	
190	Social Studies Supplies	\$ 2,707	\$ 630	\$ 690	\$ 1,500	\$ 900	
191	Spanish Supplies	\$ 670	\$ 539	\$ 32	\$ 500	\$ 450	
192	Art Supplies	\$ 3,334	\$ 3,073	\$ 5,400	\$ 2,700	\$ 4,500	
193	Library Supplies	\$ 999	\$ 2,036	\$ 1,027	\$ 1,800	\$ 1,350	
194	Total Educational Supplies	\$ 159,370	\$ 152,114	\$ 178,904	\$ 143,687	\$ 160,133	11.45%
195	Field Trips-Competitions	\$ 30,055	\$ 38,737	\$ 47,631	\$ 35,000	\$ 48,000	
196	Senior Project	\$ 792	\$ 675	\$ 1,043	\$ 800	\$ 800	
197	Summer School	\$ -	\$ 1,368	\$ 9,820	\$ 6,000	\$ 6,000	
198	Tutoring & Credit Recovery	\$ -	\$ -	\$ 8,432	\$ 8,000	\$ 10,000	
199	Total Other Instructional Services	\$ 30,847	\$ 40,780	\$ 66,925	\$ 49,800	\$ 64,800	30.12%
200	Guidance Counselors (4)	\$ 297,836	\$ 295,637	\$ 337,729	\$ 300,718	\$ 315,664	
201	At Risk Counselor (1)	\$ 57,455	\$ 61,295	\$ 65,269	\$ 70,292	\$ 77,084	
202	Guidance Secretaries (2)	\$ 84,442	\$ 84,961	\$ 91,690	\$ 89,821	\$ 96,300	
203	Guidance Supplies	\$ 7,960	\$ 5,880	\$ 4,773	\$ 5,000	\$ 5,000	

Cape Cod Regional Technical High School

FY19 Budget - Proposed

	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
204	Guidance Public Relations	\$ 6,879	\$ 8,630	\$ 7,882	\$ 9,000	\$ 9,000		
205	Volunteer Lunches	\$ 704	\$ 664	\$ 383	\$ 700	\$ -		
206	Guidance Travel	\$ 238	\$ 18	\$ 1,163	\$ 200	\$ 200		
207	Dues & Subscriptions	\$ 180	\$ 3,953	\$ 375	\$ 200	\$ 200		
208	ELL Testing & Services	\$ 1,071		\$ 2,129	\$ 4,000	\$ 4,000		
209	Total Guidance and Counseling Services	\$ 456,764	\$ 461,038	\$ 511,393	\$ 479,931	\$ 507,448	5.73%	
210	Psychological Services	\$ 42,628	\$ 47,300	\$ 50,937	\$ 40,000	\$ 48,000		
211	Total Psychological Services	\$ 42,628	\$ 47,300	\$ 50,937	\$ 40,000	\$ 48,000	20.00%	
212	Nurse (1)	\$ 46,753	\$ 50,971	\$ 66,369	\$ 69,542	\$ 73,977		
213	Assistant to Nurse (.4)	\$ 15,126	\$ 18,606	\$ 28,227	\$ 31,738	\$ 32,452		
214	Medical Services	\$ 180	\$ -	\$ -	\$ 350	\$ 350		
215	Nurse's Supplies	\$ 3,266	\$ 2,358	\$ 2,203	\$ 3,000	\$ 3,000		
216	Total Health Services	\$ 65,325	\$ 71,935	\$ 96,799	\$ 104,630	\$ 109,779	4.92%	
217	Basic Transportation	\$ 590,893	\$ 663,248	\$ 678,526	\$ 690,000	\$ 690,000		
218	Late Transportation	\$ 47,959	\$ 61,454	\$ 70,154	\$ 56,000	\$ 90,000		
219	Special Needs Transportation	\$ 29,082	\$ 37,695	\$ 26,708	\$ 28,000	\$ 28,000		
220	Homeless Transportation	\$ -	\$ -	\$ 1,628	\$ 19,000	\$ 22,000		
221	Total Student Transportation	\$ 667,934	\$ 762,397	\$ 777,016	\$ 793,000	\$ 830,000	4.67%	
222	School Lunch	\$ 55,900	\$ 76,500	\$ 50,000	\$ 45,000	\$ 28,000		
223	Total Food Services	\$ 55,900	\$ 76,500	\$ 50,000	\$ 45,000	\$ 28,000	-37.78%	
224	Coaches	\$ 103,450	\$ 110,019	\$ 105,732	\$ 114,061	\$ 110,796		
225	Sports Clinics/Trainer	\$ 5,005	\$ 4,203	\$ 6,884	\$ 8,000	\$ 8,000		
226	Officials	\$ 19,505	\$ 23,499	\$ 20,747	\$ 20,000	\$ 20,000		
227	Activity Staff	\$ 11,878	\$ 11,205	\$ 5,662	\$ 8,000	\$ 8,000		
228	Ice Time	\$ 21,532	\$ 25,850	\$ 19,480	\$ 25,000	\$ 25,000		
229	Game Transportation	\$ 32,429	\$ 41,343	\$ 35,729	\$ 40,000	\$ 40,000		
230	Athletic Supplies	\$ 40,814	\$ 41,525	\$ 29,818	\$ 40,000	\$ 40,000		
231	Equipment Reconditioning	\$ 3,195	\$ 6,585	\$ 4,050	\$ 5,000	\$ 5,000		
232	Athletic Dues & Subscriptions	\$ 5,269	\$ 4,035	\$ 4,625	\$ 4,000	\$ 4,000		
233	Athletic Travel	\$ 194	\$ -	\$ 73	\$ -	\$ -		
234	Total Athletic Services	\$ 243,270	\$ 268,264	\$ 232,799	\$ 264,061	\$ 260,796	-1.24%	
235	Advisors	\$ 42,873	\$ 46,042	\$ 38,419	\$ 41,884	\$ 43,201		
236	Student Activities	\$ 20,461	\$ 32,463	\$ 17,336	\$ 20,000	\$ 20,000		
237	Total Other Student Activities	\$ 63,334	\$ 78,505	\$ 55,755	\$ 61,884	\$ 63,201	2.13%	

Cape Cod Regional Technical High School							
FY19 Budget - Proposed							
	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	Expected Grant Funds
238	Police Liason Officer	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	
239	After School Supervision	\$ 6,732	\$ 5,125	\$ 8,961	\$ 7,000	\$ 7,000	
240	Security	\$ 1,356	\$ 1,698	\$ 754	\$ 1,500	\$ 1,500	
241	Total School Security	\$ 28,088	\$ 26,823	\$ 29,715	\$ 28,500	\$ 28,500	0.00%
242	Custodians (5)	\$ 237,399	\$ 228,858	\$ 235,410	\$ 238,605	\$ 243,984	
243	Custodial/Matron (.8)	\$ 37,940	\$ 39,337	\$ 39,626	\$ 38,520	\$ 39,391	
244	Contracted Services	\$ 1,918	\$ 481	\$ 614	\$ 500	\$ 500	
245	Custodial Supplies	\$ 32,931	\$ 37,380	\$ 36,941	\$ 33,000	\$ 33,000	
246	Custodial Clothing Allowance	\$ 6,091	\$ 7,965	\$ 7,149	\$ 4,000	\$ 5,500	
247	Total Custodial Services	\$ 316,279	\$ 314,021	\$ 319,741	\$ 314,625	\$ 322,375	2.46%
248	Heat for Building - Gas	\$ 271,811	\$ 199,142	\$ 188,912	\$ 220,000	\$ 200,000	
249	Heat for Building - Oil	\$ 3,704	\$ 1,034	\$ 589	\$ 1,000	\$ 1,000	
250	Total Heat of Building	\$ 275,515	\$ 200,175	\$ 189,500	\$ 221,000	\$ 201,000	-9.05%
251	Telephone	\$ 19,454	\$ 17,014	\$ 16,109	\$ 19,000	\$ 18,000	
252	Water	\$ 8,495	\$ 8,506	\$ 6,493	\$ 8,500	\$ 8,000	
253	Electricity	\$ 206,607	\$ 226,628	\$ 257,215	\$ 227,000	\$ 256,016	
254	Gasoline	\$ 21,557	\$ 14,269	\$ 14,718	\$ 19,000	\$ 16,000	
255	Refuse Removal	\$ 24,383	\$ 25,156	\$ 27,614	\$ 26,000	\$ 27,000	
256	Total Utility Services	\$ 280,496	\$ 291,573	\$ 322,148	\$ 299,500	\$ 325,016	8.52%
257	Student Wages	\$ 34,042	\$ 18,927	\$ 16,003	\$ 15,000	\$ 15,000	
258	Groundskeeper (1)	\$ 47,982	\$ 49,870	\$ 49,320	\$ 51,739	\$ 52,894	
259	Snow Removal	\$ 48,573	\$ 14,490	\$ 25,515	\$ 25,000	\$ 25,000	
260	Grounds Contracted Services	\$ 4,609	\$ 595	\$ 15,152	\$ 4,800	\$ 4,800	
261	Grounds Supplies	\$ 33,646	\$ 38,781	\$ 35,153	\$ 33,250	\$ 33,250	
262	Total Maintenance of Grounds	\$ 168,852	\$ 122,663	\$ 141,143	\$ 129,789	\$ 130,944	0.89%

Cape Cod Regional Technical High School

FY19 Budget - Proposed

	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
263	Building & Grounds Supervisor (1)	\$ 70,187	\$ 79,240	\$ 81,617	\$ 83,454	\$ 85,749		
264	Maintenance Employees (2)	\$ 53,390	\$ 97,773	\$ 105,503	\$ 103,134	\$ 109,745		
265	Maintenance Employees - Summer Work	\$ 20,846	\$ 31,722	\$ 11,212	\$ 20,000	\$ 15,000		
266	Maint. of Building Supplies	\$ 72,642	\$ 88,783	\$ 62,410	\$ 76,000	\$ 70,000		
267	Electrical Contract Service	\$ 7,975	\$ 4,735	\$ 19,512	\$ 8,000	\$ 5,000		
268	Emergency Services	\$ 28,704	\$ 25,250	\$ 33,903	\$ 25,000	\$ 25,000		
269	Mechanical Contract Services	\$ 18,451	\$ 7,094	\$ 32,787	\$ 16,200	\$ 16,200		
270	Air Conditioning Cont. Serv.	\$ 19,414	\$ 16,000	\$ 22,419	\$ 16,000	\$ 16,000		
271	Building Contracted Services	\$ 90,392	\$ 112,365	\$ 58,545	\$ 90,000	\$ 79,500		
272	Total Maintenance of Building	\$ 382,000	\$ 462,962	\$ 427,908	\$ 437,788	\$ 422,194	-3.56%	
273	Maint. Equipment - Tri Generation	\$ 64,762	\$ 59,002	\$ 25,185	\$ 45,000	\$ -		
274	Maint. Equipment - Administration	\$ 119,379	\$ 56,463	\$ 39,244	\$ 30,000	\$ 30,000		
275	Maint. Equipment - Vocational	\$ 10,317	\$ 14,901	\$ 33,013	\$ 13,500	\$ 13,500		
276	Maint. Equipment - Academic	\$ 1,534	\$ 3,153	\$ 1,617	\$ 2,700	\$ 2,700		
277	Maint. Equipment - Maintenance	\$ 2,969	\$ 4,288	\$ 2,636	\$ 7,200	\$ 7,200		
278	Maintenance of Vehicles	\$ 20,112	\$ 24,535	\$ 30,853	\$ 22,500	\$ 22,500		
279	Total Maintenance of Equipment	\$ 219,073	\$ 162,343	\$ 132,548	\$ 120,900	\$ 75,900	-37.22%	
280	Barnstable County Retirement Assessment	\$ 396,910	\$ 426,846	\$ 416,008	\$ 404,171	\$ 497,610		
281	Total Employee Retirement	\$ 396,910	\$ 426,846	\$ 416,008	\$ 404,171	\$ 497,610	23.12%	\$ 40,000
282	Employee Health Insurance	\$ 1,067,131	\$ 1,128,541	\$ 1,347,589	\$ 1,422,057	\$ 1,396,626		
283	Employee Dental Insurance	\$ 112,995	\$ 119,585	\$ 89,046	\$ 116,041	\$ 101,854		
284	Employee Long Term Disability Ins.	\$ 22,069	\$ 16,229	\$ 15,211	\$ 18,126	\$ 16,327		
285	Employee Life Insurance	\$ 11,658	\$ 11,526	\$ 12,934	\$ 12,060	\$ 13,000		
286	Medicare Tax	\$ 115,178	\$ 117,838	\$ 114,747	\$ 125,000	\$ 125,000		
287	Unemployment Insurance	\$ 52,189	\$ 48,760	\$ 31,145	\$ 54,000	\$ 50,000		
288	Workers' Comp. Insurance	\$ 123,244	\$ 99,479	\$ 94,565	\$ 88,076	\$ 80,000		
289	Retirees Health Insurance	\$ 448,609	\$ 498,617	\$ 474,406	\$ 575,621	\$ 595,999		
290	Retiree Section 18 Penalty	\$ 6,295	\$ 4,348	\$ 3,009	\$ 4,000	\$ 3,000		
291	OPEB Obligation	\$ 10,000	\$ 20,000	\$ 165,000	\$ 80,000	\$ 95,000		
292	Property & Liability Ins.	\$ 170,912	\$ 192,068	\$ 186,581	\$ 160,192	\$ 177,608		
293	Excess Liability Insurance	\$ 10,548	\$ 7,670	\$ 8,565	\$ 10,548	\$ 11,358		
294	Student Insurance	\$ 14,871	\$ 15,011	\$ 15,195	\$ 15,000	\$ 15,000		
295	Treasurer's Bond	\$ 350	\$ 350	\$ 350	\$ 350	\$ 350		
296	Total Insurances	\$ 2,166,050	\$ 2,280,022	\$ 2,558,344	\$ 2,681,071	\$ 2,681,122	0.00%	\$ 40,000
297								

Cape Cod Regional Technical High School

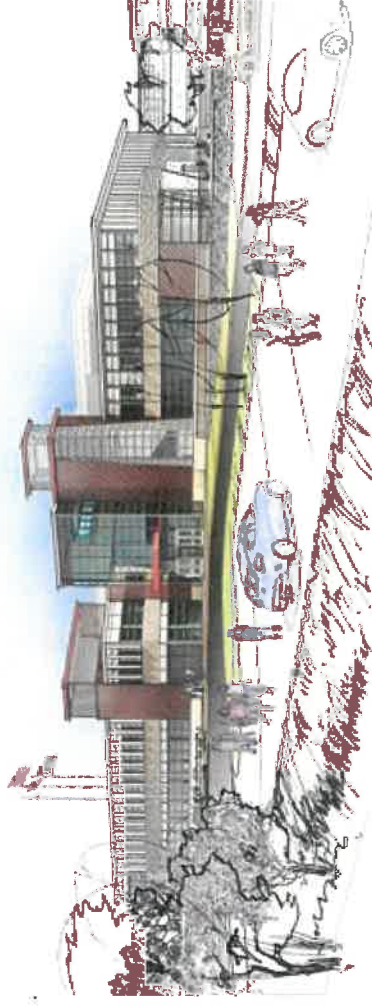
FY19 Budget - Proposed

	Description	FY15 Actual	FY16 Actual	FY17 Actual	FY18 Budget	FY19 Proposed Budget	%	Expected Grant Funds
298	Postage Meter	\$ 2,931	\$ 3,051	\$ 1,492	\$ 3,050	\$ 3,050		
299	Total Fixed Lease Charges	\$ 2,931	\$ 3,051	\$ 1,492	\$ 3,050	\$ 3,050	0.00%	
300	Building Improvement	\$ 349,694	\$ 358,881	\$ 241,695	\$ 200,000	\$ 150,000		
301	New Equipment	\$ 108,240	\$ 148,210	\$ 81,080	\$ 80,000	\$ 80,000		
302	Technology Equip/Software	\$ 108,148	\$ 93,560	\$ 115,646	\$ 95,000	\$ 95,000		
303	Replacement Equipment	\$ 59,314	\$ 54,405	\$ 88,687	\$ 90,000	\$ 90,000		
304	Total Fixed Assets	\$ 625,397	\$ 655,056	\$ 527,108	\$ 465,000	\$ 415,000	-10.75%	
305	Capital Improvement Stabilization Fund		\$ 400,000					
306	Total Operating and Capital Budget	\$ 13,905,709	\$ 14,501,834	\$ 14,442,954	\$ 14,732,000	\$ 14,944,000	1.44%	\$ 172,000
Line #	Description							
80	Math Instructors - Mathematics positions are partially funded by Title I & Title IID Grant Funds							
93	Literacy Coach (1) - Title 1 Grant \$5,000 offset to position							
112	Special Needs Aides - 3.25 positions are funded by Special Needs Grant Funds							
312	Employee Health Insurance - Benefit offset for Special Needs Grant funded employees							



CAPE COD

R E G I O N A L



FY19 Budget Presentation/Building Update Wellfleet BOS

March 13, 2018

Cape Cod Tech

Finance Committee

Anthony Tullio – Wellfleet (chair)

Dave Bloomfield – Mashpee

Ann Williams – Barnstable

Stefan Galazzi – Orleans

Buck Upson – Chatham



Cape Cod Tech's Wellfleet Representatives – Thank you!

School Committee

Anthony T. Tullio

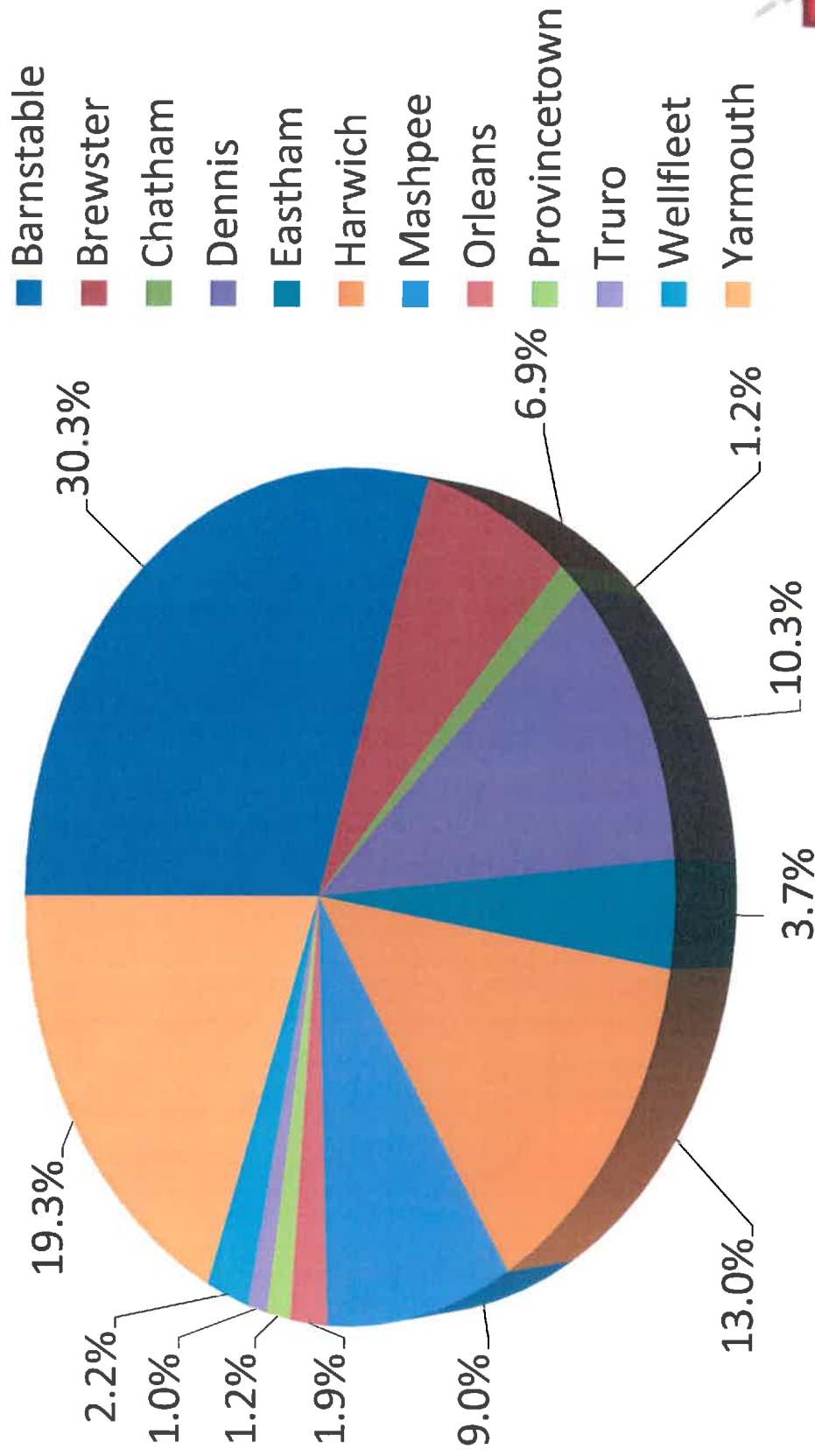
Robert Fitzgerald

School Building Committee

Harry Terkarian

Anthony T. Tullio

FY19 Enrollment



*Enrollment as of 10/1/2017

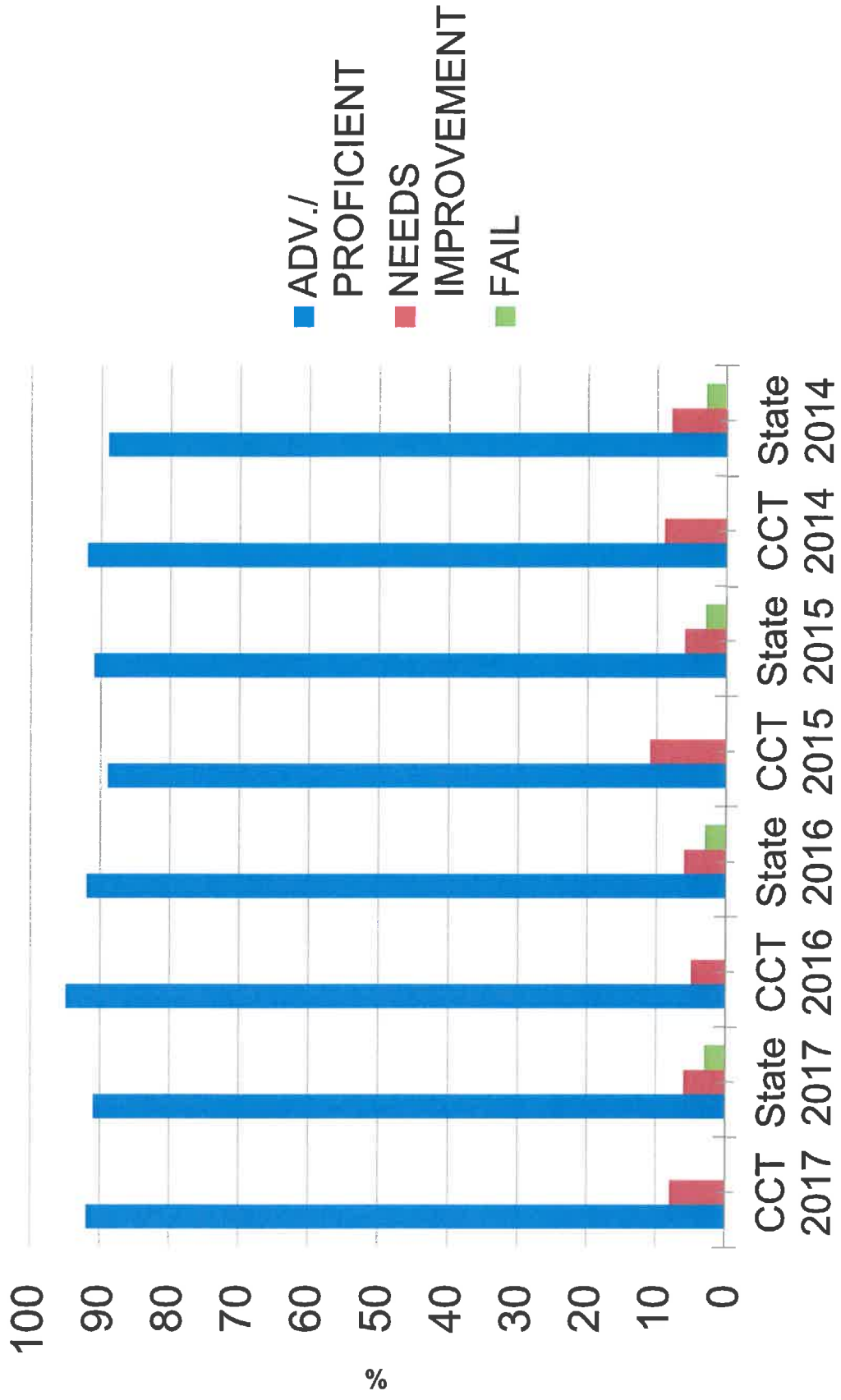


FY19 Enrollment by Town

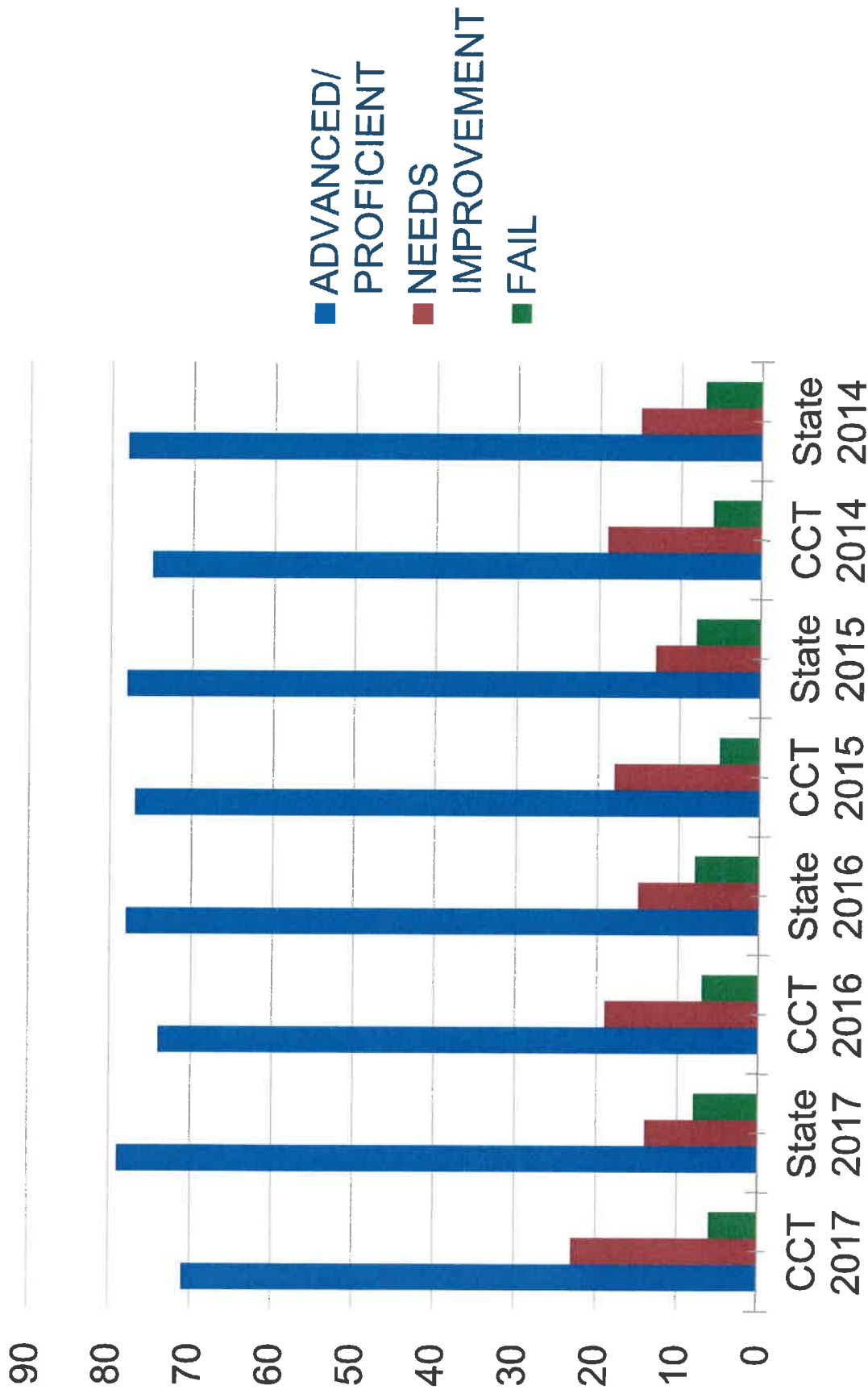
Town	FY19	FY18	Change
Barnstable	179	183	-4
Brewster	41	43	-2
Chatham	7	10	-2
Dennis	61	67	-7
Eastham	22	15	7
Harwich	77	77	0
Mashpee	53	57	-7
Orleans	11	15	-4
Provincetown	7	5	2
Truro	6	3	3
Wellfleet	13	9	4
Yarmouth	114	137	-23
Total	591	621	-30



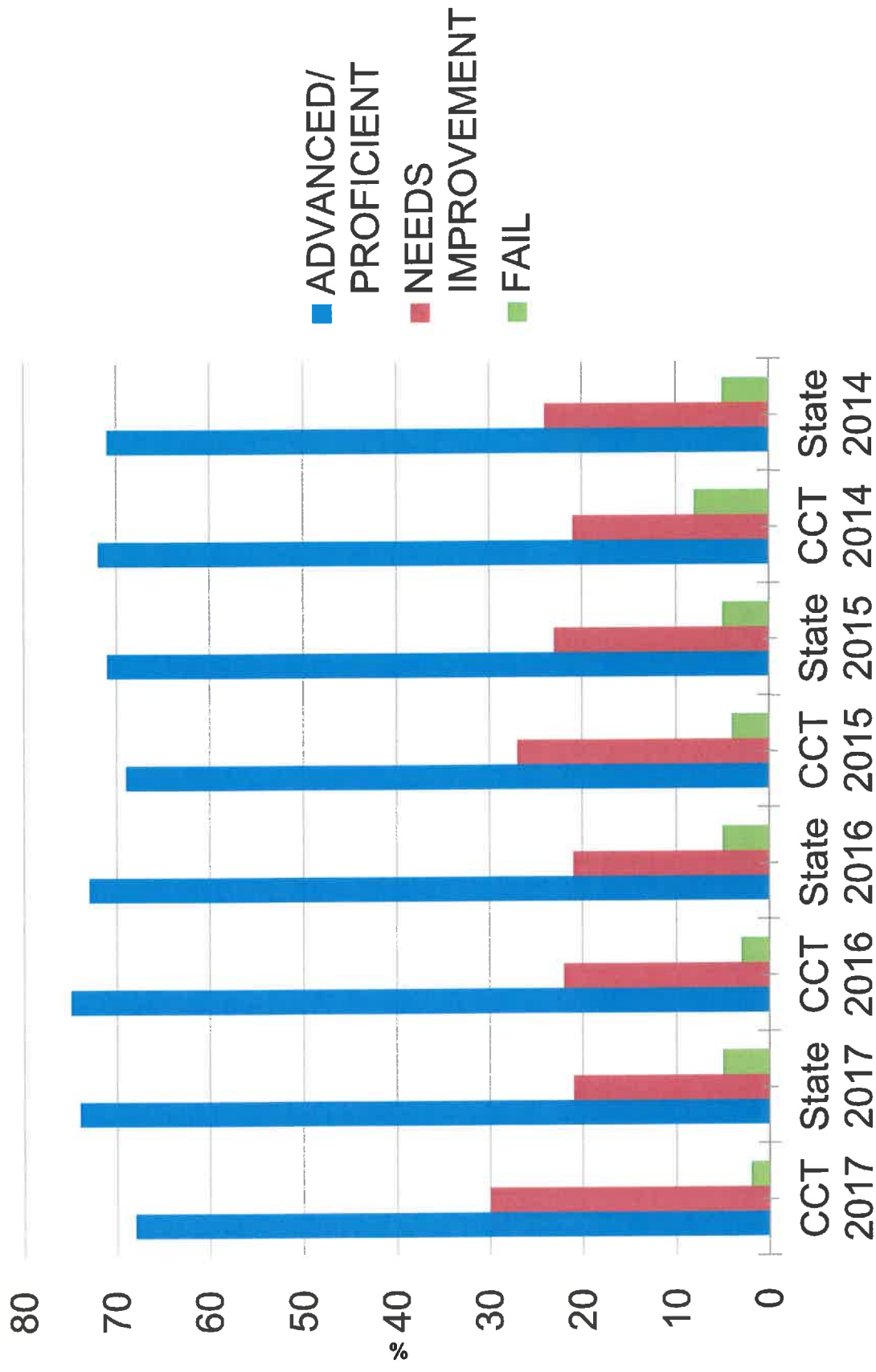
MCAS ELA 2013 - 2017



MCAS MATH 2014 - 2017



MCAS SCIENCE 2014 - 2017

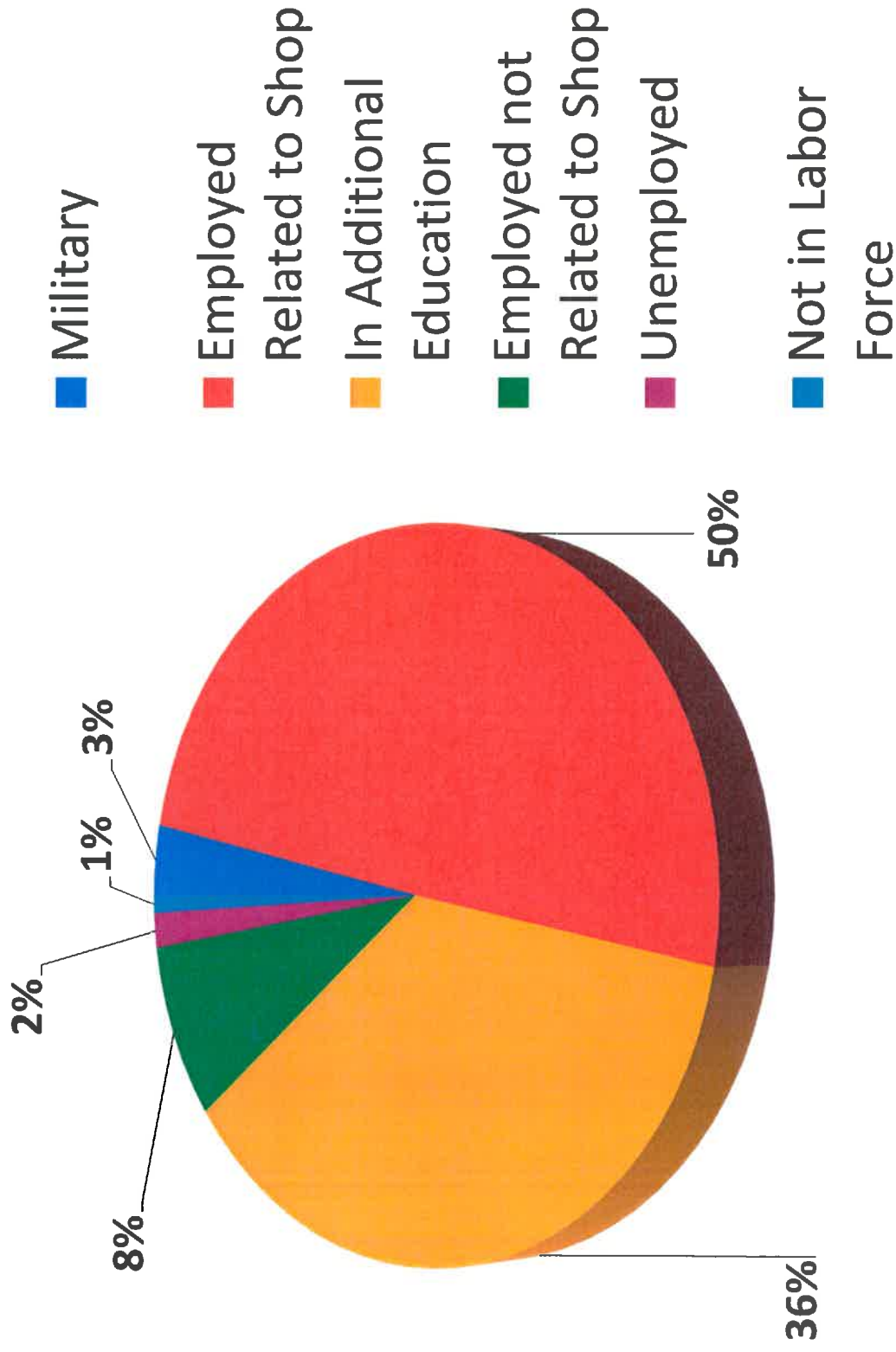


4-Year Graduation Rate 2016, 2015, 2014 & 2013

	2016	2015	2014	2013
All Students	92.9	88.1	86.4	95.6
Students w/disabilities	80.6	77.8	77.8	98.1
Low income	90.6	84.7	81	94.7
High needs	89.9	86.7	85	96.1

Class of 2016 Post Graduate

Outcomes



Student Enrollment Trend

	FY15	%	FY16	%	FY17	%	FY18	%	FY19	%
Barnstable	168	25.7%	176	27.2%	173	28.0%	183	29.5%	179	30.3%
Brewster	42	6.4%	39	6.0%	43	7.0%	43	6.9%	41	7.0%
Chatham	21	3.2%	17	2.6%	11	1.8%	10	1.6%	7	1.2%
Dennis	85	13.0%	77	11.9%	76	12.3%	67	10.8%	61	10.4%
Eastham	13	2.0%	11	1.7%	16	2.6%	15	2.4%	22	3.7%
Harwich	73	11.2%	73	11.3%	75	12.1%	77	12.4%	77	13.1%
Mashpee	57	8.7%	62	9.6%	59	9.6%	57	9.2%	53	9.0%
Orleans	12	1.8%	14	2.2%	13	2.1%	15	2.4%	11	1.9%
Provincetown	6	0.9%	4	0.6%	3	0.5%	5	0.8%	7	1.2%
Truro	3	0.5%	2	0.3%	1	0.2%	3	0.5%	6	1.0%
Wellfleet	6	0.9%	8	1.2%	7	1.1%	9	1.5%	13	2.2%
Yarmouth	168	25.7%	163	25.2%	141	22.8%	137	22.1%	114	19.4%
Out-of-District			2	0.3%						
Total	654		648		618		621		591	

The FY19 Budget

1.44%

\$14,944,000

Five Year History

Fiscal Year	Budget
FY13	2.79%
FY14	2.79%
FY15	2.98%
FY16	4.49%*
FY17	-.50%
FY18	1.89 %
FY19	1.44 %



Costs Unique to a Regional H.S. Budget

Budget Categories	FY19 Projected Cost
Insurances property, liability, health, dental unemployment, workers compensation and other fringe benefits	\$2,681,122
Snow Removal and Sanding	\$25,000
School Resource Officer	\$20,000
Equipment Maintenance	\$75,900
Capital Building Improvements	<u>\$150,000</u>
(19.8% of the total operating budget)	\$2,952,022



Where Does the Money Come From?



Local Revenue, 1%

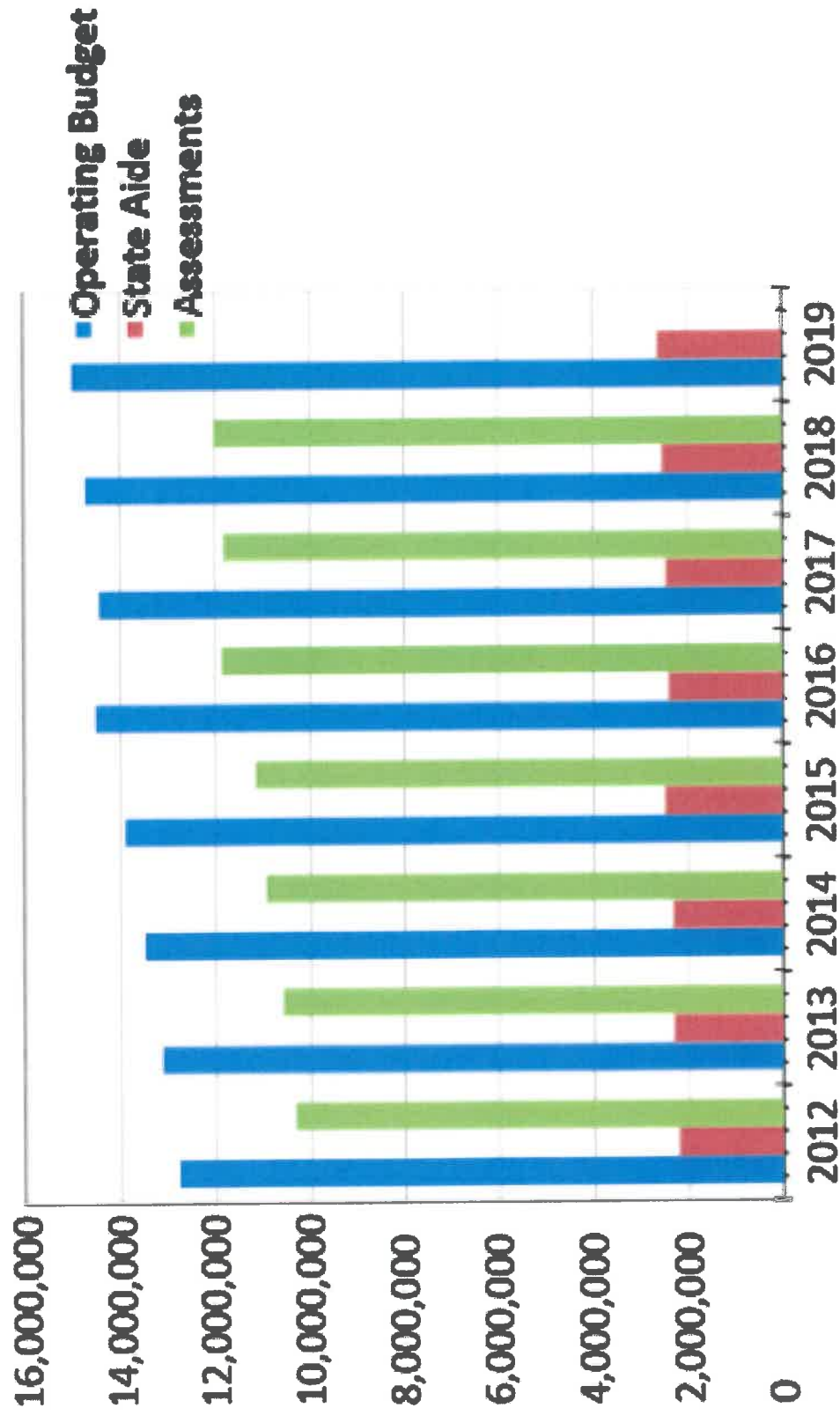
State Aid, 17%



Assessments, 82%

FY19 Revenue Sources		
Assessments	\$	12,159,933
State Aid	\$	2,634,067
Local Revenue	\$	150,000

Revenue Source vs. The Operating Budget

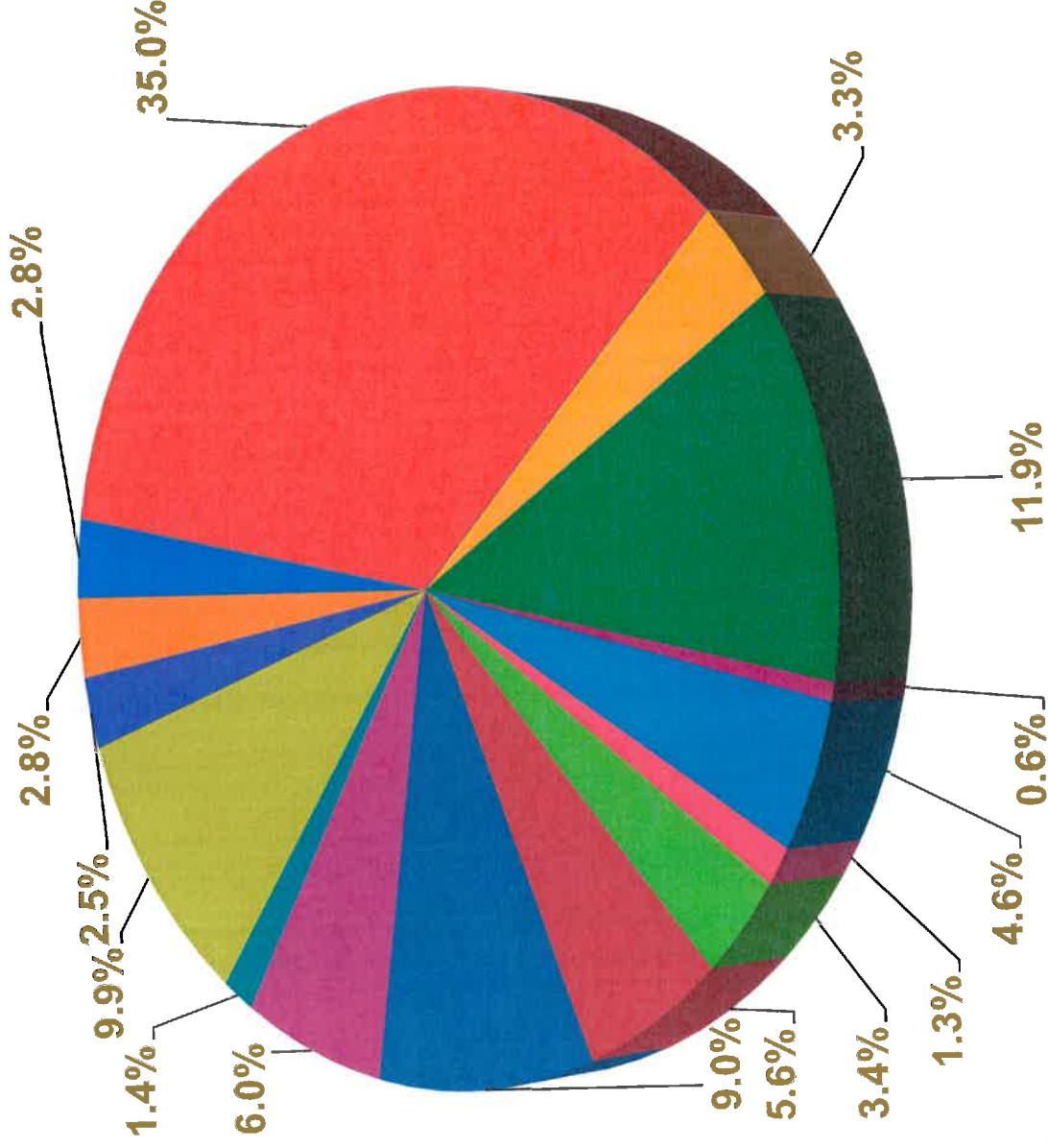


Revenue Source vs. The Operating Budget

Fiscal Year	Operating Budget	State Aide	Assessments	Local Revenue
2012	12,781,986	2,214,729	10,336,257	231,000
2013	13,138,859	2,315,767	10,597,092	226,000
2014	13,505,905	2,324,559	10,940,346	241,000
2015	13,908,300	2,490,657	11,166,643	251,000
2016	14,532,300	2,413,040	11,885,260	234,000
2017	14,459,000	2,466,487	11,844,513	148,000
2018	14,732,000	2,538,847	12,043,153	150,000
2019	14,944,000	2,634,067	12,159,933	150,000

What is the Money Used For?

- Building Leadership
- Teacher's Salaries
- Retirement
- Insurance Benefits
- Library
- Retiree Benefits
- Educational Materials
- Guidance
- Transportation
- Support Services
- Administration
- General Insurance
- Plant Operations
- District-Wide Supervision
- Capital Requirements



WHAT IS THE MONEY FOR?

FY19

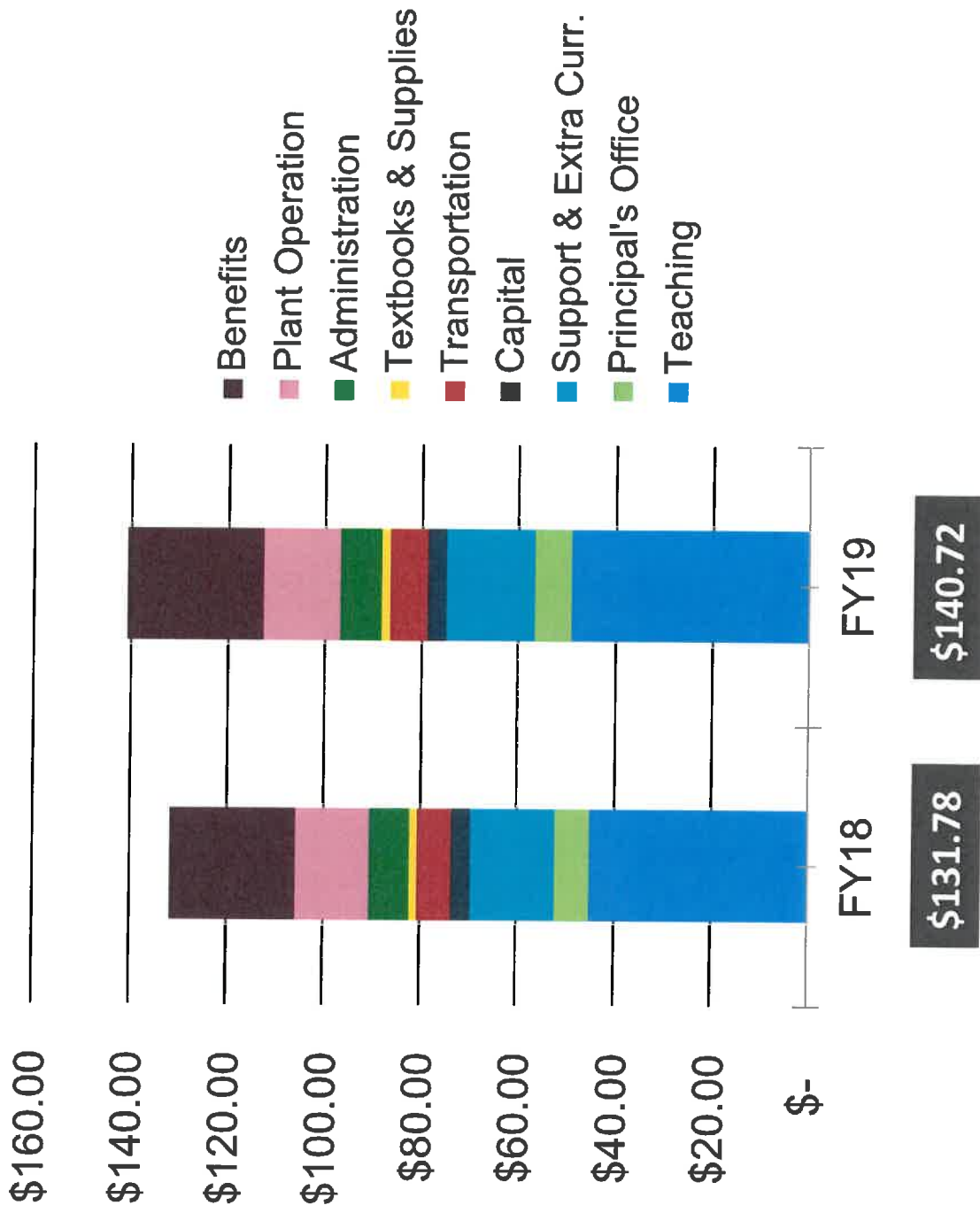
Building Leadership	\$413,578	2.8%
Teacher's Salaries	\$5,224,302	34.8%
Retirement	\$497,610	3.3%
Insurance Benefits	\$1,782,807	11.9%
Library	\$87,294	0.6%
Retiree Benefits	\$693,999	4.6%
Educational Materials	\$188,948	1.3%
Guidance	\$507,448	3.4%
Transportation	\$830,000	5.5%
Support Services	\$1,344,013	8.9%
Administration	\$902,344	6.0%
General Insurance	\$204,316	1.4%
Plant Operations	\$1,477,429	9.8%
District-Wide Supervision	\$374,912	2.5%
Capital Requirements	\$415,000	2.8%
Total	\$14,944,000	



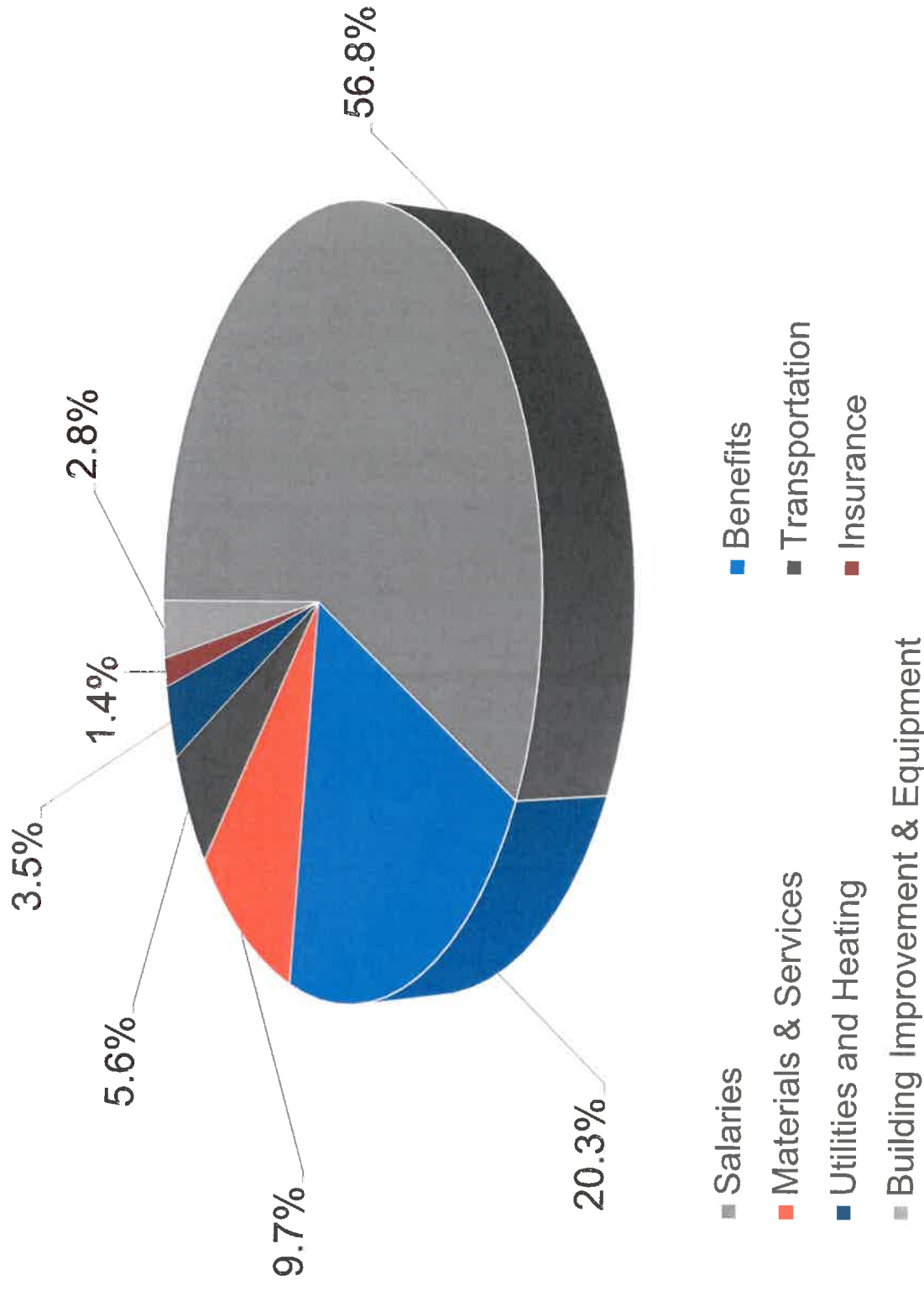
Why a 1.44% Increase?

Category	FY19	FY18	Change	% Change	FY17	FY16	FY15
Salaries	8,486,528	8,249,970	236,558	2.87%	7,984,716	7,819,372	7,872,260
Benefits	3,037,916	2,969,152	68,764	2.32%	2,799,120	2,548,493	2,424,594
Materials & Services	1,444,224	1,548,288	-104,064	-6.72%	1,632,655	1,609,668	1,562,833
Transportation	830,000	793,000	37,000	4.67%	777,016	762,397	667,934
Utilities & Heating	526,016	520,500	5,516	1.06%	511,649	491,749	556,011
Insurance	204,316	186,090	18,226	9.79%	210,691	215,099	196,681
TOTAL OPERATING	14,529,000	14,267,000	262,000		13,915,847	13,446,778	13,280,313
Capital Budget	415,000	465,000	-50,000	-10.75%	527,108	1,055,056	625,397
Total Operating & Capital	14,944,000	14,732,000	212,000	1.44%	14,442,955	14,501,834	13,905,710

Cost per Student per Day



Budget Cost Drivers



Salaries & Benefits account for 77.1% of the FY19 budget

Other Post Employment Benefits (OPEB)

In 2015, Cape Cod Tech joined the Plymouth County OPEB Trust, an IRC Section 115 multiple-employer, irrevocable trust program established by Plymouth County and the County Treasurer to assist public entities in Plymouth County and neighboring counties pre-fund retiree healthcare liabilities. This provides the benefit of a lower liability and large investment pool.

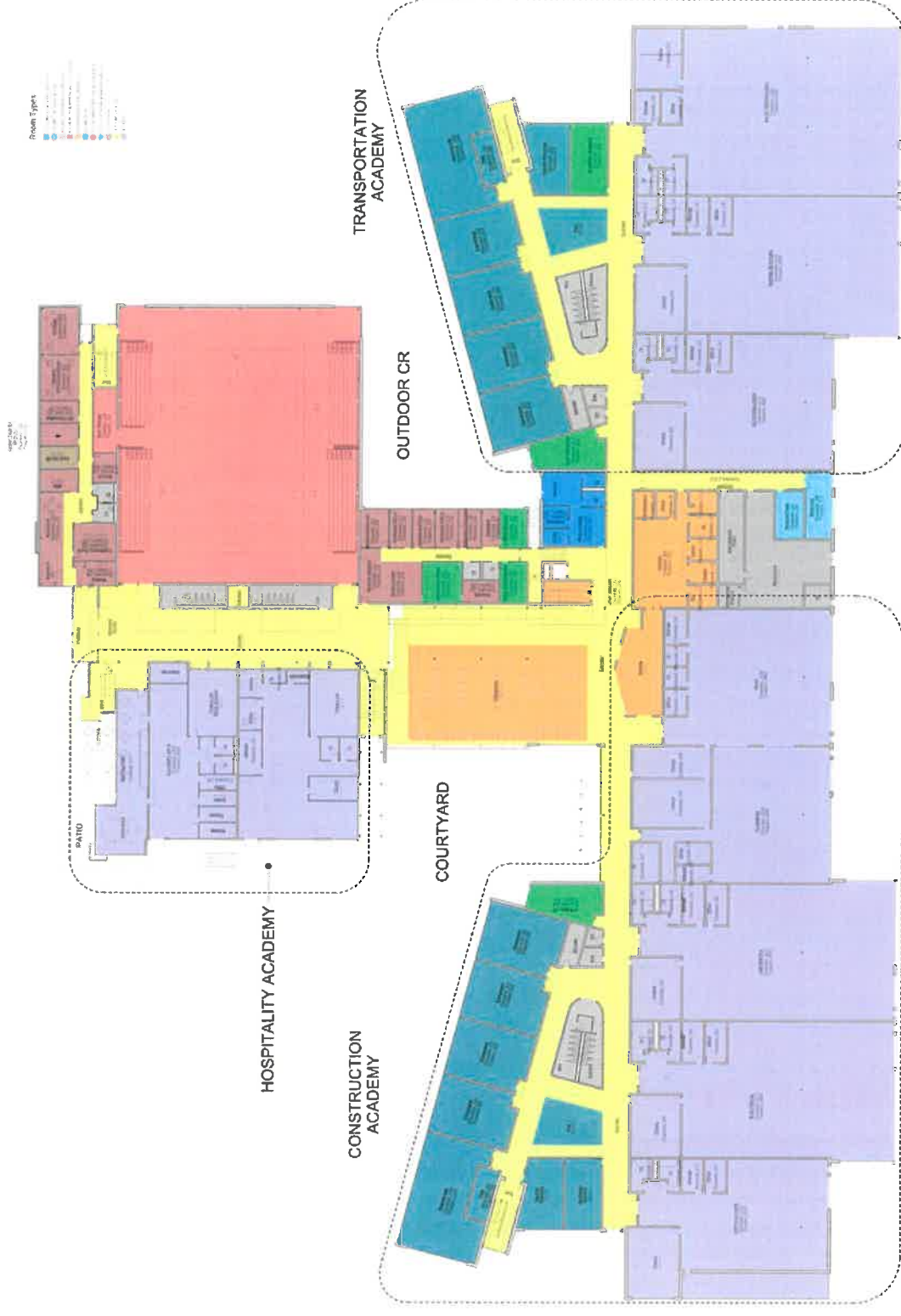
Unfunded Actuarial Accrued Liability	(2016 GASB Audit)	\$11,496,978
Balance of OPEB Reserve (Currently > \$600,000)		\$349,929
Proposed FY19 Funding		\$95,000

1975



2020 and Beyond





Main Level Floor Plan Cape Cod Tech





Key Milestones

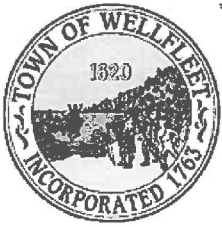
- Oct. 2017 – April 2018
 - Design Development
- February 2018 - \$7 M short term borrowing
- April 2018 – August 2018
 - Construction Documents
- Sept. 2018 – Nov. 2018
 - Bidding
- November 2018 – \$65 - \$75M Long-term borrowing
- Dec. 2018
 - Notice to Proceed (“Shovels in the Ground”)

Estimate of Borrowing Costs in FY2020

TOWN	\$7million BAN Interest cost	\$75 million, 25 yr bond, @ 3.75 %, (BAN rolled in)	Estimate Fiscal 2020 payment due Nov. 2019
Barnstable	\$33,622	\$1,433,636	\$1,467,258
Brewster	\$7,701	\$328,375	\$336,076
Chatham	\$1,315	\$56,064	\$57,379
Dennis	\$11,458	\$488,558	\$500,016
Eastham	\$4,132	\$176,201	\$180,333
Harwich	\$14,463	\$616,704	\$631,167
Mashpee	\$9,392	\$400,457	\$409,849
Orleans	\$2,066	\$88,101	\$90,167
Provincetown	\$1,315	\$56,064	\$57,379
Truro	\$1,127	\$48,055	\$49,182
Wellfleet	\$2,442	\$104,119	\$106,561
Yarmouth	\$21,413	\$913,042	\$934,455
Total	\$110,446	\$4,709,376	\$4,819,822

FY19 Draft Assessments

	FY18	FY19	%	Total Assessments		Change		Per Student	
				FY19	FY18	\$	%	FY18	FY19
Towns									
Barnstable	183	179	30.3%	\$ 3,682,234	\$3,535,665	\$ 146,569.00	4.1%	\$ 19,320.57	\$ 20,571.14
Brewster	43	41	6.9%	\$ 845,458	\$831,711	\$ 13,747.00	1.7%	\$ 19,342.12	\$ 20,620.93
Chatham	10	7	1.2%	\$ 144,333	\$194,070	\$ (49,737.00)	-25.6%	\$ 19,407.00	\$ 20,619.00
Dennis	67	61	10.3%	\$ 1,258,354	\$1,303,183	\$ (44,829.00)	-3.4%	\$ 19,450.49	\$ 20,628.75
Eastham	15	22	3.7%	\$ 454,819	\$291,987	\$ 162,832.00	55.8%	\$ 19,465.80	\$ 20,673.59
Harwich	77	77	13.0%	\$ 1,581,237	\$1,487,362	\$ 93,875.00	6.3%	\$ 19,316.39	\$ 20,535.55
Mashpee	57	53	9.0%	\$ 1,088,399	\$1,135,010	\$ (46,611.00)	-4.1%	\$ 19,912.46	\$ 20,535.83
Orleans	15	11	1.9%	\$ 226,114	\$290,179	\$ (64,065.00)	-22.1%	\$ 19,345.27	\$ 20,555.82
Provincetown	5	7	1.2%	\$ 144,381	\$97,409	\$ 46,972.00	48.2%	\$ 19,481.80	\$ 20,625.86
Truro	3	6	1.0%	\$ 124,697	\$57,075	\$ 67,622.00	118.5%	\$ 19,025.00	\$ 20,782.83
Wellfleet	9	13	2.2%	\$ 268,755	\$173,827	\$ 94,928.00	54.6%	\$ 19,314.11	\$ 20,673.46
Yarmouth	137	114	19.3%	\$ 2,341,152	\$2,645,675	\$ (304,523.00)	-11.5%	\$ 19,311.50	\$ 20,536.42
	621	591	100.0%	\$ 12,159,933	\$ 12,043,153	\$ 116,780			
						0.97%			



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

II

PUBLIC HEARING(S)

REQUESTED BY:	Shellfish Constable
DESIRED ACTION:	Conditionally open the Herring River as directed by the DMF
PROPOSED MOTION:	I move to open the Herring River as directed by the Department of Marine Fisheries.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

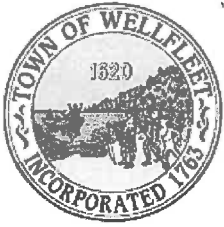
TOWN OF WELLFLEET
PUBLIC HEARING

In accordance with MGL Chapter 130 Sections 52, 57, 58, 60, and 68 and all applicable Town Shellfish Regulations, notice is hereby given that the Wellfleet Board of Selectmen will hold a public hearing on Tuesday, March 13, 1018 at 7:00 p.m. in the Wellfleet Council on Aging to consider the following:

To conditionally open the Herring River as directed by the DMF.

Recommendation of the Shellfish Constable will be available in the Administration Office.

WELLFLEET BOARD OF SELECTMEN



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

III

LICENSES – A. Food Truck - Solace

REQUESTED BY:	Michael Banghart
DESIRED ACTION:	Solace Food Truck Contract Renewal
PROPOSED MOTION:	I move to approve the renewal of the contract for Solace Food Truck.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667
Tel (508) 349-0300 Fax (508) 349-0305
www.wellfleetma.org

MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: ASSISTANT TOWN ADMINISTRATOR
SUBJECT: FOOD TRUCK CONTRACT AND PERMIT RENEWAL – MICHAEL BANGHART – MAGUIRE LANDING
DATE: 1/31/2018
CC: TOWN ADMINISTRATOR

Mr. Banghart is in good standing with the Town of Wellfleet. He would like to request the Town to exercise its option to renew his Food Truck permit to operate and to renew his contract to provide services at Maguire Landing parking lot for 2018. The fee for this renewal is set at \$2,001.

Here is the part of the contract regarding the Town option to renew: "The Town, at its option, shall have the right to renew this contract annually for up to two additional years at the same bid price. In determining whether to exercise said extension at the same price for an additional year the Town will consider the performance of the lessee during the prior year. Payment of the concession fee by the lessee shall be made within ten (10) calendar days of the notice of renewal."

CERTIFICATE OF REGISTRATION

M.G.L. Chapter 90 Section 24B makes it a crime to alter this Certificate

RMV Division

PLATE TYPE CON	REGISTRATION NUMBER S64688	REGISTRATION TYPE COMMERCIAL	EFFECTIVE DATE 01/28/18	EXPIRES LAST DAY OF →	MONTH 12	YEAR 18	TRANSACTION NUMBER 02802801294022
MFRS MODEL YEAR 1974	MAKE WINN	MODEL BRAVE	BODY STYLE/TYPE VAN	COLOR WHITE		Not valid without official signature of Registrar	
VEHICLE IDENTIFICATION NUMBER R39CA3S195268		INSURANCE COMPANY ARBELLA PROTECTION		TITLE NUMBER BQ239588		REGISTRAR <i>Chen C. Jurney</i>	
RESIDENTIAL ADDRESS (IF DIFFERENT) 53 AVERY ROAD WELFLEET, MA 02667-8026						IF VEHICLE CARRYING PASSENGERS FOR HIRE: MAXIMUM NUMBER OF PASSENGERS THAT CAN BE SEATED.	
NAME(S) OF OWNER(S) AND MAILING ADDRESS 000201 ****AUTO**ALL FOR AADC 028 ARSENAULT, JOHN M 53 AVERY AVE WELFLEET MA 02667-8026				TOTAL REGISTERED WEIGHT FOR A COMMERCIAL VEHICLE OR TRAILER. 010000			
				FEES			
				REGISTRATION 200.00			
				TITLE 0.00			
				SPECIAL PLATES 0.00			
				SALES TAX 0.00			
				TOTAL 200.00			
MASSACHUSETTS DEPARTMENT OF TRANSPORTATION REGISTRY OF MOTOR VEHICLES DIVISION The records of the RMV database constitute the official status of the vehicle registration.							
SPECIAL MESSAGE IF THIS VEHICLE IS NEWLY ACQUIRED, IT MUST BE INSPECTED WITHIN SEVEN (7) DAYS OF REGISTRATION.				CHANGE OF ADDRESS			
				STREET ADDRESS			
				CITY, STATE, ZIP CODE			

Important Information for Vehicle Owners

- Every person operating a motor vehicle shall have the Certificate of Registration for the motor vehicle and for the trailer, if any, and his/her license to operate, upon his/her person or in the vehicle, in some easily accessible place.
- By law, you must report any change of address to the RMV within 30 days in writing. Address changes can be made on the RMV website: www.massrmv.com. Once you have reported the address change to the RMV, please write corrected address in box provided above.
- Cancel the registration plates if:
 - The vehicle has been sold or junked and the registration is not going to be transferred to another vehicle. Keep a copy of the Bill of Sale, Title, and completed Reassignment of Title for your records to document the transfer.
 - You move to another state and you register the vehicle in that state.
 - The insurance policy is not renewed or is cancelled and there is no plan to obtain a new policy.
- **No Insurance Card Required:** Massachusetts's law does not require an insurance card. The law, M.G.L. Chapter 90, Section 34A and Chapter 175, Section 113A requires the vehicle's owner to maintain a compulsory motor vehicle insurance policy or bond for bodily injury coverage and property damage insurance. An insurer is required by law to electronically notify the RMV if coverage lapses. The vehicle owner is then notified by the RMV to obtain new insurance within 10 days or the registration will be revoked. Bonds are filed with the State Treasurer's Office.
- **Transferring Your Plates:** Massachusetts law (M.G.L. Chapter 90, Section 2) allows you to transfer valid registration plates from this vehicle to a newly acquired new or used motor vehicle or trailer while you obtain insurance and a new registration. See the Transferring a Registration section on the RMV's website at www.massrmv.com for more information.

PLATE DECAL APPLICATION INSTRUCTIONS

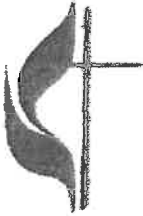
1. Gently peel the decal from the form.
2. Place the decal on the rear plate in the top right corner next to the word Massachusetts.
3. Firmly rub the decal to adhere it to the plate.

For best results, bring decal to room temperature before affixing to the plate.



The best way to renew your registration is online at
www.massrmv.com

180521868



Wellfleet United Methodist Church

246 Main Street, Wellfleet, MA 02667

(508) 349-7217 - info@wellfleetumc.org

Wellfleetumc.org - facebook.com/Wellfleet.UMC

Rev. Kai Qu, Pastor

Building Use Agreement

Contract Individual/Organization

Responsible Person: Michael Bonghart

Address: 55 Avery Apt B City: Wellfleet State: Ma

Zip: 02667 Home Phone: _____ Cell Phone: 774-216-0888

Email: _____

If renting space on behalf of an Organization, please provide the following information:

Organization's Name: _____

Address: _____ City: _____ State: _____

Zip Code: _____ Contact Person: _____ Phone: _____

Number of People Attending: _____

Number of Adult Supervisors (if applicable): _____

What rooms or areas of the facilities are to be used? Check all that apply.

☐ /Sanctuary ☐ /Pierce Vestry (church hall) ☐ /Lower Hall (basement)
☐ /Memorial Hall (classrooms area) ☐ /Parking Lot ☐ /Other: _____
☐ /Kitchen (church hall) ☒ /Kitchen (basement)

Please indicate activities planned during use: Bonus Health Certified Kitchen

Will utilize as a Commissary Kitchen for prep & storage & delivery
The services supplied by the church kitchen include waste
removal 2x weekly and water/water removal

No 125068 A

Fee: \$60.00
Display \$2.00Licensee: John Arsenault
53 Avery Ave.
Wellfleet, MA 02667

The Commonwealth of Massachusetts

DIVISION OF STANDARDS
ONE ASHBURTON PLACE, BOSTON

Expires: 4-13-19

Date of Birth: 4-28-69

Date 4-14-18

*Above portion must be worn in a visible
and conspicuous manner on outer clothing.*

Be it known unto all to whom these presents come, that the above-named person is hereby licensed to go about as a HAWKER or PEDLER in all the Cities and Towns in this Commonwealth, and to sell or expose for sale or barter any meats, butter, cheese, fish, fruits, vegetables, or other goods, wares or merchandise; except jewelry, furs, wines, spirituous liquors, small artificial flowers or miniature flags.

This license is not valid until after the licensee has endorsed his usual signature in the space provided in the margin hereof, and the license is dated and stamped with the official stamp or signature of the Director. The portion of the license indicating the license number, licensee's name and the date of expiration must be worn in a visible and conspicuous manner on outer clothing, otherwise he will be liable to the same penalty as if he had no license.

signature of Licensee

SPECIAL STATE LICENSE

Hawker or Pedler

Take care of your license.

Lost license will not be replaced.

No 125067 A

Fee: \$60.00
Display \$2.00Licensee: Michael Banghart
53 Avery Ave.
Wellfleet, MA 02667

The Commonwealth of Massachusetts

DIVISION OF STANDARDS
ONE ASHBURTON PLACE, BOSTON

Expires: 4-29-19

Date of Birth: 8-27-69

Date 4-30-18

*Above portion must be worn in a visible
and conspicuous manner on outer clothing.*

Be it known unto all to whom these presents come, that the above-named person is hereby licensed to go about as a HAWKER or PEDLER in all the Cities and Towns in this Commonwealth, and to sell or expose for sale or barter any meats, butter, cheese, fish, fruits, vegetables, or other goods, wares or merchandise; except jewelry, furs, wines, spirituous liquors, small artificial flowers or miniature flags.

This license is not valid until after the licensee has endorsed his usual signature in the space provided in the margin hereof, and the license is dated and stamped with the official stamp or signature of the Director. The portion of the license indicating the license number, licensee's name and the date of expiration must be worn in a visible and conspicuous manner on outer clothing, otherwise he will be liable to the same penalty as if he had no license.

signature of Licensee

WELLFLEET UNITED METHODIST CHURCH STRONGLY RECOMMENDS
THE CONTRACTING INDIVIDUAL/ORGANIZATION TO ACQUIRE INSURANCE
COVERAGE FOR THE PLANNED EVENT.

Agreed Total Fees: \$ _____, as approved by: _____
Amount of Deposit Received: \$ _____ Date Received: _____
Received By: _____ Check #: _____
Balance Due (prior to event): \$ _____

800\$ / monthly May, June, July, August Sept & Oct 2018

ADDITIONAL NOTES: _____

I have received, reviewed, and agreed to be bound by the terms and conditions of
Wellfleet United Methodist Church's Building Use Agreement.

Signature: _____ Date: _____
CONTRACTING INDIVIDUAL/for ORGANIZATION: _____

Signature: James Graham Date: 2/5/2018
WELLFLEET UNITED METHODIST CHURCH REPRESENTATIVE

Pastor Kai Chur
617- 610- 3669

Is the planned event for:

☒ Profit ☐ Non-Profit ☐ Community-oriented ☐ Family event
Days: Monday Tuesday Wednesday Thursday Friday Saturday Sunday Time: starts: 5pm ends: 10pm

Start Date: May 2018 End Date: October 2018

Number of hours the area(s) will be in use (including set-up and clean up): _____

Do you need sound system:

☐ YES ☒ NO ☐ We'll bring our own equipment

Church's contact person: Janet Brohm or designee

Phone: 703-241-9069 Email: jpbrohm@yaho.com

INDEMNIFY/HOLD HARMLESS CLAUSE:

The contracting individual or organization agrees to indemnify and to hold Wellfleet United Methodist Church harmless from and against any damages, claims or demands arising out of or related to the use of church premises by any persons on the premises because of or related to the scheduled activity, regardless of possible hazards that an old facility as that of the Wellfleet United Methodist Church might present, and agrees to indemnify Wellfleet United Methodist Church for all expenses, including attorney fees, arising out of any claims.

CONTRACTING INDIVIDUAL/ORGANIZATION:

Agrees to closely supervise all activities on the premises, protect the property of Wellfleet United Methodist Church and observe the following rules:

- Our facilities are smoke free.
- No alcoholic beverages will be possessed, served, or consumed on the premises.
- Contracting individual(s) agree to pay for all damage (if any) and for cleaning expenses (if it is needed).
- Contracting individual(s) are responsible for taking the trash to the transfer station.
- Children must be supervised at all times for their own protection.
- This form must be completed, signed by contracting individual(s) or organization(s) and a church representative, and 30% deposit paid before the event is scheduled.
- Balance of fees due prior to event.
- Inappropriate behavior or use of the facilities in another way than determined in the agreement will be cause for immediate termination of this Building Use Agreement.
- Wellfleet United Methodist Church reserves the right to cancel any future scheduled use for any reason, and without cause.
- All ongoing long-term agreements expire annually on June 30. Building use after expiration requires a new agreement or an extension of the one in place.



TOWN OF WELLFLEET

BEACH CONCESSION
Newcomb Hollow Beach
2018 Renewal

This agreement is made this 13th day of March, 2018, by and between the Town of Wellfleet and its Board of Selectmen, hereinafter referred to as the lessor, and **Michael Banghart, d/b/a 349 Events/Solace** with a mailing address of PO BOX 3005, Wellfleet, MA 02667 and hereinafter referred to as the lessee; WITNESSETH:

The LESSOR agrees to let and lease to the LESSEE a 15' x 20' (300 sq. ft.) area, at the northeast corner of the parking lot at Maguire Landing.

Concession Unit must meet all requirements including but not limited to those of the Board of Health, Building Inspector and Board of Selectmen (i.e. roadworthy, safe, insured, sanitary).

The term of the lease shall be for the period **commencing May 25, 2018 and expiring November 3, 2018** and shall conform to the following specifications:

Specifications

1. The concession vehicle must meet the State Sanitary Code Chapter X Minimum Standards for Food Establishments, 105 CMR 590.009 Mobile Food Units and Pushcarts and be legally road worthy. Towed concession vehicles are permitted.
2. The Concession Unit must meet all local requirements including but not limited to those of the Board of Health. The lessee will need to complete a Beach Concession Food Permit Application and a separate Food Service Establishment Application.
3. The Concession Unit shall be large enough to meet the demand of the area that it intends to serve but in no case shall be larger than area described in property description.
4. This agreement authorizes Lessee to vend only in the area outlined in the property description and not in any other areas of the Town.
5. Lessee shall furnish electricity and other utilities. The Lessee shall have their electrical usage metered and cost to be paid directly by Lessee to the electric company for all electrical usage at the beach locations.
6. Lessee shall also furnish trash and provide recycling receptacles for customers. Lessee shall remove trash and recycling at the end of each day and shall not dispose of trash and recycling in the town barrels.
7. One parking space (in addition to the lessee location described above in "Property Description" shall be available to Lessee or his/her designated employee. Access to parking space for Lessee and concession unit shall be held open until 10:00a.m. After that time access will be dependent upon current parking situation.
8. Lessee shall have service available on all fair weather days during the contracted season as stipulated below. The Town Director of Community Services (or designee)

shall be called if there is a question about whether it is a "fair weather day." The Town's determination is final.

- a. Service is optional between May 28th and June 7th. The truck may be there between 10am and 4pm but may also elect to be there from 7am to 10am and from 4pm to 7pm.
 - b. Service is required between June 18th and Labor Day. The truck must be there between 10am and 4pm but may be there from 7am to 10am and from 4pm to 7pm.
 - c. Service is optional from September 6 through November 1st. The truck may be there between 10am and 4pm but may also elect to be there from 7am to 10am and from 4pm to 7pm.
9. The concession vehicle shall be removed at the end of the day.
 10. Lessee shall not sublet the concession without the prior written approval of the Town.
 11. All lessees must operate from a fixed food establishment.
 12. All lessee vehicles are subject to inspection by local officials.

At all times during the term of the lease, the Lessee shall carry Concessionaire's liability/products liability insurance in the about of \$1,000,000 and worker's compensation insurance in the amount of \$500,000 with the Town named as an additional insured. Evidence of the insurance policies shall be provided to the LESSOR.

In consideration of the privileges extended to the LESSEE by this lease, the LESSEE shall pay to the LESSOR \$2,001 for Maguire Landing.

The LESSOR shall have the right to cancel the lease at any time for reasonable cause and the LESSEE shall forfeit the lease payment.

FOR THE LESSOR: (Board of Selectmen)

FOR THE LESSEE: (Michael Banghart)



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

III

LICENSES – B. Concessions – Solace Food Truck

REQUESTED BY:	Michael Banghart
DESIRED ACTION:	Solace Food Truck Concessions License
PROPOSED MOTION:	I move to approve concessions license for Solace Food Truck.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



Town of Wellfleet
300 Main Street
Wellfleet, MA 02667
BUSINESS LICENSE APPLICATION

2018

Fee 150.00
BOH Fee 100.00
Processing Fee 50.00
TOTAL \$300.00

Business Name/Map/Lot Solace Food Truck
Mailing Address 53 Avery Ave
Town/State/Zip Wellfleet, MA 02667
Business Street Address Newcomb Hollow Beach Le Court
Business Telephone No. _____ Cell 774-216-0888 Federal ID Number 300878612
Manager Michael Banghart E-Mail Address mbanghart34@yahoo.com

LICENSE TYPE:

Annual

► Seasonal

General

Charter Boat

► Common Victualler

Sunday Entertainment

Weekday Entertainment

► Food Truck

Class II

Class IV

Automatic Amusement

Taxi

Driver

Trash Hauler

Retail Food

► Food Service

Residential Kitchen

Catering

CMT

Bed & Breakfast

If applicant is an individual or partnership, please answer below:

a. Telephone 774-216-0888

b. Name Michael Banghart

c. Mailing Address 53 Avery Ave Wellfleet, MA 02667

If applicant is a corporation or trust, please answer below:

List the titles of all officers and manager:

Title	Full Name	Home Address

Corporate or Trust Name _____

Corporate Mailing Address _____

Corporate Telephone _____

PROVIDE THE FOLLOWING INFORMATION WITH RESPECT TO EACH LOCATION:

What will be the hours of operation? 11am – 5pm Thursday - Tuesday

Time(s) of Peak Customer Activity: 12 pm – 3pm

Est. Number of Customers at Peak Time(s): 60 people/hour

Est. Number of Employees at Peak Time(s): 2

What provisions have been made for trash, wastewater, potable water, electric and recycling?

Everything will be provided by the commissary kitchen at the Wagner at Duck Creek

List the locations where the mobile food vehicle will be deployed AND attach a sketch of how the vehicle will be positioned and other details of the area to be licensed.

Maguire Landing

I certify under the penalties of perjury that I, to the best knowledge and belief, have filed all state tax returns and paid all State taxes under law. I further certify that in the conduct of this business I will abide by all Town bylaws and regulations.

*Signature of Individual or Signature of
Corporate Officer w/Title (Mandatory)

Corporate Name (Mandatory if Applicable)

300878612
Federal Identification No.

Date of Application

*Approval of a contract or other agreement will not be granted unless this certification clause is signed by the applicant.

** Your social security number will be furnished to the MA Dept. of Revenue to determine if you have met tax filing or payment obligations. Providers who fail to correct their non-filing or delinquency will not have a contract or other agreement issued, renewed or extended. This request is made under the authority of M.G.L. c. 62C s. 49A.

FOR OFFICE USE ONLY BELOW THIS LINE

Police [Signature] Date 12/13/17 Comment OK

Fire [Signature] Date 12/15/17 Comment 2

Tax [Signature] Date 12/18/17 Comment _____

Building [Signature] Date 12-03-18 Comment OK

Health [Signature] Date _____ Comment _____

Received 12/6/17 By (initials) [Signature] Fee Received 300.00 Insurance _____ Date Issued _____

BOH # 3111

CV # _____

FT # 18-2



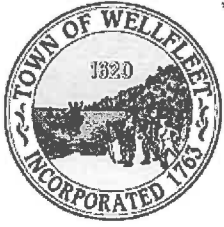
BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

III

LICENSES – C. Common Victualler

REQUESTED BY:	Trudy Vermehren
DESIRED ACTION:	Approval of The Fox and the Crow Café Common Victualler License
PROPOSED MOTION:	I move to approve the common victualler license for The Fox and the Crow Café.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

IV

APPOINTMENTS/REAPPOINTMENTS

REQUESTED BY:	BOS
DESIRED ACTION:	Nominate Elaine McIlroy to the Barnstable County HOME Consortium Advisory Council
PROPOSED MOTION:	I move to Nominate Elaine McIlroy to the Barnstable County HOME Consortium Advisory Council.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



BARNSTABLE COUNTY HOME CONSORTIUM

PO Box 427, 3195 MAIN STREET
BARNSTABLE, MASSACHUSETTS
02630

(508) 362-6628 • FAX (508) 362-0290
E-mail: mspringer@barnstablecounty.org



February 27, 2018

Mr. Dennis Murphy
Chair, Board of Selectmen
Town of Wellfleet
300 Main Street
Wellfleet, MA 02667

RE: Barnstable County HOME Consortium


Dear Mr. Murphy:

I am writing to inform you that the three-year term of Wellfleet representative (currently Elaine McIlroy) on the Barnstable County HOME Consortium's Advisory Council has expired.

The Consortium's Advisory Council has been responsible for allocating the \$15 million in federal HOME funds that the County has received since 1994. In addition, the Council determines many of the local HOME program's policies as well as stays current with and advocates for local, state, and federal policies that promote affordable housing. The Council meets on a regular basis in Barnstable Village. We highly value your town's participation on the Council and ask that you submit your nominee for a term through January 31, 2021 as soon as possible.

As the County Commissioners are the formal appointing body for Council members, please address your letter of nomination to the County Commissioners but send the request to me at the Commission. Your cooperation in this matter is greatly appreciated. If you have any questions or need additional information, please do not hesitate to contact me at 508.744.1224 or mspringer@barnstablecounty.org.

Sincerely,


Michelle Springer

HOME Program Manager

Cc: Ms. Jean MacLauchlan

Supporting affordable housing in the fifteen communities of Cape Cod



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

V

USE OF TOWN PROPERTY – Cahoon Hollow Beach

REQUESTED BY:	Elaine Hartman
DESIRED ACTION:	Approve the use of Town-Owned property at Cahoon Hallow Beach for Elaine Hartman's wedding ceremony on August 18, 2018.
PROPOSED MOTION:	I move to approve the use of Town-owned property at Cahoon Hallow Beach for Elaine Hartman's wedding ceremony on August 18, 2018 pending receipt of the Town-owned property rental fee and permitting.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

18-6

**TOWN OF WELLFLEET
APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY**

Applicant Elaine Hartman Affiliation or Group

Telephone Number 978-549-2287 Mailing Address 39 Pinewood Dr

Email address EHartman72199@aol.com Gardner, MA 01440

Town Property to be used (include specific area) Cahoon Hollow Beach in close

Proximity to the Beachcomber

Date(s) and hours of use: 8/18/18 4-5 pm

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant.

Wedding ceremony, approximately 20 people.

No Food/Beverages. No fees. Short ceremony, no

significant decorations. Will Plan to Rent a van or

SUV to bring guests from lodging.

Describe any Town services requested (police details, DPW assistance, etc.)

N/A

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

Action by the Board of Selectmen:

Approved as submitted

Approved with the following condition(s):

Disapproved for following reason(s):

Date:


Processing Fee: \$50.00 paid

Fee:

JAN 11 2018

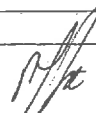
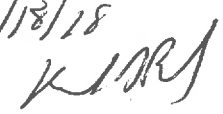
(over)

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent:  Comments/Conditions: OK Permits/Inspections needed:	Inspector of Buildings: Comments/Conditions: Permits/Inspections needed:
---	---


1/19/18

X

Police Department:  Comments/Conditions: - Sat. in the middle of August. Cannot guarantee parking access, etc.	Fire Department: 1/18/18 Comments/Conditions:  OK
--	--

1/17/18


1/18/18

DPW:  Comments/Conditions: 1/19/18 Can not guarantee parking or access to beach. PL	Community Services Director: 1/23/18 Comments/Conditions: St Thomas No guarantee of access, parking.
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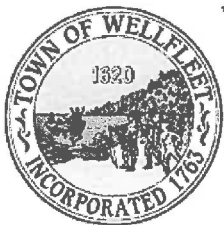
Harbormaster: Comments/Conditions	Shellfish: Comments/Conditions
---	--

X

X

Recreation: Comments/Conditions	Town Administrator:  Comments/Conditions
---	---

X



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

VI

BUSINESS – A. Cape Cod Commission

REQUESTED BY:	Kristy Senatori
DESIRED ACTION:	Update from the Cape Cod Commission
PROPOSED MOTION:	None.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

VI

BUSINESS – B. 2018 Town Meeting Warrant

REQUESTED BY:	BOS
DESIRED ACTION:	Finalize and close the 2018 Town Meeting Warrant
PROPOSED MOTION:	<p>I move to place (and recommend) the 2018 Town Meeting Article xx.</p> <p>I move to close the 2018 Annual Town Meeting Warrant.</p>
ACTION TAKEN:	<p>Moved By: _____ Seconded By: _____</p> <p>Condition(s):</p>
VOTED:	Yea _____ Nay _____ Abstain _____



ANNUAL TOWN MEETING
MONDAY, APRIL 23, 2018, 7:00 pm
Wellfleet Elementary School

&

ANNUAL ELECTION WARRANT
MONDAY, APRIL 30, 2018, NOON - 7:00 pm
Wellfleet Senior Center

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FINANCIAL & PROPOSITION 2½ TERMS

Chapter 59, section 21C of the Massachusetts General Laws is commonly referred to as Proposition 2½ (Prop. 2½) or the Tax Limiting Law for Cities and Towns in Massachusetts.

LEVY: The property tax levy is the revenue a Town can raise through real and personal property taxes. The property tax levy is the largest source of revenue for the Town.

LEVY CEILING: This is the maximum the levy can be. The ceiling equals 2.5% of the Town's full and fair cash value. The levy limit is equivalent to a tax rate of \$25.00.

LEVY LIMIT: The maximum the levy can be in a given year. The limit is based on the previous year's levy limit plus certain allowable increases, such as debt exclusions.

LEVY LIMIT INCREASE: The levy limit automatically increases each year by 2.5% of the previous year's levy limit.

NEW GROWTH: New construction and new parcel subdivision may also increase the Town's levy limit.

OVERRIDE: A community can permanently increase its levy limit by successfully voting at a referendum to exceed the limits. A community may take this action as long as it is below the levy ceiling.

DEBT EXCLUSION: This type of override ballot question can be placed on a referendum by a two thirds vote of the Board of Selectmen. If a majority of the voters approve the ballot question, the Town's levy limit is increased only for the amount voted at the referendum for the life of that debt only. The levy limit increase may exceed the Town's levy ceiling.

DEBT SERVICE: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest owed on any particular bond issue.

ENCUMBRANCE: A reservation of funds to cover obligations chargeable to but not yet paid from a specific appropriation account.

CAPITAL OUTLAY EXPENDITURES EXCLUSION: This type of override ballot question can be placed on a referendum by a two-thirds vote of the Board of Selectmen. If a majority of the voters approve the ballot question, the additional amount for the payment of the capital project cost is added to the levy limit or levy ceiling only for the year in which the project is being undertaken.

CONTINGENT VOTES: Chapter 59, section 21C (m) permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (OVERRIDE/DEBT EXCLUSION). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Board of Selectmen. If a referendum is called by the Selectmen, it must take place within forty-five days of the Town Meeting vote.

TOWN MEETING PROCEDURES

A quorum of 6% of the Town's registered voters must be present in order to conduct business.
(Charter: Sect. 2-1-3)

Voters are identified by voter cards, issued when they check in with the registrars at the beginning of the meeting.

Only voters may participate in voice votes. In case of a counted vote, voters will be identified by their voter cards.

Non-voters who have been admitted to the meeting must sit in the section designated for them. Nonvoters who may wish to speak must identify themselves and may address the meeting only by permission of the Moderator. (Charter: Sect. 2-1-2).

No voter will be allowed to speak until recognized by the Moderator.

Voters may only speak twice to any motion or amendment unless authorized by the Moderator. The provisions of this clause shall not apply to a) the person making the motion under an Article, and b) those persons required to be in attendance under the provisions of Charter Section 2-7-5. (Charter: Sect. 2-7-8).

All motions, including all amendments, must be in writing and be legible. Exceptions for very simple motions or amendments are at the discretion of the Moderator. (General Bylaws: Sect. II-2)

Zoning Bylaws	2/3 majority
To incur debt	2/3 majority
To transfer or sell Town land	2/3 majority
To approve charter amendments	2/3 majority
To pay unpaid bills of a prior fiscal year	4/5 majority at an Annual Town Meeting 9/10 majority at a Special Town Meeting

The order of consideration of the Articles as printed in the Warrant may be changed only by a two-thirds vote. (Charter: Sect. 2-7-4)

Some other common motions which require more than a simple majority to pass:

A motion to reconsider must be made at the same session as the vote it seeks to reconsider. It can only be made after some intervening business and must be made within one hour of the vote to be reconsidered. It is debatable to the same extent as the motion it seeks to reconsider, and it requires a majority vote. (Charter: Sect. 2-7-9).

FINANCE COMMITTEE STATEMENT

A Statement to the Voters from the Wellfleet Finance Committee

To be provided by the Finance Committee.

Respectfully submitted,

The Wellfleet Finance Committee

ANNUAL TOWN MEETING WARRANT

Monday, April 23, 2018

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet in the WELLFLEET ELEMENTARY SCHOOL, 100 LAWRENCE ROAD in Wellfleet on the 23rd day of April, 2018, at seven o'clock in the evening, then and there to vote upon the following Articles:

SECTION I: BUDGET ARTICLES

ARTICLE 1: FY 2019 Operating Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Town Operating Budget and fix the salaries and compensation of all elected officers of the Town for Fiscal Year 2019 or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommends 0-0

SUMMARY: This Article requests approval of the Fiscal Year 2019 Operating Budget (See Appendix A, page 51) This Article also sets the salaries of elected officials as per the budget and approves the budgets of the two regional school districts.

ARTICLE 2: FY 2018 Year End Transfers. To see if the Town will vote to transfer from available funds and/or authorize the transfer from various line items within current appropriations, such sums of money necessary to supplement the operating and/or capital budgets of the various Town departments for the current Fiscal Year 2018, or do or act anything thereon.

(Requested by the Board of Selectmen)

REQUESTS TO DATE:

FROM	TO	AMOUNT	EXPLANATION
158 Tax Title	124 General Administration	\$1,500	Copier lease and contract services
Free Cash	189 Housing Authority	\$15,000	Legal defense fees
753 Short Term Loan Interest	220 Fire Department	\$10,000	Overtime costs
Free Cash	300 Elementary School	\$48,780	Additional cost for special needs students
158 Tax Title	Cultural District	\$5,000	Match to state grant.
753 Short Term Loan Interest	630 Recreation Department	\$10,000	Increased cost of portable toilets
913 Unemployment Compensation	699 Beach Department	\$20,000	Increased cost of portable toilets
179 Shellfish S&W encumbrance	699 Beach Department	\$16,478	Increased cost of portable toilets
Free Cash	699 Beach Department	\$26,522	Increased cost of portable toilets

Total \$153,280

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0
Cultural Council: Recommends 11-0

SUMMARY: This Article requests transfers and additional funding for the operating budget for the fiscal year ending June 30, 2018. Additional requests may be added at Town Meeting.

ARTICLE 3: FY 2019 Capital Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Town Capital Budget, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.

SUMMARY: This Article requests approval of appropriations and transfers for the Fiscal Year 2019 Capital Budget. Capital items that require borrowing are in separate articles later in the warrant. (See Appendix B, page 52)

ARTICLE 4: FY 2019 Marina Enterprise Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Marina Enterprise Fund Budget, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 7-0.
Marina Advisory Committee: Recommends 0-0

SUMMARY: This Article requests approval of the Fiscal Year 2019 Marina Services Enterprise Fund Budget. (See Appendix C, page 53)

ARTICLE 5: FY 2019 Water Enterprise Budget. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2019 Water Enterprise Fund Budget, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 7-0
Board of Water Commissioners: Recommends 0-0

SUMMARY: This Article requests approval of the FY2019 Water Enterprise Fund Budget. (See Appendix D, page 55)

SECTION II: ADDITIONAL FINANCIAL ARTICLES

ARTICLE 6: Collective Bargaining Agreement Wellfleet Police Officers Union. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund a one-year collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers Union, beginning July 1, 2017, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0

Finance Committee: Recommends 0-0

SUMMARY: Town meeting approval is necessary to fund the first year of collective bargaining agreements.

ARTICLE 7: Collective Bargaining Agreement Wellfleet Police Officers Union. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the first year of a three-year collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers Union, beginning July 1, 2018, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0

Finance Committee: Recommends 0-0

SUMMARY: Town meeting approval is necessary to fund the first year of collective bargaining agreements.

ARTICLE 8: Non-Union and Other Personnel Salaries & Compensation. To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund wage and salary adjustments for non-union and other personnel beginning July 1, 2018, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0

Finance Committee: Recommends 0-0

SUMMARY: This appropriation funds wage and salary adjustments for non-union and other personnel.

ARTICLE 9: Chapter 90 Road Repairs. To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money in anticipation of reimbursement to be received pursuant to General Laws, chapter 90 as amended; said funds to be expended to repair and resurface Town roads and to carry out other authorized projects under the direction of the Department of Public Works, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommends 0-0.

SUMMARY: This Article will allow the Town to contract for paving services and other authorized projects in anticipation of receiving State reimbursement.

ARTICLE 10: Other Post-Employment Benefits (“OPEB”) Appropriation. To see if the Town will vote to raise and appropriate, or transfer from available funds the sum of \$250,000, or any other sum, to be added to the Town’s Other Post-Employment Benefits Liability Trust Fund or do or act anything thereon.
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.

SUMMARY: This amount will help to fund the Town’s share of future health insurance costs for current employees and retirees. As of June 30, 2016, the actuarial valuation of Wellfleet’s unfunded liability for these costs was \$7,987,654. Fund balance as of December 31, 2017 was \$1,477,128.

ARTICLE 11: To see if the Town will vote to raise and appropriate and/or transfer from the Marina Parking fund the sum of \$10,000, or any other sum, for the purpose of contributing to the Marina Enterprise Stabilization Fund, or do or act anything thereon. *Two-thirds vote required.*
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Marina Advisory Committee: Recommends 0-0

SUMMARY: With a two-thirds vote, the Town may appropriate into this fund in any year an amount not to exceed ten percent of the prior year’s tax levy. These funds are a reserve for future capital improvements to the Marina. Fund balance as of December 31, 2017 was \$40,222.

ARTICLE 12: Transfer to Stabilization Fund. To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$155,000, or any other sum, for the purposes of contributing to the Stabilization Fund, or do or act anything thereon. *Two-thirds vote required.*
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.

SUMMARY: With a two-thirds vote, the Town may appropriate into this fund in any year an amount not to exceed ten percent of the prior year’s tax levy. These funds are a reserve to stabilize tax rates from year to year due to unexpected financial requirements. The December 31, 2017 Stabilization Fund balance was \$759,189. With this contribution the Stabilization Fund balance will meet the Selectmen’s fiscal policy goal of 5% of the operating budget.

ARTICLE 13: Transfer to LCCATV Fund. To see if the Town will vote to transfer from the Cable Receipts Fund \$59,000 to fund Lower Cape Access Television and \$55,000 to operate local television access programming for the operation of the two local access television channels, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0
Finance Committee: Recommends 0-0.
Cable Advisory Committee: Recommends 0-0

SUMMARY: This article provides funding for the local government programming (channel 18) and Lower Cape Community Access Television (channel 99). COMCAST, through your cable TV bills, provides the funding to the cable receipts fund.

ARTICLE 14: To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2019 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of **\$29,511.50** to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2019; and further to appropriate from Community Preservation Fund estimated revenues a sum of **\$58,950** for open space debt service; a sum of **\$73** to reserve for open space; a sum of **\$59,023** to reserve to for community housing; and further to reserve for future appropriation a sum of **\$59,023** for historic resources as recommended by the Community Preservation Committee, as well as a sum of **\$383,649.50** to be placed in the 2019 Budgeted Reserve for general Community Preservation Act purposes, or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Community Preservation Committee: Recommends 5-0.

SUMMARY: This is an annual CPC housekeeping article. Out of a total projected revenue figure of \$590,230 for Fiscal Year 2019, \$29,511.50 is the 5% of estimated for administrative expenses, as provided by the Community Preservation Act. Open Space's 10% is allocated as the funding source for Land Bank debt service in the capital budget. There is a remainder of \$73 to be placed in an Open Space Reserve after debt service has been met. Community Housing's 10%, and Historic Resources' 10% are reserved respectively for housing and historic preservation purposes. The balance of \$383,649.50 is reserved for approved CPA projects.

ARTICLE 15: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund \$58,000 from housing budgeted reserve revenues and \$42,000 from estimated annual revenues, for a total sum of \$100,000.00 to contribute to the cost of, and thereby support, for building the financial capacity of the Affordable Housing Trust Fund, or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.

Community Preservation Committee: Recommends 5-0.
Housing Authority: Recommends 4-0.
Local Housing Partnership: Recommends 5-0.

SUMMARY:

The Community Preservation Act allows communities to allocate funds to the Affordable Housing Trust. This offers the Affordable Housing Committee a way to respond in a timely manner to appropriate market opportunities for land acquisition, building purchase, essential maintenance needs and other allowed activities.

ARTICLE 16: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, the sum of \$100,000.00 to contribute to the cost of, and thereby support, Making Homes Affordable, a program to assist with the purchase of workforce housing for eligible first-time buyers, or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Community Preservation Committee: Recommends 5-0.
Housing Authority: Recommends 4-0.
Local Housing Partnership: Recommends 5-0.

SUMMARY: This proposal is targeted for Workforce Housing. The plan is to offer down payment, closing cost and/or repair help in the form of a forgivable loan or grant of up to \$20,000 to eligible first-time home buyers. Based on 2017 CPC Barnstable county Moderate Income figures, eligibility would be based on an income of less than \$90,200 for a family of four; \$81,180 for a family of three; \$72,160 for a household of two; and \$63,140 for a household of one.

ARTICLE 17: To see if the Town will vote, pursuant to MGL c.44B, to rescind the appropriation of \$180,000 from the Fund Balance, approved as Article 21 in the 2014 Annual Meeting Warrant and return the \$180,000 to the CPA Fund Balance or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Community Preservation Committee: Recommends 5-0.
Housing Authority: Recommends 4-0.
Local Housing Partnership: Recommends 5-0.

SUMMARY: In order to proceed with the project for the construction of two Habitat homes at 2082 Rte. 6, this Article, approved at the 2014 Annual Meeting, needs to be rescinded. There cannot be two projects designated for the same location.

ARTICLE 18: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund undesignated fund balance the sum of \$240,000 to contribute to the cost of, and thereby

support, for the construction of two Habitat for Humanity of Cape Cod, Inc. affordable homes at 2082 Rte. 6 (Assessor's Map 29, Parcel 129), or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Community Preservation Committee: Recommends 5-0.
Housing Authority: Recommends 4-0.
Local Housing Partnership: Recommends 5-0.

SUMMARY: Habitat plans to construct two year-round affordable homes, a 2-bedroom and a 3-bedroom. Applicants will be chosen based upon eligibility at or below 65% of the median income. Sweat equity is utilized in the construction process. The houses will be deed restricted to remain affordable in perpetuity.

ARTICLE 19: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund general undesignated balance the sum of \$100,000 to contribute to the cost of, and thereby support, the construction of a 65-unit rental complex for Affordable and Workforce housing to be located in Eastham, Massachusetts or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Community Preservation Committee: Recommends 5-0.
Housing Authority: Recommends 4-0.
Local Housing Partnership: Recommends 5-0.

SUMMARY: This is an opportunity for Wellfleet to collaborate regionally and contribute to the creation in Eastham, off Brackett Road, of affordable (50) and moderate income (15) year-round rental units. While the project is set in Eastham, there are no geographic restriction placed on the moderate-income units that could be available to Wellfleet's workforce.

ARTICLE 20: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, the sum of \$7,000 to contribute to the cost of, and thereby support, for the continuance of the Community Development Partnership sponsored Cape Housing Institute in Fiscal Year 2019, or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Community Preservation Committee: Recommends 5-0.
Housing Authority: Recommends 4-0.
Local Housing Partnership: Recommends 5-0.

SUMMARY:

The highly praised seminars offered by the Community Development Partnership (CDP) last year is being expanded. CDP is seeking contributions from the participating towns towards the costs of another seminar series to develop better understanding of Community Housing needs and to create more effective advocates for Affordable Housing.

ARTICLE 21: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund estimated annual revenues, the sum of \$39,000 to contribute to the cost of, and thereby support, the improvements by Wellfleet Preservation Hall of the town park at 335 Main St. or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 3-2.

Finance Committee: Recommends 0-0.

Community Preservation Committee: Recommends 5-0.

SUMMARY: Preservation Hall is in charge of the grounds at 335 Main Street, a town park under their care. This project is meant to provide mitigation planting to buffer Wesley Swamp, replace fencing and improve landscaping behind the hall. This is an Open Space/Recreation project.

ARTICLE 22: To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Historic budgeted reserves the sum of \$20,000 to contribute to the cost of, and thereby support, continuance of the Wellfleet Historical Plan with additional Form B inventories, storage upgrades and a workshop for owners of historic homes or do or act anything thereon.

(Requested by the Community Preservation Committee)

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommends 0-0.

Community Preservation Committee: Recommends 5-0.

SUMMARY: The Historical Commission intends to complete additional Form B inventories, upgrade their storage at the Library, continue the Historical Plan and offer a workshop for owners of historic properties.

ARTICLE 23: Transfer of Unexpended Bond Proceeds. To see if the Town will vote to transfer the funds authorized to be borrowed under Article 24 at the 2013 Annual Town Meeting to pay costs of the renovations of the Police Station, which funds are no longer needed to pay costs of such project, and to transfer \$227,202.63 in the bond premium related to the issuance of bonds on the Police Station borrowing to pay costs of construction and other related improvements to the former COA Building at 95 Lawrence Road and for the payment of all other costs incidental and related thereto; or take any other action relative thereto. .

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 4-1.

Finance Committee: Recommends 0-0.

Community Preservation Committee: Recommends 5-0.

SUMMARY: The former COA building has sat vacant for approximately fifteen years. Renovating this property would for office and storage space would benefit the Wellfleet Library, children and adults who are involved in the Recreation Department, the Health and Conservation Department, the Building Department, Wellfleet Television and the long-term storage needs of the Town.

ARTICLE 24: Walking Trail at COA Building. To see if the Town will vote to raise and appropriate the sum of \$82,000, or any other sum, for the purpose of installing a walking path around the Council on Aging property at 715 Old Kings Highway in Wellfleet and for the payment of all other costs incidental and related thereto, provided however, that the vote taken hereunder shall be contingent upon approval by the voters of the Town at an election of a 'capital outlay exclusion' in accordance with the provisions of Massachusetts General Law, Chapter 59, section 21C (i1/2), otherwise known as Proposition 2 ½, so called, or take any other action relative thereto. ***Two-thirds vote required.***

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.

SUMMARY: This article would approve funding to create a walking trail around the Council on Aging property to encourage exercise.

Effect on Property Taxes: The \$82,000 capital exclusion would add 3.5 cents to the tax rate for one year and would cost the owner of a median priced single-family home (\$510,000) \$17.76.

ARTICLE 25: Expansion of White Crest Beach parking lot. To see if the Town will vote to appropriate a sum of money, for the design, permitting (if any) and construction of the expansion of the White Crest Beach parking lot up to a maximum of five hundred (500) spaces and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen, be and hereby is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (1) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, or to take any other action in relation thereto. ***Two-thirds vote required.***

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.

SUMMARY: This article requests funding to expand the parking lot at White Crest beach to a maximum of five hundred spaces. The expansion is intended to replace the spaces that are being lost to erosion on the ocean side of Ocean View Drives. If this preservation of spaces does not move forward and current erosion patterns continue there will be a time in the not too distant future where parking is no longer available for the ocean beaches. The cost of the expansion will be paid out of the increased revenue received from the lot.

Effect on Property Taxes: There would be no effect on property taxes from this article. The cost of borrowing would be paid from the added parking revenue collected.

ARTICLE 26: Cape Cod Regional Technical High School Building. To see if the Town will approve the **\$86,718,291** borrowing authorized by the Cape Cod Regional Technical High School District for the purpose of paying costs of designing, constructing, originally equipping and

furnishing a new District High School to be located at 351 Pleasant Lake Avenue in Harwich, including the payment of all costs incidental or related thereto and for which the District may be eligible for a school construction grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended at the direction of the School Committee. The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any Study costs the District incurs in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the District and its member municipalities. Any grant that the District may receive from the MSBA for the Study shall be as set forth in the Feasibility Study Agreement that may be executed between the District and the MSBA. The approval of the District's borrowing by this vote shall be subject to and contingent upon an affirmative vote of the Town to exempt its allocable share of the amounts required for the payment of interest and principal on said borrowing from the limitations on taxes imposed by M.G.L. 59, Section 21C (Proposition 2 1/2), or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommendation reserved to Town Meeting.

Finance Committee: Recommendation reserved to Town Meeting.

SUMMARY: This is a request for funding of the new Cape Cod Regional Technical High School in Harwich. Wellfleet's share will be calculated based on the borrowing costs and the number of Wellfleet students attending Cape Cod Regional Technical High School. Based on current enrollment numbers and an estimated 25 year bond the annual cost to Wellfleet is estimated to be \$104,119.

Effect on Property Taxes: The estimated \$104,119 in first year debt service would add 4.4 cents to the tax rate and would cost the owner of a median priced single-family home (\$510,000) \$22.55.

ARTICLE 27: Increase Marijuana Sales Tax to 3%. To see if the town will vote to increase the local sales tax on recreational marijuana from 2% to 3%.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommends 0-0.

SUMMARY: Municipalities have the option of increasing the local sales tax on recreational marijuana from 2% to 3%. Increasing the sales tax will help lessen percentage of local revenue that comes from property taxes.

ARTICLE 28: Water Resources Director: To see if the Town will vote to raise and appropriate and/or transfer from any available source of funds \$150,000, or any other sum for the purpose of funding a new position to implement the Town's required Wastewater Management Plan and oversee the management of the Town's Water System within the Enterprise Fund; provided, however that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to assess an additional \$150,000 in real estate and personal property taxes pursuant to the provisions of G. L. c. 59, §21C (Proposition 2 1/2), or do or act anything thereon.

Board of Selectmen: Recommends 4-1.

Finance Committee: Recommends 0-0.

SUMMARY: The Town does not currently have any capacity to implement a State and Federally required wastewater plan and is required to do so under the State and EPA approved “208 Plan”. The Wastewater Committee and the Board of Water Commissioners have worked together to find a cost efficient and economical solution which involves staffing the needs of Wastewater, which are currently un-staffed, while at the same time assuming management of the Water System to create efficiencies.

Effect on Property Taxes: The cost of \$150,000 in the first year would add 6.4 cents to the tax rate and would cost the owner of a median priced single-family home (\$510,000) \$32.49.

ARTICLE 29: To see if the Town will vote to increase the Stipend for Selectmen to \$2,500 per year or do or act anything thereon. [Requested by the Board of Selectmen]

Board of Selectmen: Recommends 3-2.

Finance Committee: Recommends 0-0.

Summary: The Selectmen’s stipend, currently \$1,000 per year was set in 1986 and has not changed since that time. The financial impact of changing the stipend is an additional \$1,500 per year per Selectman or \$7,500 a year for the five positions. The increased stipend may encourage more citizens to run for office.

ARTICLE 30: Create a Special Purpose Stabilization Fund for Capital Improvements. To see if the Town will vote, pursuant to General Laws Chapter 40, section 5B, to create a Special Purpose Stabilization Fund for capital improvements; or to take any other action relative thereto. [Requested by the Board of Selectmen]

Board of Selectmen: Recommends 3-2.

Summary: Should the Town begin to receive funds from a recreational marijuana dispensary the receipts, by town meeting vote, may be deposited into the Capital Improvement Stabilization Fund and used for public safety and other related capital expenditures. Should the expansion of the room occupancy tax to all short-term rentals be implemented the Town would also have the option of depositing a portion of the receipts into a Capital Improvement Stabilization Fund.

ARTICLE 31: Create a Special Purpose Stabilization Fund for Maintenance Dredging To see if the Town will vote, pursuant to General Laws Chapter 40, section 5B, to create a Special Purpose Stabilization Fund for maintenance dredging; or to take any other action relative thereto. [Requested by the Board of Selectmen]

Board of Selectmen: Recommends 3-2.

Summary: The Town has indicated a desire to perform maintenance dredging. This fund would be used to collect funds for maintenance dredging. Funding sources might include Marina parking receipts, room occupancy tax receipts, etc. The existence of a Maintenance

Dredging Stabilization Fund and deposits of monies into the fund would exhibit to both federal and state decision makers that the Town is committed to maintenance dredging.

**SECTION III: CHARTER AMENDMENTS, GENERAL BYLAWS and ACCEPTANCE of
STATUTES ARTICLES**

ARTICLE 32: Proposal to Amend Town of Wellfleet General Bylaws, Article 3, Wellfleet General Bylaws, section 5 by adding the text shown in **bold** and deleting the text shown as ~~strike-through~~ below such that the bylaw, as amended shall read:

Section 5. No money shall be paid from the Town Treasury without a warrant or order therefore directed to the Treasurer. **Such warrant or order shall be signed by a majority of the Selectmen or by a member designated by the Board of Selectmen pursuant to M.G.L. Ch. 41, Section 56.** No money granted for special purpose shall be applied to any other use, unless by a vote of the Town, and no orders shall be drawn upon the Treasurer for any purpose not authorized by a vote of the Town or by the statutes of the Commonwealth. The orders drawn against any appropriation shall not exceed the same.
(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 3-2.
Finance Committee: Recommends 0-0.
Bylaw Committee: Recommends 0-0.

SUMMARY: The timely signing of warrants has often proven to be difficult if Selectmen are out of town or unable to get to town hall because of other commitments. Payrolls and other routine payment may be inconveniently delayed for days because of this.

ARTICLE 33: Proposal to Amend Town of Wellfleet General Bylaw, Article V, section 2 by adding the text shown in **bold** and deleting the text shown as ~~strike-through~~ below such that the bylaw, as amended shall read:

ARTICLE V TRANSPORTATION

Section 2. When any officer or member of any board, paid or unpaid is called upon to go to any point outside the Town of Wellfleet on official business connected with the duties of his office, he shall be entitled to receive pay for transportation on the following basis: a sum per mile for travel for said fiscal year **as set annually by the IRS** ~~as the Selectmen shall annually determine and set prior to October 1st of the preceding fiscal year~~ within the state, and reimbursement for actual costs for travel outside of the state. When any year round employee is called upon to go from his/her office during the normally scheduled working hours or is called to duty beyond normally scheduled working hours, to any point within the Town of Wellfleet on official business connected with the duties of his/her office, he/she shall be entitled to receive compensation for transportation at the rate per mile for travel for said fiscal year as the Selectmen shall annually determine and set prior to October 1st of the preceding fiscal year, upon presentation to the Town Accountant of an itemized bill within thirty days. .

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.

Finance Committee: Recommends 0-0.
Bylaw Committee: Recommends 0-0.

SUMMARY: This change is to remove an unneeded step in a process. The IRS sets the reimbursement rate each year which is followed by the Board of Selectmen's approval of the rate. This bylaw change would automatically accept the rate set by the IRS.

ARTICLE 34: Proposal to Amend Town of Wellfleet General Bylaw, Article VII, section 46, Polystyrene Reduction Bylaw, section 4, Administration and Enforcement by adding the text shown in **bold** and deleting the text shown as ~~strike through~~ below such that the bylaw, as amended shall read:

Section 4. Administration and Enforcement

This Bylaw may be enforced by any Town Police Officer or agent of the Board of Health through any lawful means in law or in equity, including, but not limited to, non-criminal disposition pursuant to G.L.c.40, Section 21D and **ARTICLE VII GENERAL SECTION 37. PENALTIES AND ENFORCEMENT** of the Town's General Bylaws. If non-criminal disposition is elected, then any Establishment which violates any provision of this Bylaw shall be subject to the following penalties:

First Offense:	\$100 fine
Second Offense:	\$200 fine
Third Offense and	\$400 fine
Each Subsequent:	\$300 fine

(Requested by the Recycling Committee)

Board of Selectmen: Recommends 5-0.
Finance Committee: Recommends 0-0.
Recycling Committee: Recommends 0-0.
Bylaw Committee: Recommends 0-0.

SUMMARY: The original article approved at the 2017 Annual Town meeting in article 31 provided for a \$400 fine for the third and each subsequent offense which exceeds the maximum of \$300 allowed by law. The amendment corrects that error.

SECTION IV: ZONING BY LAW AMENDMENT ARTICLES

ARTICLE 35: Zoning Bylaw Amendment – Food Trucks. To see if the Town will vote to amend the Zoning Bylaws by amending Section II, Section 2.1, Definitions or take any other action related thereto. (Deleted language appears as ~~strike through~~ type; proposed language appears in **bold** type. **(Two-thirds vote required)**)

Section II Definitions

Section 2.1

Food Truck – A readily movable, non-motorized trailer or cart or a motorized wheeled vehicle that is designed and equipped to cook, prepare, and/or serve food for retail sale while parked on land other than a public or private street, and shall include any food truck, food cart, canteen truck, catering truck, breakfast truck, lunch truck, lunch wagon, or any other mobile food vehicle. All Food Trucks must be registered with the Massachusetts Registry of Motor Vehicles, as required. The following Food Truck uses are exempt from this definition and do not require a special permit:

- a. A Food Truck operating at a special event approved by the Board of Selectmen, such as Oysterfest, a carnival or similar event;
- b. A Food Truck operating as an accessory use to an outdoor municipal or governmental recreational use, including but not limited to public beaches, municipal playing fields or similar use; and
- c. A Food Truck catering a private event in any zoning district, which shall remain on the property for a period not to exceed 24-hours.

(Request of the Planning Board)

SUMMARY:

Board of Selectmen:

Planning Board:

Bylaw Committee:

ARTICLE 36 : Zoning Bylaw Amendment – Section 5.3.2 Use Regulations. To see if the Town will vote to amend the Zoning Bylaws by amending Section V, Section 5.3, Use Regulations by inserting the language below, in alphabetical order, where appropriate, or take any other action related thereto. (Deleted language appears as ~~strike through~~ type; proposed language appears in **bold** type. **(Two-thirds vote required)**)

Section 5.3.2 Use Regulations

5.3.2 Commercial	CD	R1	R2	NSP	C	C2
Food Truck	A	O	O	O	A	O

SUMMARY: The appropriate use of land is regulated under the Town of Wellfleet Zoning By-Laws (WZBL). As per WZBL Section 5.2, uses not listed in WZBL Section 5.3 Use Regulations are prohibited unless the Board of Appeals “...determines that the use closely resembles in its neighborhood impact(s) a use listed as permitted or authorized under special permit, in the same zoning district.” Inserting the language above into the WZBL provides clear statement of where land may be used for Food Trucks. Food Trucks operating on land other than public or private streets will be an allowed land use by Special Permit in the Central (CD) and Commercial (C) Zoning Districts, where similar uses (i.e. retail businesses

and food establishments) are already permitted. Certain Food Truck uses have been exempted to 1) allow the Town of Wellfleet to continue licensing Food Trucks to operate on public land under certain circumstances, and 2) permit Food Trucks to cater private events in any zoning district.

(Request of the Planning Board)

ARTICLE 37: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending 6.22.2 (5) Home Occupation as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type. **(Two- thirds vote required)**)

(5.) No exterior storage of Home Occupation related materials or equipment is permitted on the Home Occupation premises unless ~~concealed from view~~ of reasonable screened from abutters and street by a **stockade type** fence, **not to exceed 6' in height** or suitable plantings of evergreen ~~or deciduous shrubs and trees~~. **However, equipment as noted in Sections (9) and (10) of 6.22.2 are exempt from screening, as well as any boats, vehicles, trailers or accessory structures.**

(Request of the Planning Board)

Board of Selectmen:

Planning Board:

Bylaw Committee:

SUMMARY: The proposed amendment to the Home Occupation zoning bylaw has been brought forward in an effort to make clearer how materials that are used for home occupation business may be used and housed on the locus.

ARTICLE 38 : Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by adding a new Section __ Affordable Flexible Residential Design, Section __ as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type. **(Two-thirds vote required)**)

Affordable Flexible Residential Design TBD-Placeholder

Board of Selectmen:

Planning Board:

Bylaw Committee:

SUMMARY: The proposed AFRD bylaw has been created to help create opportunities for the development of additional affordable housing units through the use of flexible dimensional regulations.

(Request of the Planning Board).

ARTICLE 36: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by adopting a new Section 6.35 - Special Permit/Site Plan Review for Impactful Commercial Uses as follows: **(Two-thirds vote required)**

(Request of the Planning Board)

6.35 - SPECIAL PERMIT/SITE PLAN REVIEW FOR IMPACTFUL COMMERCIAL USES

6.35.1. PURPOSE

Add in when completed by Town Counsel

Board of Selectmen:
Planning Board:
Bylaw Committee:

SUMMARY: The purpose and intent of this by law is primarily to preserve the unique rural Cape Cod character of Wellfleet as a small, sea-side Town and tourist destination, and also to regulate impacts on the general safety and welfare of the Town caused by certain uses that present particular impacts in terms of size, traffic, parking, impervious surface, lighting/glare, signage, drainage, noise and aesthetics.

ARTICLE 39: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending Section __ Medical Marijuana Overlay District as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type.) **(Two-thirds vote required)**

Medical Marijuana Overlay District Amendments TBD-Placeholder

(Request of the Planning Board)

Board of Selectmen:
Planning Board:
Bylaw Committee:

SUMMARY:

ARTICLE 40: Zoning Bylaw Amendment. To see if the Town will vote to amend the Zoning Bylaws by amending Article X Large-Scale Ground-Mounted Solar Photovoltaic Installations, section 8.6 as follows: (Deleted language appears as ~~striketrough~~ type; proposed language appears in **boldface** type.) **(Two-thirds vote required)**

10.8.6 Height

Solar photovoltaic arrays shall not exceed **ten (10) six-(6)** feet in height off the ground at their tallest orientation **as measured at the highest point of the ground under the array**. Accessory structures to LSGMSPI shall be subject to height requirements set in section 10.7 of this bylaw.

(Request of the Planning Board)

Board of Selectmen:
Planning Board:
Bylaw Committee:

SUMMARY: The request to increase the height in the bylaw is being requested to provide for greater flexibility on the capped landfill site for the development of a solar array project that the Town is soliciting through a competitive RFP process. The increase in height will allow for more solar panels to be placed on the site thus producing enough electricity to cover nearly all of the Town's total energy use.

ARTICLE 41: Zoning Bylaw Amendments. To see if the Town will vote to amend the Zoning Bylaws as stated below: (Deleted language appears as ~~strike through~~ type; proposed language appears in **boldface** type.) **(Two-thirds vote required)**

1. To see if the Town will vote to amend its Zoning By-laws, as most recently amended, by amending Section 5.3, Use Regulations, by inserting a new footnote 29 after the sub-headings for Section 5.3.2 Commercial, Sections 5.3.3 Commercial (Heavy) and Section 5.3.4 Institutional to read as follows: "29 Subject to Section 6.35 of this Zoning By-law," or take any other action relative thereto.
2. To see if the Town will vote to amend its Zoning By-laws, as most recently amended, by amending Section 2.1 Definitions by deleting the definition for "Business, Formula," or take any other action relative thereto.
3. To see if the Town will vote to amend its Zoning By-laws, as most recently amended, by amending Section 5.3, Use Regulations, Section 5.3.2 under the sub-heading "Commercial", be deleting "Business, Formula" from the use table, or take any other action relative thereto.
4. To see if the Town will vote to amend its Zoning By-laws, as most recently amended, by deleting Section 6.3.13 "Development of Significant Impact" in its entirety OR do you want to retain so much of this provision as pertains to the Main Street Overlay District , or take any other action relative thereto?
5. To see if the Town will vote to amend its Zoning By-laws, as most recently amended, by deleting Section 6.3.14, Developer-Funded Impact Studies for "Development of Significant Impact", OR ignore this deletion if you decide to retain so much of Section 6.3.13 pertaining to the Main Street Overlay District, or take any other action relative thereto.
6. To see if the Town will vote to amend its Zoning By-laws, as most recently amended, by amending Section 8.4.2 by adding the following new sentence after the second sentence: "Granting of a special permit for Impactful Commercial Uses shall be governed by Section 6.35 of this Zoning By-law and shall not be subject to the provisions of Section 8.4.2," or take any other action relative thereto.

(Request of the Planning Board)

Board of Selectmen:
Planning Board:

Bylaw Committee:

SUMMARY: These are housekeeping amendments and are changes to be made in response to the adoption of or amendments to other sections of the Zoning Bylaw.

SECTION V: DISPOSITION OF TOWN PROPERTY ARTICLES

ARTICLE 42: Disposition of Town Owned Property – 0 West Main Street. To see if the Town will vote pursuant to Article III, Section 7 of the Town Bylaws to transfer the care, custody, management and control of a parcel of land at 0 West Main Street, parcel 14-222-0, and referenced in a survey plan, entitled “Plan of Land in Wellfleet dated April 1989, prepared by Slade Associates, Inc., recorded with the Barnstable County Registry of Deeds in Book 459, Page 61 to the Board of Selectmen for the purpose of conveyance to an abutting property owner, or do or act anything thereon. . *Two-thirds vote required.*

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 4-0.
Finance Committee: Recommends 0-0.

SUMMARY: This Article authorizes the Board of Selectmen to convey a small parcel of land of unknown ownership by giving a release deed to the abutter which merely states that the Town conveys any interest it has in the property (which may be no interest) to the abutter.

ARTICLE 43: Easement for Eversource to install transformer. To see if the Town will vote to convey an easement to Eversource for the installation of an additional transformer in the rear parking lot of Town Hall or do or act anything thereon. The request is for an easement on Town-owned property, being Assessor’s Map 15, Parcel 45 and 52. *Two-thirds vote required.*

Board of Selectmen: Recommends 4-0.

SUMMARY: This easement will allow Eversource to add an additional transformer to the downtown area which will help to alleviate power outages in certain areas. When power is out to certain areas Eversource will then have the ability to re-route power distribution and reduce the number of residents suffering power outages.

ARTICLE 44: Paine Hollow affordable housing project housekeeping. To see if the Town will vote to authorize the Board of Selectmen to acquire by gift, purchase, eminent domain or otherwise, a fee interest in the land, and any improvements thereon, located at 120 Paine Hollow Road, containing 4.89 acres, more or less, being Map 29, Lot 300 (formerly Map 202-24, Lot 68), as shown on a [sketch] plan entitled “Sketch Plan showing land at Assessors Map 29, Parcel 300 Scale: 1”=100’ on file with the Town Clerk, and to authorize the Board of Selectmen to sign all documents, including but not limited to an order of taking, and to take all other actions necessary or appropriate to carry out this vote; or take any other action relative thereto. *Two-thirds vote required.*

(Requested by Board of Selectmen)

Board of Selectmen: Recommends 4-0.

SUMMARY: This is a housekeeping article to clear title to property mentioned above. This warrant article authorizes the Board of Selectmen to acquire the parcel, through eminent domain, to confirm title in the entirety of the property. Legal counsel’s opinion is that the taking would be against the Town only.

ARTICLE 45: Septic System Easement for 15 Harding Lane. To see if the Town will vote to convey an easement for operation, maintenance, repair and replacement of an existing septic system leach pit shown as “Proposed Leach Pit” on a plan entitled in part: “Site and Sewage Plan prepared for Earl R. Harding, Jr.” which plan is dated April 19, 1994 and prepared by FELCO, INC. The request is for an easement on Town-owned property, being Assessor’s Map 15, Parcel 52, for the benefit of 15 Harding Lane, being Map 15, Parcel 45, or do or act anything thereon. *Two-thirds vote required.*

(Requested by Board of Selectmen)

Board of Selectmen: Recommends 4-1
Open Space Committee: Recommends
Board of Health: Recommends
Planning Board: Recommends
Conservation Commission: Recommends
Natural Resources Advisory Board: Recommends

SUMMARY: This easement is required to provide an access for the purposes of repair and maintenance to an existing septic system that services private property, i.e. 15 Harding Lane and is located on Town land.

SECTION VI: UNCLASSIFIED ARTICLES

ARTICLE 46: To see if the Town will vote to accept the provisions of Massachusetts General Law, Chapter 40u, Section 2, Municipal Hearing Officer, or do or act anything thereon.

(Requested by the Board of Selectmen)

Board of Selectmen: Recommends 5-0.

Summary: This statute will allow the Town to handle non-criminal dispositions (“tickets”) in a similar manner to how parking tickets are handled.

ARTICLE 47: Approval of Revised Wellfleet Town Charter. To see if the Town will vote to accept the revised Town Charter as presented by the Charter Review Committee or do or act anything thereon.

(Requested by the Charter Review Committee)

Board of Selectmen: Recommends 0-0.
Finance Committee: Recommends 0-0.
Charter Review Committee: Recommends 0-0.

SUMMARY: The Charter Review Committee was created by Town meeting vote under article #32 of the 2016 Annual Town meeting and extended by article #43 at the 2017 Annual Town meeting. This vote requests approval of the revised charter as presented by the Charter Review Committee.

ARTICLE 48: Approval of Wellfleet Housing Needs Assessment and Action Plan (appendix F). To see if the Town will vote to accept the Wellfleet Housing Needs Assessment and Action Plan as required under Article 4, section 14 of the Town's general bylaws or do or act anything thereon.

Two-thirds vote required.

(Requested by the Housing Authority)

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

Charter Review Committee: Recommends 0-0.

SUMMARY: The Wellfleet Housing Needs Assessment and Action Plan was created by the Wellfleet Housing Authority and Wellfleet Housing Partnership. The Plan will be submitted to the State of Massachusetts. The Town's bylaws require that any policy or management plan being submitted for Regional or State certification be approved by a two-thirds vote at Town meeting. A summary of the plan is in Appendix F and the full plan is available on the Town's web site.

ARTICLE 49: Room Occupancy Tax. To see if the Town will vote to authorize the Board of Selectmen to petition the General Court for special legislation, printed below, authorizing the Town to impose a room occupancy tax on seasonal rentals not currently subject to such tax; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Board of Selectmen approves amendments thereto prior to enactment by the General Court, and provided further that the Board of Selectmen is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition, or do or act anything thereon.

An Act Relative to the Application of the Local Option Room Occupancy Excise Tax to Seasonal Rental Properties in the Town of Wellfleet.

Section 1. Notwithstanding the provisions of any general or special law to the contrary, in addition to the authority to impose a local excise tax upon any transfer of occupancy of any room or rooms as may be set forth in and authorized by G. L. c. 64G, §3A or other law, as the same may be amended from time to time, the Town of Wellfleet shall, commencing on the first day of the fiscal year that begins after the effective date of this Act, be authorized to impose a local excise tax upon the transfer of occupancy of any room in a seasonal rental property or other transient accommodations located within said Town by any operator at the rate of up to but not exceeding five (5) percent of the total amount of rent of each such occupancy.

Section 2. For the purpose of this chapter, all terms used herein shall, unless the context requires otherwise, have the same meanings as set forth in G. L. c. 64G, §1 and as follows:

"Occupancy", the use or possession, or the right to the use or possession of any room or rooms in a bed and breakfast establishment, bed and breakfast home, lodging house, motel, seasonal rental property or other transient accommodation designed and normally used for sleeping and living purposes, or the right to the use or possession of the furnishings or the services and accommodations, including breakfast in a bed and breakfast establishment or bed and breakfast home, accompanying the use and possession of such room or rooms, for a period of ninety consecutive calendar days or less, regardless of whether such use and possession is as a lessee, tenant, guest, or licensee.

“Seasonal rental property or other transient accommodations” shall mean any bed and breakfast home, as defined by G. L. c. 64G, §1 and any residential or commercial dwelling, dwelling unit or part thereof, unit of a condominium dwelling as defined by G. L. c. 183A, or time-share as defined by G. L. c. 183B, used for the lodging of guests or invitees in exchange for rent.

Section 3. No excise shall be imposed upon for the transfer of occupancy of any room in a seasonal rental property or other transient accommodations if the total amount of rent is less than fifteen dollars per day or if the accommodation, other than a bed and breakfast home, is exempt under the provisions of G. L. c. 64G, §2.

Section 4. All operators of seasonal rental properties or other transient accommodations shall be responsible for assessing, collecting, reporting, and paying such excise tax as set forth in G. L. c. 64G, §§3-6, 7A and shall be liable in the same manner as operators in G. L. c. 64G, §7B.

Section 5. This Act shall take effect upon its passage.

Board of Selectmen: recommends 0–0.

Finance Committee: recommends 0–0.

SUMMARY: Renews previous petition voted at the 2015 and 2017 Annual Town Meeting which has not been acted upon by the State Legislature. The petition would make vacation rentals subject to the same rooms tax as is currently paid by hotels and motels.

SECTION VII: STANDARD ANNUAL ARTICLES

ARTICLE 50: To see if the Town will vote to authorize the Town Administrator or his designee to dispose of the following articles of personal property by trade in or sale, or do or act anything thereon.

None at time of printing.

Board of Selectmen: Recommends 4-0.

Finance Committee: Recommends 7-0.

SUMMARY: This Article authorizes the Town Administrator or his designee to dispose of surplus/outdated supplies and equipment during the fiscal year. All money received for the disposal of such goods is to be placed in the General Fund, as appropriate. Any credit for trade in value will be applied against the purchase of the replacement vehicle.

ARTICLE 51: To see if the Town will vote in accordance with G. L. c. 41, §38 to authorize the Town Collector to use all means for collecting taxes, which the Treasurer may use when appointed Collector, or do or act anything thereon.

Board of Selectmen: Recommends 0-0.

Finance Committee: Recommends 0-0.

SUMMARY: This Article authorizes the Town Collector when appointed to use all pertinent sections of the Massachusetts General Laws to collect taxes due.

ARTICLE 52: To see if the Town will vote to assume liability in the manner provided by G. L. c. 91, §29 and 29A, as most recently amended, for damage that may be incurred for work to be performed by the Department of Environmental Protection of Massachusetts for improvement, development, maintenance and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores and shores along a public beach, excluding the Herring River and Herring River Dike, in accordance with G. L. c. 91, §11, and to authorize the Selectmen to execute and deliver a bond of indemnity therefore to the Commonwealth, or do or act anything thereon.

Board of Selectmen: Recommends 0-0.
Finance Committee: Recommends 0-0.

SUMMARY: The Commonwealth requires that the Town annually assume all liability for damages that may occur when work is performed by the Massachusetts Department Environmental Management within tidal and non-tidal waterways within the Town.

ARTICLE 53: To see if the Town will vote pursuant to the provisions of G. L. c. 71, §16B, to reallocate the sum of the Town's required local contributions to the Nauset Regional School District in accordance with the Nauset Regional School District Agreement, rather than according to the formula of the Education Reform Act, so-called, for fiscal year 2019, or do or act anything thereon.

Board of Selectmen: Recommends 0-0.
Finance Committee: Recommends 0-0.

SUMMARY: This annual request would apportion the operating budget of the Nauset Regional School District on a per pupil basis, rather than the Education Reform Act Formula. The Article will apportion the Nauset Regional School District Assessment for Fiscal 2019 to the four-member Towns based on their proportionate enrollment within the school district. This is the method provided within the inter-municipal agreement approved by the four Towns establishing the Nauset Regional School District and has been applied in each of the past fifteen years by Town Meeting vote.

SECTION VIII: PETITIONED ARTICLES

ARTICLE 54: To see if the Town will vote to advise the Board of Selectpersons to vote limit the use of the town owned building at 95 Lawrence Road, known as the old Senior Center, to affordable housing use only.

(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen: Recommends 0-0.
Finance Committee: Recommends 0-0.

ARTICLE 55: Zoning Bylaw Amendment — Food Trucks. To see if the Town will vote to amend the Zoning Bylaws by amending Section II, Section 2. 1, Definitions and Section V, Section 5.3, Use Regulations by insetting the language below, in alphabetical order, where appropriate, or take any other action related thereto. *Two-thirds vote required.*

Section II Definitions

Section 2. 1

Food Truck — A readily movable, non-motorized trailer or cart or a motorized wheeled vehicle that is designed and equipped to cook, prepare, and/or serve food for retail sale while parked on land other than a public or private street, and shall include any food truck, food cart, canteen truck, catering truck, breakfast truck, lunch truck, lunch wagon, or any other mobile food vehicle. All Food Trucks must be registered with the Massachusetts Registry of Motor Vehicles, as required. The following Food Truck uses do not require a special permit:

- a. A Food Truck operating at a special event approved by the Board of Selectmen, such as Oysterfest, a carnival or similar event;
- b. A Food Truck operating as an accessory use to an outdoor municipal or governmental recreational use, including but not limited to public beaches, municipal playing fields or similar use; and
- c. A Food Truck catering a private event in any zoning district, which shall remain on the property for a period not to exceed 24-hours.

Section 5.3.2 Use Regulations

5.3.2 Commercial	CD	R1	R2	NSP	C	C2
Food Truck	A	O	O	O	A	A*

*only C2 parcels that are contiguous to Route 6; food truck traffic must use its access and egress on route 6 even if parcel has alternative access.

(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen: Recommends 0-0

Planning Board: 0-0

SUMMARY: The appropriate use of land is regulated under the Town of Wellfleet Zoning By-Laws (WZBL). Inserting the language above into the WZBL provides a clear statement of where land may be used for Food Trucks. Food Trucks operating on land other than public or private streets will be an allowed land use by Special Permit in the Central District (CD). Commercial (C) and Commercial (C2 parcels contiguous to Route 6) Zoning Districts, where similar uses (i.e. retail businesses and food establishments) are already permitted. Certain Food Truck uses have been exempted to 1) allow the Town of Wellfleet to continue licensing Food Trucks to operate on public land under certain circumstances, and 2) permit Food Trucks to cater private events in any zoning district. The language of this article is identical to the Planning Board's language except for the limited inclusion of C2.

ARTICLE 56: Animal Control By-Law. To see if the Town will vote to amend the General Bylaws by striking Article XV and Article 7 Section 25 and of the General Bylaws and inserting in place thereof the following to provide one consistent regulation and conform to Massachusetts changes to the animal control law:

ARTICLE XV ANIMAL CONTROL

15.1 PURPOSE. The purpose of this bylaw is control of animals to prevent injury to property, persons and animals.

15.2. ADMINISTRATION.

a. The Board of Selectmen shall annually appoint an Animal Control Officer who shall be responsible for the enforcement of this bylaw and the General Laws relating to the regulation of animals.

b. For purposes of this bylaw and Massachusetts General Laws, Chapter 140, section 157, the Board of Selectmen shall be the Hearing Authority.

15.3 DEFINITIONS: Domestic animal shall mean any domesticated animal including, dogs, cats, lamas, horses, alpacas, ferrets, pigs, cows, goats, sheep, or any other domesticated animal, except gerbils, mice, guinea pigs, snakes and other caged domestic animals.

15.3a CONDUCT OF DOMESTIC ANIMALS. No person owning, harboring or having the custody or control of a domestic animal shall permit such domestic animal to enter or remain upon the following property at the time indicated:

a. **PUBLIC SCHOOL GROUNDS.** Domestic animals shall not be allowed on any school department property while schools in Wellfleet are in session, including recreational and extracurricular activities, whether conducted on school grounds or elsewhere, unless as part of a school sponsored program or legally recognized assist or service animals.

b. **SALT WATER BEACHES AND LANDINGS.**

All Domestic Animals must be leashed or under the owner or handlers direct visual and verbal control at all times on all Town Beaches and Landings:

Duck Harbor	White Crest Beach	Duck Pond
Powers Landing	Cahoon Hollow Beach	Mayo Beach
Indian Neck Beach	Newcomb Hollow	Marina
Burton Baker Beach	Gull Pond	Terminus of Chequessett
Maguire Landing at	Long Pond	Neck Road (the Gut)
Lecount Hollow	Great Pond	

All Domestic Animals must be leashed at all times from the 3rd Saturday in June through Labor Day on the following: Indian Neck, Nauset Road, Burton Baker, Mayo Beach and Powers Landing.

All Domestic Animals must be leashed at all times from the 3rd Saturday in June through Labor Day during the hours of 9am to 5pm on lifeguarded portions of the following beaches: Newcomb Hollow, Cahoon Hollow, White Crest and Maguire Landing at LeCount Hollow. Passing through to unprotected areas of the beach and National Seashore, on leash, is permitted.

c. FRESHWATER PONDS.

All Domestic Animals must be leashed at all times from 3rd Saturday in June through Labor Day on the following Freshwater Pond beaches: Gull Pond, Great Pond, Long Pond, Duck Pond, Higgins Pond, the Sluiceway, Spectacle Pond, or Dyer Pond.

d. CEMETERY GROUNDS. No Domestic Animals may be at any cemetery grounds at any time in the Town of Wellfleet except under specified circumstances. Domestic animals are not allowed in any Town owned cemetery, except that a domestic animal may attend the funeral of a member of its keeper's family and may accompany family members to visit the grave site of a deceased family member. Under these circumstances, the domestic animal must be kept on a six-foot or shorter leash. The domestic animal may not urinate or defecate on grave sites or gravestones. Persons allowing or bringing domestic animals into Town-owned cemeteries other than as service animals, or to attend the funeral of a member of its keeper's family or accompanying family members to visit a grave site shall be subject to a fine not to exceed \$100.

e. PUBLIC PARKS. All Domestic Animals must be leashed at all times in Town Parks from the 3rd Saturday in June through Labor Day.

f. WELLFLEET MARINA. All Domestic Animals must be leashed at all times in the Marina.

g. DOMESTIC ANIMAL EXCREMENT AND REMOVAL. No owner shall permit a domestic animal to defecate upon public ways, beaches, or Town-owned land or structures without immediately and permanently removing the excrement there from (except for horses, cows and other herbivores), nor shall said person permit such excrement to remain on private property without consent of the owner or occupant of same.

15.3b. ROAMING AT LARGE.

a. It shall be unlawful for any domestic animal to run at large, except when accompanied by the owner or custodian, or when used for hunting, for guarding, working, or herding livestock, for supervised competition and exhibition, or for training for such. For the purpose of this section, "accompanied" means that the owner or must be able to see or hear, or both, or have reasonable knowledge of where the domestic animal is hunting, where training is being conducted, where trials are being held, or where the domestic animal is guarding, working, or herding livestock.

In this section, "at large" means off the premises of the owner or keeper and not under the control of any person by means of personal presence and attention as will reasonably control the conduct of such domestic animal.

b. At Large or unlicensed domestic animals may be caught and confined by the Animal Control Officer or any police officer of the Town of Wellfleet. A domestic animal so confined may be held for not more than seven days. If the owner or keeper of the dog claims it and pays the sum of \$40 for each day that the domestic animal has been held, the domestic animal shall be returned to its owner or keeper. Any domestic animal not claimed by the owner or keeper within said seven day period may be subject to euthanization or adoption as set forth in Massachusetts General Laws, Chapter 140, sections 151A and 167, as may be amended from time-to-time.

15.4. NUISANCE AND DANGEROUS DOMESTIC ANIMALS

a. The Animal Control Officer shall investigate all complaints made to the Animal Control Officer, the Town of Wellfleet Police Department, the Board of Selectmen, or the Town Administrator, that any domestic animal owned or kept within the Town of Wellfleet is a Nuisance Domestic animal or Dangerous Domestic animal, as those terms are defined in Massachusetts General Laws, Chapter 140, Section 136A and 157, as may be amended from time-to-time.

b. The Animal Control Officer shall require that said complaints be in writing and is hereby empowered to make whatever inquiry is deemed necessary to determine the accuracy of said complaint and may make such orders as he or she deems necessary to ensure the protection of public safety and/or to eliminate said nuisance, as provided in Massachusetts General Laws, Chapter 140, section 157, as may be amended from time-to-time

c. Any person aggrieved by an order of the Animal Control Officer may request a hearing before the Board of Selectmen. Said request shall be in writing and received by the Board of Selectmen within five (5) business days of issuance of the Animal Control Officer's order. A copy of the hearing request shall also be delivered to the Animal Control Officer. If no such request is filed within the time specified herein, the order of the Animal Control Officer shall be final.

d. Upon receipt of a timely request, the Board of Selectmen shall convene a public hearing, which shall include an examination of the complainant under oath, to determine whether the domestic animal is a Nuisance Animal or Dangerous Animal. Based on the credible evidence and testimony presented at said public hearing, the Board of Selectmen may affirm the Animal Control Officer's order, reverse and nullify the Animal Control Officer's order, or issue any such order as it deems necessary to ensure the protection of public safety and/or eliminate a nuisance, as provided in Massachusetts General Laws, Chapter 140, section 157, as may be amended from time-to-time. The determination of the Board of Selectmen after a hearing shall be final.

e. The Animal Control Officer shall notify the Town Clerk of all domestic animals that have been designated as Dangerous Animals in accordance with this section and/or Massachusetts General Laws, Chapter 140, section 157.

f. The Owner or keeper of any domestic animal designated as Dangerous Animals in accordance with this section and/or Massachusetts General Laws, Chapter 140, section 157, which have not been ordered euthanized shall relicense said domestic animals as "Dangerous" within thirty days of such determination. A unique licensing number shall

be assigned to a Dangerous Animal by the Town Clerk. That number shall be noted on the Town licensing files.

g. The owner or keeper of a Dangerous Animal shall notify within 12 hours the Animal Control Officer if said animal is unconfined, has attacked another animal or has attacked a human, or has died or has been sold or given away; the owner or keeper shall also provide the Animal Control Officer with the name, address and telephone number of the new owner of the Dangerous Animal.

h. Nothing in this By-law is intended to limit or restrict the authority of the Board of Selectmen to act in accordance with G.L. c. 140. S 157.

15.5. LICENSING.

a. All domestic animals 6 months or over must be licensed and tagged. The registering, numbering, and licensing of domestic animal, if kept in the Town of Wellfleet, shall be conducted in the office of the Town Clerk.

b. The annual License Period shall run from January 1s to December 31st of each calendar year.

c. The Town Clerk shall not issue a license tag for a dog unless the owner of a dog or other rabies susceptible animal provides proof of rabies vaccination or certification from a veterinarian that such dog is exempt from rabies vaccination.

d. The annual fees to be charged by the Town of Wellfleet for the issuance of license tags for domestic animals shall be:

Males and Females \$15.00

Neutered Males and spayed Females \$10.00 (a certificate of neutering or spaying is required)

e. The owner or keeper shall cause each domestic animal to wear around its neck or body a collar or harness to which he shall securely attach the license tags. If the tag becomes lost, the owner or keeper of the domestic animal shall immediately secure a substitute tag from the Town Clerk at a cost of \$5.00.

f. Kennels — the owner or keeper of a pack or collection of more than 4 domestic animal, 3 months old or older, on a single premises, shall obtain one of the below types of kennel licenses, as defined in MGL Ch. 140 S. 136A, and pay the required annual fee

	5 domestic animals	6-10	More than 10
Personal Kennel	\$100	\$125	\$150

Domestic Charitable Corporation Kennel No fee if incorporated exclusively for purposes outlined in MGL c. 140, 5137A

Commercial Boarding or Training Kennel \$300

Commercial Breeder Kennel \$300

Veterinary Kennel \$150

A. Kennel License shall be in lieu of licensing domestic animals individually. No Kennel License shall be issued or renewed until the premises have been inspected and approved by the Animal Control Officer. An owner or keeper of a pack or collection of 4 domestic animals or less, 3 months or older, on a single premises, may obtain a kennel license in lieu of licensing the domestic animals individually. No Commercial Board or Training Kennel, Commercial Breeder Kennel, or Veterinary Kennel Licenses shall be issued unless the applicant demonstrates compliance with any other applicable laws concerning the operation of a business or commercial enterprise from the subject premises.

B. Further, the Town will charge a late fee of Fifty Dollars (\$50.00) to be paid by owners or keepers of record each year who license said domestic animal(s) on or after July 1st. The late fee is in addition to the license fee.

C. All money received from issuance of domestic animal licenses by the Town of Wellfleet, or recovered as fines or penalties by said Town under provisions of Chapter 140 relating to domestic animals, shall be paid into the Treasury of the Town.

15.6. ENFORCEMENT AND PENALTIES.

a. This Bylaw, with the exceptions of Sections 5 and 6, may be enforced by the Animal Control Officer, Town Official or any police officer of the Town through any means available in law or equity, including but not limited to criminal indictment in accordance with G.L. c.40, section 21, and noncriminal disposition in accordance with G.L. c. 40, section 21D, and the Town Bylaws, "Non-Criminal Disposition." When enforced in accordance with G.L. c.40, section 21, the maximum penalty shall be \$300.00 and each day a violation exists shall constitute a separate violation.

1. When enforced through noncriminal disposition, the penalties shall be as follows:

First violation: Written Warning

Second violation: \$ 100.00

Third and subsequent violations within a 12-month period of first violation: \$ 300.00

b. For purposes of enforcement through non-criminal disposition. any violation of the provisions of this by-law occurring more than 12 months after a first offense shall constitute a new and separate violation.

c. The Animal Control Officer or any Town of Wellfleet police officer shall seize and impound any domestic animal found outside of its enclosure in violation of this Bylaw or any order issued by the Animal Control Officer, the Board of Selectmen or the Court

d. The Wellfleet Board of Selectmen may enforce this Bylaw or enjoin violations thereof through any lawful process, and the election of one remedy by the Board of Selectmen shall not preclude enforcement through any other lawful means or do or act anything thereon.

(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen: Recommends 0-0.

SUMMARY: This amendment to the animal control bylaw provides consistent time periods for enhanced animal control in all town areas: 1) eliminates different time periods in different areas; 2) uses the same period as beach stickers for ease of administration; and 3) provides consistency with amendments to the Massachusetts General Laws under Chapter 193 of the Acts of 2012. It also repeals Article 7 Section 25 in the Town Charter to provide a uniform regulatory framework.

ARTICLE 57: Town Hall Lawn. To see if the Town will vote to for the petitioned article as described below:

-In Spring 2017 our Select Board held discussions and a public meeting was held at COA discussing a proposed PLAN by the volunteer Arbor Committee for a re-design of our Town Hall Lawn – Our Public Commons. Ultimately the decision was made to accept the proposed PLAN of the self-appointed Arbor Committee prior to the public information meeting at COA.

-Among other important proposals...this PLAN directs the TOWN to CUT DOWN THE TWO ELDER SPRUCE TREES that have graced the front of our Town Hall since earlier in the 20th Century.

-The Undersigned request an opportunity to VOTE at the Wellfleet Spring Town Meeting -2018 – as to whether a majority of our PUBLIC SENTIMENT agrees that these two venerable trees should be removed OR replaced....or whether this decision might be re-considered. We feel that this is an important Wellfleet Aesthetic Decision – a Quality-of-Life-in-Town decision – that affects us ALL....and should be discussed and voted upon at our TOWN Meeting.(By Petition)

AYE – for Re-consideration of the Plan – save the Spruce trees....

No....the proposed Plan should NOT be reconsidered – The spruce trees should be cut down.
(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen:

ARTICLE 58: Petition to Amend Home Occupancy Bylaw. To see if the Town will vote to amend the Zoning bylaws to amend the language in line 5 of 6.22.2 requirements and standards. (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type.)

- Remove 6.22.2 line 5 existing language: 5) ~~No exterior storage of Home Occupation related materials or equipment is permitted on the Home Occupation premises unless concealed from view of the abutters and street by a fence or suitable plantings of evergreen or deciduous shrubs and trees.~~

- Replace 6.22.2 line 5 to read: **5) No exterior storage of Home Occupation-related materials or equipment is permitted on the Home Occupation premises unless reasonably screened from abutters and street by natural features, and/or suitable plantings of evergreens or deciduous shrubs and trees. A 6ft stockade type fence shall be deemed sufficient screening for all intents and purposes. Equipment as noted in section (9) and (10) of 6.22.2 are exempt from screening as well as any boats, or accessory structures.**

(Two-thirds vote required)

(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen: Recommends 0-0

SUMMARY: The current bylaw lacks clarity and leaves the traditional practices of shellfishing at risk to lawsuits. Amending the Home Occupancy Bylaw to include specific language pertaining to the industry will protect and preserve this traditional way of life.

ARTICLE 59: Petition to Amend Home Occupancy Bylaw. To see if the Town will vote to amend the Zoning bylaws to add an additional purpose to the HOME OCCUPANCY Bylaw Section 6.22.1 (Deleted language appears as ~~striketrough~~ type; proposed language appears in **bold** type.)

- **In order to protect the traditional fabric of Wellfleet's historic shellfishing industry, Marine Aquaculture and shellfishing shall be allowed by right as a home occupation, customarily subordinate to residential use.**

(Two-thirds vote required)

(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen: Recommends 0-0

SUMMARY: The current bylaw lacks clarity and leaves the traditional practices of shellfishing at risk to lawsuits. Amending the Home Occupancy Bylaw to include specific language pertaining to the industry will protect and preserve this traditional way of life.

ARTICLE 60: Leasing of Town owned beach parking lots. To see if the Town will vote to adopt the following non-binding vote of public sentiment:

Require a town meeting vote for any leasing of town owned beach parking lots from hence forward. This vote will supersede the right of the BOS and Town Admin defined in Chapter 40 Section 3 of MA General Laws which allows leasing of public property for up to 30 years without Town meeting vote!

(Printed Verbatim as Submitted and Required - Petitioned Article)

Board of Selectmen:

SECTION IX: STANDARD CLOSING ARTICLES

ARTICLE 61: To hear reports of the Selectmen, Town Officers, and all other Committees and to act thereon, or do or act anything thereon.

Board of Selectmen: Recommends 0-0

ARTICLE 62: To act on any other business that may legally come before the meeting.

Board of Selectmen: Recommends 0-0

SUMMARY: Moderator's appointments are made under this article.

ANNUAL TOWN ELECTION WARRANT

Monday, April 30, 2018

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet at the **WELLFLEET SENIOR CENTER, 715 OLD KING'S HIGHWAY in Wellfleet on Monday the 30th day of April, 2018, between twelve o'clock noon and seven o'clock p.m.**, then and there to vote for the election of the following Town officers: one Moderator for one year; two Selectmen for three years; two members of the Wellfleet Elementary School Committee for three years; one member of the Nauset Regional School Committee for three years; two Library Trustees for three years; and one Cemetery Commissioner for three years. Also, to vote on the following questions:

Question 1:

Shall the Town of Wellfleet be allowed to exempt from the provisions of Proposition 2 ½, so-called, the amounts required to pay for the cost of installing a walking trail in the area of the Council on Aging building?

Question 2:

Shall the Town of Wellfleet be allowed to exempt from the provisions of proposition two and one-half, so-called, the amounts required to pay the Town's allocable share of the bond issued by the Cape Cod Regional Technical School District for the purpose of paying costs of designing, constructing, originally equipping and furnishing a new District High School to be located at 351 Pleasant Lake Avenue in Harwich, including the payment of all costs incidental or related thereto?

Question 3: Shall the Town of Wellfleet be allowed to assess an additional \$150,000 in real estate and personal property taxes for the purpose of funding a Water Resource Director position for the fiscal year beginning July first, 2018?

APPENDIX A & B
ARTICLES 1 & 3
FY 2019 OPERATING & CAPITAL BUDGETS SUMMARY

The Fiscal Year 2019 Operating Budget generally provides for the continuation of all services delivered during the previous fiscal year. A breakdown of the entire budget showing expenditures requiring Town Meeting approval and revenue estimates follows.

APPROPRIATIONS	FY2016	FY2017	FY2018	FY2019
Operating Budget	\$15,903,219	\$16,639,217	\$17,946,134	\$18,252,990
Capital Debt Service	\$1,270,180	\$1,546,368	\$1,820,602	\$1,828,966
Capital Expenditures	\$625,514	\$624,248	\$525,000	\$651,738
Articles (estimated)	\$1,023,749	\$824,024	\$463,000	\$572,517
Other: Overlay, Cherry Sheet	\$579,459	\$510,078	\$464,181	\$401,476
TOTAL:	\$19,402,121	\$20,169,660	\$21,218,917	\$21,641,307

FUNDING SOURCES

Allowable Tax Levy	\$17,401,600
Receipts Reserved	\$ 1,775,500
Other Local Receipts, Chapter 90, etc.	\$ 2,464,207
Total	\$21,641,307

The FY 2019 operating budget as presented in appendix A has increased 1.71% and total town expenditures have increased 2.0%. A 0.78% drop in our Education budget contributed to the lower than usual budget increase as did a smaller health insurance premium hike of 6% as compared to 11% in FY 2018.

Not included in the funding sources are the following Proposition 2 ½ overrides:

Article 24	Walking Trail at COA Building	\$ 82,000
Article 28	Water Resources Director	\$150,000

The Capital Budget in article 3 includes debt service (principal and interest payments due during the fiscal year on outstanding debt) and capital expenditures which do not require borrowing.

OPERATING BUDGET
FISCAL YEAR 2019
APPENDIX A

APPENDIX A

		FY 17	FY 18	FY 19	FY 19	FY 19	FY 19
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmen
GENERAL GOVERNMENT						*	
114 - MODERATOR							
	Salaries & Wages	200	200	200	200	200	200
	Operating Expenses	0	225	225	400	400	400
	Total	200	425	425	425	425	425
115 - CONSTABLES							
	Salaries & Wages	50	100	100	100	100	100
	Total	50	100	100	100	100	100
121 - AUDIT							
	Operating Expenses	21,900	22,500	22,500	22,500	22,500	22,500
	Total	21,900	22,500	22,500	22,500	22,500	22,500
122 - SELECTMEN							
	Salaries & Wages	3,163	5,000	5,000	5,000	5,000	5,000
	Operating Expenses	1,044	4,370	4,370	4,370	4,370	4,370
	Total	4,207	9,370	9,370	9,370	9,370	9,370
123 - TOWN ADMINISTRATOR							
	Salaries & Wages	187,530	203,200	224,646	224,646	224,646	224,646
	Operating Expenses	15,943	12,925	12,475	12,475	12,475	12,475
	Total	203,473	216,125	237,121	237,121	237,121	237,121
124 - GENERAL ADMINISTRATION							
	Salaries & Wages	118,200	127,309	124,209	124,209	124,209	124,209
	Operating Expenses	23,698	19,593	21,700	21,700	21,700	21,700
	Total	141,898	146,902	145,909	145,909	145,909	145,909
131 - FINANCE COMMITTEE							
	Operating Expenses	245	275	300	300	300	300
	Total	245	275	300	300	300	300
132 - RESERVE FUND							
	TRANSFERS	22,000	83,000	85,075	85,075	85,075	85,075
	Total	22,000	83,000	85,075	85,075	85,075	85,075
135 - TOWN ACCOUNTANT							
	Salaries & Wages	189,776	159,106	139,500	139,500	139,500	139,500
	Operating Expenses	9,699	9,650	10,390	10,390	10,390	10,390
	Total	199,475	168,756	149,890	149,890	149,890	149,890
141 - ASSESSOR's OFFICE							
	Salaries & Wages	114,883	119,207	122,961	122,961	122,961	122,961
	Operating Expenses	50,170	47,950	47,950	47,950	47,950	47,950
	Total	165,053	167,157	170,911	170,911	170,911	170,911
145 - TREASURER/COLLECTOR							
	Salaries & Wages	195,426	201,694	173,693	173,693	173,693	173,693
	Operating Expenses	29,604	40,430	43,620	43,620	43,620	43,620
	Total	225,030	242,124	217,313	217,313	217,313	217,313

OPERATING BUDGET
FISCAL YEAR 2019

APPENDIX A

		FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
151 - LEGAL SERVICES							
	Operating Expenses	106,839	101,300	103,300	103,300	103,300	103,300
	Total	106,839	101,300	103,300	103,300	103,300	103,300
153 - COMPUTERIZATION							
	Operating Expenses	149,003	157,933	157,933	157,933	157,933	157,933
	Total	149,003	157,933	157,933	157,933	157,933	157,933
158 - TAX TITLE							
	Operating Expenses	0	11,000	11,000	11,000	11,000	11,000
	Total	0	11,000	11,000	11,000	11,000	11,000
161 - TOWN CLERK							
	Salaries & Wages	63,578	69,000	71,040	71,040	71,040	71,040
	Operating Expenses	3,562	7,574	13,194	13,194	13,194	13,194
	Total	67,140	76,574	84,234	84,234	84,234	84,234
162 - ELECTIONS/REGISTRATION							
	Salaries & Wages	4,970	3,550	5,320	5,320	5,320	5,320
	Operating Expenses	6,054	4,500	6,184	6,184	6,184	6,184
	Total	11,024	8,050	11,504	11,504	11,504	11,504
171 - CONSERVATION COMMISSION							
	Operating Expenses	1,874	3,630	3,630	3,630	3,630	3,630
	Total	1,874	3,630	3,630	3,630	3,630	3,630
174 - PLANNING BOARD							
	Operating Expenses	1,905	10,435	10,435	10,435	10,435	10,435
	Total	1,905	10,435	10,435	10,435	10,435	10,435
176 - ZONING BOARD OF APPEALS							
	Operating Expenses	1,621	1,756	1,756	1,756	1,756	1,756
	Total	1,621	1,756	1,756	1,756	1,756	1,756
177 - OPEN SPACE COMMITTEE							
	Operating Expenses	0	1,500	1,500	1,500	1,500	1,500
	Total	0	1,500	1,500	1,500	1,500	1,500
178 - HERRING WARDEN							
	Salaries & Wages	2,200	2,200	2,200	2,200	2,200	2,200
	Operating Expenses	181	0	300	300	300	300
	Total	2,381	2,200	2,500	2,500	2,500	2,500
179 - SHELLFISH							
	Salaries & Wages	206,299	182,155	207,452	195,091	195,091	195,091
	Operating Expenses	10,314	18,425	18,425	18,425	18,425	18,425
	Total	216,613	200,580	225,877	213,516	213,516	213,516
180 - SHELLFISH CONSERVATION/PROPAGATION							
	Operating Expenses	8,061	22,000	46,000	46,000	46,000	46,000
	Total	8,061	22,000	46,000	46,000	46,000	46,000

OPERATING BUDGET
FISCAL YEAR 2019

APPENDIX A

		FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
181 - SHELLFISH ADVISORY COMMITTEE							
	Operating Expenses	0	100	100	100	100	100
	Total	0	100	100	100	100	100
182 - CHAMBER OF COMMERCE							
	Operating Expenses	10,000	10,000	10,000	10,000	10,000	10,000
	Total	10,000	10,000	10,000	10,000	10,000	10,000
183 - NATURAL RESOURCE ADVISORY BD							
	Operating Expenses	0	1,150	1,150	1,150	1,150	1,150
	Total	0	1,150	1,150	1,150	1,150	1,150
189 - HOUSING AUTHORITY							
	Operating Expenses	4,217	5,000	5,000	5,000	5,000	5,000
	Total	4,217	5,000	5,000	5,000	5,000	5,000
195 - TOWN REPORTS & WARRANTS							
	Operating Expenses	12,182	13,000	13,000	13,000	13,000	13,000
	Total	12,182	13,000	13,000	13,000	13,000	13,000
196 - CONSULTANCY							
	Operating Expenses	15,802	20,000	20,000	20,000	20,000	20,000
	Total	15,802	20,000	20,000	20,000	20,000	20,000
	Total-General Gov't	1,592,193	1,702,942	1,747,833	1,735,647	1,735,647	1,735,647
DEPARTMENT OF PUBLIC SAFETY							
210 - POLICE							
	Salaries & Wages	1,207,759	1,262,568	1,287,834	1,287,834	1,287,834	1,287,834
	Operating Expenses	105,710	121,935	118,635	118,635	118,635	118,635
	Total	1,313,469	1,380,603	1,406,469	1,406,469	1,406,469	1,406,469
215 - COMMUNICATIONS/DISPATCHERS							
	Salaries & Wages	336,624	348,949	354,657	354,657	354,657	354,657
	Operating Expenses	21,817	18,200	20,200	20,200	20,200	20,200
	Total	358,441	367,149	374,857	374,857	374,857	374,857
220 - FIRE							
	Salaries & Wages	1,122,111	1,247,969	1,308,688	1,308,688	1,308,688	1,308,688
	Operating Expenses	169,242	216,633	212,059	212,059	212,059	212,059
	Total	1,291,353	1,464,602	1,520,747	1,520,747	1,520,747	1,520,747
241 - Building Department							
	Salaries & Wages	179,909	203,836	209,634	209,634	209,634	209,634
	Operating Expenses	16,417	11,300	11,300	11,300	11,300	11,300
	Total	196,326	215,136	220,934	220,934	220,934	220,934
291 - EMERGENCY MANAGEMENT							
	Operating Expenses	0	5,000	5,000	5,000	5,000	5,000
	Total	0	5,000	5,000	5,000	5,000	5,000
293 - TRAFFIC/PARKING CONTROL							
	Salaries & Wages	2,000	2,000	2,000	2,000	2,000	2,000
	Operating Expenses	2,321	4,250	4,250	4,250	4,250	4,250
	Total	4,321	6,250	6,250	6,250	6,250	6,250
	Total-Public Safety	3,163,910	3,485,986	3,534,257	3,534,257	3,534,257	3,534,257

FISCAL YEAR 2019

		FY 17	FY 18	FY 19	FY 19	FY 19	FY 19
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmen
EDUCATION							
300 - ELEMENTARY SCHOOL							
	Budget Estimate	2,328,207	2,652,879	2,583,760	2,583,760	2,631,903	2,631,903
	Total	2,328,207	2,652,879	2,583,760	2,583,760	2,631,903	2,631,903
301 - NAUSET REGIONAL SCHOOL DISTRICT							
	NRSD ASSESSMENT	2,732,103	2,969,904	2,832,708	2,832,708	--	2,850,944
	Total	2,732,103	2,969,904	2,832,708	2,832,708	--	2,850,944
302 - CAPE COD REG TECH HS DISTRICT							
	OTHER ASSESSMENTS	135,250	173,827	257,361	268,755	268,755	268,755
	Total	135,250	173,827	257,361	268,755	268,755	268,755
	TOTAL EDUCATION	5,195,560	5,796,610	5,673,829	5,685,223	--	5,751,602
DEPARTMENT OF PUBLIC WORKS							
417 - DPW FACILITIES							
	Operating Expenses	299,669	338,100	334,600	334,600	334,600	334,600
	Total	299,669	338,100	334,600	334,600	334,600	334,600
420 - DPW OPERATIONS							
	Salaries & Wages	883,328	964,535	980,155	980,155	980,155	980,155
	Operating Expenses	120,905	150,950	149,550	149,550	149,550	149,550
	Total	1,004,233	1,115,485	1,129,705	1,129,705	1,129,705	1,129,705
422 - DPW HIGHWAYS							
	Operating Expenses	62,163	92,900	92,900	92,900	92,900	92,900
	Total	62,163	92,900	92,900	92,900	92,900	92,900
423 - DPW SNOW REMOVAL							
	Salaries & Wages	46,997	45,000	45,000	45,000	45,000	45,000
	Operating Expenses	87,688	83,180	83,180	83,180	83,180	83,180
	Total	134,685	128,180	128,180	128,180	128,180	128,180
424 - DPW STREET LIGHTS							
	Operating Expenses	8,849	10,600	10,600	10,600	10,600	10,600
	Total	8,849	10,600	10,600	10,600	10,600	10,600
433 - DPW TRANSFER STATION							
	Operating Expenses	232,120	342,959	338,350	323,350	323,350	323,350
	Total	232,120	342,959	338,350	323,350	323,350	323,350
434 - RECYCLING COMMITTEE							
	Operating Expenses	0	100	100	100	100	100
	Total	0	100	100	100	100	100
	Total Public Works	1,741,719	2,028,324	2,034,435	2,019,435	2,019,435	2,019,435

OPERATING BUDGET

FISCAL YEAR 2019

APPENDIX A

		FY 17	FY 18	FY 19	FY 19	FY 19	FY 19
		Actual	Budget	Dept Head	Town Admin	FinCom	Selectmer
HUMAN SERVICES							
510 - HEALTH/CONS							
	Salaries & Wages	150,543	154,216	161,456	161,456	161,456	161,456
	Operating Expenses	16,744	23,779	28,629	28,629	28,629	28,629
	Total	167,287	177,995	190,085	190,085	190,085	190,085
520 - HUMAN SERVICES							
	Grants	179,140	205,000	205,000	205,000	205,000	205,000
	Total	179,140	205,000	205,000	205,000	205,000	205,000
541 - COUNCIL ON AGING							
	Salaries & Wages	180,034	185,177	189,765	189,765	189,765	189,765
	Operating Expenses	39,603	47,355	49,025	49,025	45,025	45,025
	Total	219,637	232,532	238,790	238,790	234,790	234,790
542 - COUNCIL ON AGING BOARD							
	Operating Expenses	0	600	600	600	0	0
	Total	0	600	600	600	0	0
543 - VETERAN's SERVICES							
	OTHER ASSESSMENTS	16,557	16,594	16,926	16,926	16,830	16,830
	VETERANS BENEFITS	8,446	12,000	12,000	12,000	12,000	12,000
	Total	25,003	28,594	28,926	28,926	28,830	28,830
	Total Human Services	591,067	644,721	663,401	663,401	658,075	658,075
CULTURE AND RECREATION							
610 - LIBRARY							
	Salaries & Wages	301,085	328,774	337,346	337,346	337,346	337,346
	Operating Expenses	110,142	112,650	122,050	122,050	122,050	122,050
	Total	411,227	441,424	459,396	459,396	459,396	459,396
630 - RECREATION							
	Salaries & Wages	204,288	217,643	242,556	236,957	226,957	236,957
	Operating Expenses	73,642	72,983	81,149	75,149	75,149	75,149
	Total	277,930	290,626	323,705	312,106	302,106	312,106
660 - COMMUNITY SERVICES DIRECTOR							
	Salaries & Wages	85,363	86,277	88,491	88,491	88,491	88,491
	Operating Expenses	650	650	650	650	650	650
	Total	86,013	86,927	89,141	89,141	89,141	89,141
690 - HISTORICAL COMMISSION							
	Operating Expenses	0	100	2,600	2,600	2,600	2,600
	Total	0	100	2,600	2,600	2,600	2,600
692 - HOLIDAY CELEBRATIONS							
	Operating Expenses	1,200	1,200	1,200	1,200	1,200	1,200
	Total	1,200	1,200	1,200	1,200	1,200	1,200
696 - Cultural Council							
	Operating Expenses	2,000	2,000	2,000	2,000	2,000	2,000
	Total	2,000	2,000	2,000	2,000	2,000	2,000
699 - Beach Program							
	Salaries & Wages	246,337	250,155	254,818	254,818	254,818	254,818
	Operating Expenses	91,246	74,000	117,900	117,900	117,900	117,900
	Total	337,583	324,155	372,718	372,718	372,718	372,718
	Total Culture & Rec.	1,115,953	1,146,432	1,250,760	1,239,161	1,229,161	1,239,161

OPERATING BUDGET
FISCAL YEAR 2019

APPENDIX A

	FY 17 Actual	FY 18 Budget	FY 19 Dept Head	FY 19 Town Admin	FY 19 FinCom	FY 19 Selectmen
INTEREST ACCOUNTS						
Short Term Loan Prin/Int	4,320	25,000	25,000	25,000	25,000	25,000
R/E TAX REFUND INTEREST	0	150	150	150	150	150
Total Interest Accounts	4,320	25,150	25,150	25,150	25,150	25,150
UNCLASSIFIED ACCOUNTS						
911 - RETIREMENT ASSESSMENT						
Barnstable County Retirement	1,051,633	1,150,399	1,259,687	1,256,352	1,256,352	1,256,352
912 - Workers Compensation						
Injury Claims	98,359	100,000	102,000	115,000	115,000	115,000
913 - Unemployment Compensation						
Claims	1,323	25,000	25,000	25,000	25,000	25,000
914 - Group Health Insurance						
Premiums	1,202,258	1,300,920	1,444,021	1,379,027	1,379,027	1,379,027
915 - Group Life Insurance						
Premiums	6,319	6,300	6,489	6,500	6,500	6,500
916 - Town Share Medicare						
Tax Payments	107,008	105,500	112,500	112,500	112,500	112,500
917 - Health Insurance Stipend						
Employee Stipends	40,338	49,850	49,850	45,000	45,000	45,000
940 - Miscellaneous						
Tax Work off Program	61	0	0	0	0	0
945 - Property/Liability Insurance						
Premiums	297,961	300,000	309,000	305,000	305,000	305,000
990 - Inter fund Transfers						
Transfers	0	0	0	0	0	0
Payroll Contract Adjustments						
Salaries & Wages	0	78,000	44,654	44,654	44,654	44,654
Total Unclassified Accts	2,805,260	3,115,969	3,349,201	3,289,033	3,289,033	3,289,033
OPERATING BUDGET TOTAL						
	16,209,982	17,946,134	18,278,866	18,191,210	18,242,990	18,252,990

Note:

The Nauset Regional School District budget is not yet finalized. The Finance Committee will make a recommendation when finalized.

FY 2019 CAPITAL BUDGET

APPENDIX B

Department	Request	FY 2019	Raise & Appropriate	Other
135 Town Accountant/Assessor	Software upgrades	\$28,820	\$28,820	
153 Info Technology	Phone system upgrade	\$40,000	\$40,000	
179 Shellfish Dept.	Ford F150 Truck	\$20,500		\$20,500 Shellfish Fund
210 Police	2 Police cruisers	\$80,000	\$80,000	
220 Fire & Rescue	Replace portable radios	\$50,000	\$50,000	
220 Fire & Rescue	Replace 4" supply hoses	\$9,000	\$9,000	
220 Fire & Rescue	Replace mobile data term.	\$14,000	\$14,000	
220 Fire & Rescue	Fire prevention and inspection vehicle	\$38,000	\$38,000	
220 Fire & Rescue	Replace turnout gear	\$16,000	\$16,000	
300 Elementary School	Interior wall covering	\$88,000	\$88,000	
300 Elementary School	Equipment replacement	\$10,000	\$10,000	
<u>301 Nauset Regional School District (estimate 13% for Wellfleet)</u>				
301 Nauset Middle School	Replace file server	\$10,000	\$1,300	
301 Nauset Middle School	General repairs	\$25,000	\$3,250	
301 Nauset Middle School	Replace classroom flooring	\$30,000	\$3,900	
301 Nauset Middle School	Flooring mold remediation	\$14,000	\$1,820	
301 Nauset Middle School	Auditorium air conditioning	\$320,000	\$41,600	
301 Nauset Middle School	Hallway interior lighting	\$15,371	\$1,998	
301 High School	General repairs	\$25,000	\$3,250	
301 High School	Replace two vans	\$80,000	\$10,400	
417 Facilities-Town Bldg.	Town Hall-Replace railing	\$9,000	\$9,000	
417 Facilities-Town Bldg.	Library-Bathroom upgrades	\$8,000	\$8,000	
417 Facilities-Town Bldg.	Library-Parking lot/sidewalk	\$8,000	\$8,000	
417 Facilities-Town Bldg.	Transfer Station-Paving	\$16,000	\$16,000	
420 DPW Operations	One ton truck with sander	\$75,000	\$75,000	
420 DPW Operations	Mower	\$9,500	\$9,500	
420 DPW Operations	Skid Steer Loader	\$14,900	\$14,900	
420 DPW Operations	100 yard refuse trailer	\$70,000	\$70,000	
541 Council on Aging	Walking Path Extension	\$82,000		\$82,000 Cap. Excl.
699 Beach Program	White Crest parking lot	\$1,600,000		\$1,600,000 Borrow
Total		\$2,806,091	\$651,738	\$1,702,500

DEBT SERVICE

710 Debt Service	FY 2018		FY 2019	
	Principal	Interest	Principal	Interest
Library Roof	\$15,000	\$800	\$10,000	\$550
Muni Building Church	\$40,000	\$3,100	\$40,000	\$2,300
Senior Center	\$55,000	\$6,300	\$50,000	\$6,250
Muni Water GOB 1	\$15,000	\$2,100	\$15,000	\$1,800
Muni Water SRF	\$45,000	\$6,384	\$50,000	\$4,315
Landfill Closure	\$105,000	\$23,100	\$105,000	21,000
Septic County Non	\$10,000		\$10,000	
Fire Station property	\$40,000	\$8,352	\$40,000	\$6,450
Fire Station Design #1	\$15,000	\$4,075	\$10,000	\$800
Landfill Closure #2	\$5,000	\$1,324	\$5,000	\$1,050
Uncle Tim's Bridge	\$10,000	\$3,257	\$15,000	\$2,600
Fire Station Design #2	\$5,000	\$1,085	\$20,000	\$3,200
Fire Station Construction	\$400,000	\$118,311	\$390,000	\$95,850
Wastewater MWPAT	\$8,446	\$3,673	\$8,629	\$3,504
Various Projects	\$245,000	\$45,295	\$240,000	\$40,395
Police Station	\$280,000	\$245,000	\$305,000	\$225,273
BAN payoff (sidewalks)			\$100,000	
Total	\$1,293,446	\$472,156	\$1,413,629	\$415,337
			FY 2019 Total \$1,828,966	

Land Bank Purchases Paid from CPC Funds

Geiger Land	\$15,000	\$1,450	\$20,000	\$1,100
Chavchavadze Land	\$35,000	\$3,550	\$35,000	\$2,850

APPENDIX C ARTICLE 4
FY 2019 MARINA SERVICES ENTERPRISE FUND BUDGET

The Marina operates from May 15th to October 15th. The enterprise fund is self-supporting. The Marina Enterprise Fund will reimburse the General Fund \$55,300 for Marina expenses carried in the general operating budget such as employee salaries and benefits and the cost of shared employees.

FY 2019 Estimated Revenues	
Mooring and Slip Fees	345,000
Fuel Sales	150,000
Dockage	56,000
Winter Storage	4,500
Other Income	12,000
Parking-seasonal	35,000
Waterways Fund	2,000
Beach Fund	10,000
Shellfish Fund	5,000
Marina Enterprise Fund Retained Earnings	31,671
<u>Total Revenues</u>	<u>651,171</u>

FY 2019 Estimated Expenditures	
Salaries and Wages	180,973
Operating Expenditures	238,998
Capital Outlay (Debt Service)	133,900
Reserve	42,000
<u>Reimburse General Fund costs</u>	<u>55,300</u>
<u>Total Expenses</u>	<u>651,171</u>

MARINA ENTERPRISE FUND

APPENDIX C

	FY 2017	FY 2018	FY 2019	FY 2019	FY 2019
	Actual	Budget	Dept Head	Town Admin	Selectmen
<hr/>					
PERSONNEL					
Salaries & Wages	174,781	173,652	176,848	176,848	176,848
Overtime	1,956	2,000	2,000	2,000	2,000
Holiday/Longevity	3,535	2,580	2,825	2,825	2,825
TOTAL PERSONNEL	180,272	178,232	180,973	180,973	180,973
<hr/>					
OPERATING EXPENSES					
Services	33,815	34,150	38,950	38,950	38,950
Supplies	129,455	174,500	176,223	176,223	176,223
Other Charges	5,614	7,600	7,625	7,625	7,625
Small Equipment	1,103	1,000	1,200	1,200	1,200
TOTAL OPERATING EXPENSES	169,987	217,250	217,250	217,250	217,250
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CAPITAL OUTLAY					
Engineering, Marina Rehab	5,302	20,000	20,000	20,000	20,000
Rehab Debt Service, Principal	105,000	105,000	105,000	105,000	105,000
Rehab Debt Service, Interest	34,231	34,000	23,900	23,900	23,900
TOTAL CAPITAL OUTLAY	144,533	159,000	148,900	148,900	148,900
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RESERVE	19,321	40,000	42,000	42,000	42,000
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GENERAL FUND COSTS					
Health/Life Insurance	33,000	33,000	33,000	33,000	33,000
Pension	9,000	9,000	9,000	9,000	9,000
Shared Employees	9,200	9,200	9,200	9,200	9,200
Building/Liability Insurance	4,100	4,100	4,100	4,100	4,100
TOTAL GEN. FUND COSTS	55,300	55,300	55,300	55,300	55,300
<hr/>					
MARINA ENTERPRISE TOTAL	569,413	649,782	651,171	651,171	651,171
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APPENDIX D ARTICLE 5
FY 2019 WATER SERVICES ENTERPRISE FUND BUDGET

The Water Services Enterprise Fund is intended to be self-supporting when approximately 500 users are connected to the system and using Town water. An appropriation of \$112,956 is necessary to adequately fund the Water Enterprise Fund operations. The Water Enterprise Fund will reimburse the General Fund \$5,000 for Water Enterprise expenses carried in the general operating budget such as employee salaries and benefits and the cost of shared employees.

FY 2019 Estimated Revenues

Connection Fees	75,530
Water use charges	90,000
<u>General Fund transfer</u>	<u>112,956</u>

<u>Total Revenue</u>	<u>278,486</u>
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FY 2019 Expenses

Salaries and Wages	20,419
Operations	142,625
Debt Service	110,442
Expenses in the operating budget	5,000

<u>Total Expenses</u>	<u>278,486</u>
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WATER ENTERPRISE FUND
FISCAL YEAR 2019

APPENDIX D

	FY 2017	FY 2018	FY 2019	FY 2019	FY 2019
	Actual	Budget	Dept Head	Town Admin	Selectmen
PERSONNEL					
Secretary and Clerk	14,519	25,000	20,419	20,419	20,419
TOTAL PERSONNEL	14,519	25,000	20,419	20,419	20,419
OPERATING EXPENSES					
Utilities-Electricity	10,024	12,000	12,000	12,000	12,000
Services-Whitewater, Inc	70,840	78,675	78,675	78,675	78,675
Services-Whitewater Contingency	8,204	25,000	25,000	25,000	25,000
Services-Environmental Partners	4,300	4,500	4,500	4,500	4,500
Services-Other	14,600	7,800	7,800	7,800	7,800
Supplies	2,196	10,600	10,600	10,600	10,600
Other Charges	2,468	3,300	4,050	4,050	4,050
TOTAL OPERATING EXPENSES	112,632	141,875	141,875	141,875	141,875
DEBT SERVICE					
Principal & Interest	111,852	111,146	110,442	110,442	110,442
TOTAL DEBT SERVICE	111,852	111,146	110,442	110,442	110,442
SHARED EMPLOYEES	5,000	5,000	5,000	5,000	5,000
WATER ENTERPRISE TOTAL	244,003	283,021	278,486	278,486	278,486

SALARY/WAGE LIST

APPENDIX E

<i>POSITION</i>	<i>Union</i>	<i>FY2018 Salary & Wages Budget</i>	<i>FY2019 Salary & Wages Budget</i>
Assessor (35 hrs)	W	\$72,292	\$74,100
Assessor's Data Collector (35 hrs)	W	\$45,815	\$46,961
Assistant DPW Director	W	\$80,422	\$82,432
Assistant Health/Conservation Agent	W	\$47,916	\$51,970
Assistant Librarian - Children's (35 hrs)	W	\$52,845	\$54,166
Assistant Librarian – Tech. Services (35 hrs)	W	\$49,246	\$50,477
Assistant Recreation Director	W	\$55,406	\$56,792
Assistant Shellfish Constable	W	\$56,924	\$62,207
Assistant to Town Accountant (35 hrs)	W	\$53,336	\$58,000
Assistant to Town Clerk & Treasurer (35 hrs)	W	\$45,332	\$46,455
Beach Canoe/Small Boat Manager	W	\$5,000	\$5,000
COA Office Assistant (35 hrs)	W	\$41,228	\$42,258
COA Office Manager (35 hrs)	W	\$45,834	\$46,980
COA Outreach Coordinator (35 hrs)	W	\$52,910	\$54,233
Committee Secretary (18 hrs)	W	\$23,474	\$24,061
Committee Secretary/Water Clerk	W	\$40,642	\$41,248
Community Service Director (35 hrs)	W	\$84,577	\$86,691
DPW Administrative Assistant (40 hrs)	W	\$46,512	\$53,236
Deputy Shellfish Constable	W	\$49,361	\$50,595
Health/Conservation Agent	W	\$78,390	\$80,350
Health/Building Clerk (20 hrs)	W	\$24,060	\$24,661
Fire Department Admin Assistant (40 hrs)	W	\$49,515	\$58,011
Health/Building Admin Assistant (35hrs)	W	\$47,102	\$48,280
Inspector of Buildings (40hrs)	W	\$79,310	\$81,293
Asst. Library Director (35 hrs)	W	\$54,340	\$55,698
Library Assistants (19 hrs)	W	\$10,285 - \$21,052	\$10,543 - \$21,578
Library Director (35 hrs)	W	\$75,096	\$76,974
Principal Clerk (35 hrs)	W	\$45,834	\$46,980
Recreation Director	W	\$66,117	\$67,770

Shellfish Constable	W	\$73,570	\$73,625
Town Accountant (35 hrs)	W	\$76,875	\$79,500
Asst. Town Collector (35hrs)	W	\$42,038	\$49,000
Clerk/Dispatcher	CU	\$64,995	\$66,296
Dispatchers	CU	\$50,770 - \$53,877	\$51,785 - \$54,955
DPW Building/Grounds Custodian	T	\$44,935 - \$47,587	\$45,834 - \$48,539
DPW Driver/Laborer I/Operator	T	\$45,381 - \$49,794	\$46,289 - \$50,790
DPW Driver/Laborer II	T	\$49,009	\$49,989
DPW Facilities Maintenance	T	\$55,756	\$56,871
DPW Heavy Truck Driver/Mechanic Asst.	T	\$55,756	\$56,871
DPW Transfer Station Working Forman	T	\$58,938	\$60,117
DPW Mechanic	T	\$58,493	\$59,663
DPW Working Foreman	T	\$62,036	\$63,277
DPW Gate Attendant	T	\$43,556	\$44,427
Harbormaster	T	\$73,361	\$74,818
Assistant Harbormaster	T	\$50,460	\$51,459
Fire Captain/Paramedic	F	\$75,480	\$76,959
Fire Lt./Paramedic	F	\$69,606	\$70,998
Firefighter/Paramedic	F	\$51,662 - \$53,333	\$53,212 - \$54,400
Elementary School Teachers P/T & F/T	S	\$45,529 - \$93,759	\$11,512 - \$92,735
Elementary School - Secretary to Principal	S	\$27.30/HR	\$58,422
Elementary School - Librarian 60% /40%	S	\$93,759	\$37,762
Elementary School Custodians	S	\$19.49 - \$26.42	\$36,978 - \$56,543
Elementary School Nurse	S	\$71,207.91	\$75,908
Elementary School Education Assistant	S		\$14,957 - \$38,837
Elementary School Secretary	S		\$33,191
Elementary School Cafeteria	S	\$13.33 - \$18.84	\$10,534 - \$27,513
Town Administrator	C	\$117,300	\$119,646
Assistant Town Administrator	C	\$85,900	\$90,000
Executive Asst. to Town Administrator	C	\$59,884	\$55,000
DPW Director	C	\$103,904	\$104,944

Elementary School Principal	C	\$119,029	\$121,821
Fire Chief	C	\$107,882	\$111,140
Police Chief	C	\$130,910	\$133,530
Police Lieutenant	C	\$116,475	\$118,805
Town Clerk	C	\$68,000	\$70,040
Town Treasurer/Collector	C	\$68,289	\$77,338
Town Tax Collector	PB	\$71,220	\$0
Police Officer	P	\$49,263 - \$58,709	\$55,556 – 66,455
Police Sergeant	P	\$68,962 - \$89,093	\$70,686 - \$91,098
Alternate Inspectors	N	\$33 /Inspection	\$38/inspection
Electrical Inspector	\$25/hr	\$33 /Inspection	\$38/inspection
Plumbing/Gas Inspector	\$25/hr	\$33 /Inspection	\$38/inspection

C = Contract

CU = Communicators Union

E = Elected

T = Teamsters Union

W = Wellfleet Employees Association

N = Ongoing contract negotiations

P = Police Federation

PB = Personnel Board

S = School Union

F = Firefighters Union

TOWN OF WELFLEET

Housing Needs Assessment and Action Plan

I. EXECUTIVE SUMMARY

This Housing Needs Assessment and Action Plan provides updated information on demographic, economic and housing characteristics and trends. This document further recommends strategies for the Town to implement to meet local housing goals and fulfill a vision for a safe and healthy community where a wide range of individuals and families can call home.

DEMOGRAPHIC PROFILE

Key findings from this Housing Needs Assessment include the following **demographic changes**:

Population Growth

Between 1990 and 2010, Wellfleet's net population increased by 10% to 2,750 residents compared to 20% and 76% increases in total housing units and seasonal units, respectively, during the same period. Clearly the seasonal and occasional housing markets have fueled new development.

Population projections estimate declines in the year-round population from 2,750 residents in 2010 to 2,675 or 2,421 residents by 2030 according to Metropolitan Area Planning Council (MAPC) and State Data Center calculations, respectively. It is important to emphasize that projections are not always borne out in fact, but at a minimum the trend toward seasonality of the population is expected to continue.

Age Distribution

All age categories below 45 years have experienced population losses while all those above involved considerable gains. For example, those between the ages of 25 and 34 declined by 49% between 1990 and 2015. Children under 18 decreased by 13% while those 65 years or older increased by 113%. In fact, Wellfleet's seniors are not only growing in number but are living longer and becoming frailer and therefore more reliant on the community's network of services.

Those in the 25 to 44 age range, raising their own families and establishing community roots, decreased by 62% between 1990 and 2015.

These population changes are much more extreme than for the Cape as a whole and state. While children comprised about 14% of Wellfleet's population in 2015, they were 16% and 21% of the county and state populations, respectively, while seniors were 34% of all residents in Wellfleet but 27% in the county and 15% statewide.

These demographic shifts are expected to continue with those below the age of 20 decreasing by 30% between 2010 and 2030 and those 65 years or older increasing by 74% to comprise 48% of all residents according to MAPC figures. State Data Center estimates are less extreme with projected decreases in those up to age 19 of 11% and a 46% increase in seniors to represent 44% of the total population.

Households

The number of households increased by 37% between 1990 and 2010, higher than the net population growth of 25% and reflecting growing numbers of smaller households and an aging population. Average household size was 1.99 persons in Wellfleet compared to 2.24 and 2.53 persons for the county and state, respectively.

25% of all households had heads 65 years of age or older who were living alone.

ECONOMIC PROFILE

There have also been considerable economic changes including:

Income Distribution and Poverty

The 2015 census estimates suggest a median household income of \$45,735, down from \$66,109 in 2010, running counter to increasing income levels in other Cape communities with the exception of Truro and Provincetown. Such a substantial decrease is questionable however. It is interesting to note that almost 26% of Wellfleet residents in the labor market were self-employed.

28% of households earned more than \$100,000 in 2010, while 17% had incomes below \$25,000. In 2010.

Substantial income disparities are clear from the median income of homeowner and renter households of \$53,611 and \$22,045, respectively, in 2015. These income levels are based on the Town's year-round residents, not the occasional residents who occupy 63% of the housing stock and likely have significantly higher incomes to compete in the housing market.

The median income of senior households at \$43,675 is lower than the county's at \$47,464.

Poverty increased from 4.2% in 2010 to 11.7% according to 2015 census estimates, higher than the county at 8.7% but comparable to the state at 11.6%. The 4.2% level of poverty in the 2010 census data may be more accurate however, given the 2015 census estimates steep declines in income levels.

Employment

As a resort community, Wellfleet experiences seasonal shifts in its labor force. For example, the unemployment rate was 12.1% as of February 2017, up from 8.5% for 2016 as a whole. The seasonality of the job market also has some workers living on limited incomes during the winter.

The average weekly wage of \$756 for those who work in Wellfleet translates into an annual income of about \$39,500 and reflects the concentration of jobs in the lower-paying service sector that supports local tourism.

A key question arises regarding the community's capacity to meet the service needs of its residents and in fact the expanding needs of its seniors.

Projected decreases in younger adults will continue to erode the workforce and require older workers to fill in on lower-paying retail and service jobs and employees to come from places further and further away.

Special Needs

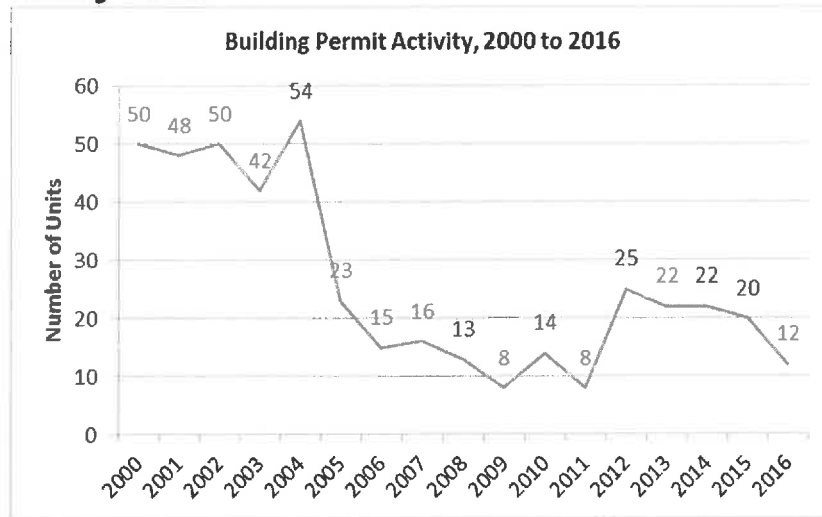
16.1% of residents claimed some type of disability, much higher than county and state levels of 13.4% and 11.5%, respectively. Also, 26%

of those 65 years of age or older indicated they had some type of disability, which will likely increase as this population continues to age.

HOUSING PROFILE

Wellfleet has also experienced the following major shifts in housing characteristics and trends:

Housing Growth



Residential building activity has slowed down with the average annual number of permits for new single-family residential units between 2011 and 2016 of 16 units compared to 49 between 2000 and 2004.

The average per unit valuation was \$201,106 between 2000 and 2004 and then increased to \$377,095 between 2011 and 2016.

A total of 14 units were built in small multi-family properties between 2012 and 2013. The surge in unit numbers included in the above figure largely

reflects these multi-family units.

There has been a significant amount of teardown activity where typically smaller older homes are demolished and replaced by somewhat larger and more modern ones, involving half of new residential permits in 2016. This would imply that net new housing growth is less than what is being reported in the census and building permit data.

Increases in seasonal or occasional units from 1,566 units in 1990 to 2,824 by 2015, representing an 80% increase, more than double the 37% growth rate for the year-round housing stock. Seasonal or second homes comprised 63% of all housing units according to 2015 census estimates.

There has been a loss of year-round rentals, declining by 42 units or by 13.5% during the 1990 to 2015 period, likely related to the conversion to owner-occupancy and/or seasonal or occasional use.

Housing Market Conditions

Wellfleet is experiencing very tight market conditions with vacancy rates of zero percent for both owner-occupied and renter-occupied properties according to 2015 census estimates. Realtors indicate that there was little inventory available in all price ranges during the spring when there is usually a surge of units coming on to the market. Homes are selling quickly when priced appropriately.

In 2000 there were 287 units or 36% of the owner-occupied, year-round housing stock valued below \$200,000. This relatively affordable housing dwindled to 104 units or 8% as of 2015. On the other hand, those higher-end properties of \$500,000 or more involved about 10% of the housing stock in 2000, increasing to 48% of all owner-occupied, year-round units as of 2015.

The single-family home market was at its peak in 2004 when the median house price was \$650,000. Home values fluctuated considerably after that, declining to a low of \$460,000 in 2015 and up a bit to \$468,000 in 2016.

There is little remaining affordability in Wellfleet's single-family inventory but considerable affordability in the condominium market with 4.5% and 62.5% of units valued below \$300,000, respectively. Most condos are seasonal however.

Real estate agents confirm that they typically see very few year-round or winter rental listings. The rental market in Wellfleet is complicated by decreasing numbers of these units in the context of seasonal shifts. Given the limited supply of year-round rentals, housing costs are high and it is difficult to find a two-bedroom year-round market rental for less than \$1,400. Additionally, property owners can earn more in renting their homes for only a short period of time in the summer than renting year-round. Owners also want to be able to use their homes off and on during the year. Another constraint to year-round rentals is the income of year-round residents that puts going rents to no more than the \$1,400 to \$1,600 range.

Affordability Gaps

The gap between median household income and the median single-family house price has widened. The median income earning household could likely afford a single-family home of about \$185,000 based on 95% financing. **The affordability gap is about \$310,000** - the difference between the price of the median priced single-family home (\$468,000) and what a median income household (\$45,735) can afford (\$185,000).¹

For those earning at 80% of area median income limit (\$61,150 for a family of three), this gap is \$217,500, the difference between the maximum they could afford of approximately \$250,500 and the median single-family house price of \$468,000.

There are also significant affordability gaps for condos as the median condo price of \$232,000, as of the end of 2016, would require an income of about \$65,721, which is considerably more than Wellfleet's median household income of \$45,735 and the HUD area median income for Barnstable County of \$61,150 for a household of three.² **The gap would be \$83,000 for condos**, the difference between the median condo price (\$232,000) and what a median income earning household could likely afford (\$149,000).

The condo affordability gap for those households earning at the 80% AMI limit (\$61,150 for a household of three) increases to an estimated \$44,500 or the difference between the median condo price (\$259,000) and what a household earning at \$61,150 could probably afford (\$214,500).

According to Assessor's data, only 18 homes or 0.6% of all single-family homes were affordable to households earning below the town's median income (\$45,735) based on 2015 census estimates.

A lower-priced market rental of \$1,400 for a two-bedroom unit would require an income of about \$64,000 (assuming \$200 in average utility bills and not paying more than 30% of income on housing costs). On the other hand, the median income earning renter (\$22,045 based on 2015 census estimates) could afford a rent of only about \$351 under the same assumptions. Consequently, the affordability gap would be more than \$1,000, the difference between the market rental and what a median-income earning renter could afford. It is consequently not surprising that so many renters are paying far too much for their housing.

It is important to note that landlords often require first and last month's rent and a security deposit on monthly rentals, also creating **substantial up-front cash requirements for renters.**

Cost Burdens

¹ Figures based on 95% financing, interest of 5.0%, 30-year term, annual property tax rate of \$6.83 per thousand, \$250 monthly condo fee, and insurance costs of \$4 per \$1,000 for condominiums and \$6 per thousand for single-family homes. The calculations are also based on the purchaser spending no more than 30% of gross income on mortgage (principal and interest), taxes and insurance. It is also assumes that the purchaser would be eligible for a subsidized mortgage program such as the ONE Mortgage Program or a MassHousing mortgage that would not require Private Mortgage Insurance.

² Ibid.

A HUD report indicates that of the 1,682 year-round households included in this analysis, 718 or 43% were reported with cost burdens as they were paying more than 30% of their income on housing costs. Moreover, of these households **414 or 25% were spending more than half of their income on housing.**

494 households or 43% of households earning at or below 80% AMI were spending more than half of their income on housing costs.

There were 809 households, or 48% of all households, who were earning at or below 80% AMI. Of these, 728 households or about 90% were experiencing cost burdens.

Almost one-third of Wellfleet's renter households are 62 years of age or older, 86% with cost burdens, while two-thirds of owner households were in this age range, 29% with cost burdens.

There were 568 renter households spending too much of their income on their existing housing. Reviewing the proportionate need of seniors, families, and single individuals, seniors comprise about 44% of those with cost burdens, families make-up about 21%, and non-elderly/non-family individuals 35%.

There were also 513 owner households spending too much of their income on their housing and about half of these households were seniors with families at 18% and non-elderly/non-family individuals 31%.

Subsidized Housing Inventory (SHI)

Wellfleet has 34 units in its Subsidized Housing Inventory (as of August 17, 2016), 13 (38.2%) of which are rental, 15 (44.0%) that involve homeownership units, and the remaining 7 (20.6%) through a Housing Rehab Loan Program. These units count towards the state's 10% state affordability goal with Wellfleet currently at 2.2%. Another 53 affordable units are in the development pipeline that will bring the percentage to 3.4%.

A combination of information on demographic shifts, cost burdens, affordability gaps, and the community's housing mix suggest the following targeted housing goals:

- 60 affordable units over 10 years
- 75% or 45 units projected as affordable rentals
 - 50% of rentals or 22 units for seniors and single persons/one-bedroom units
 - 40% or 18 units for small families/two-bedroom units
 - 10% or 5 units for large families/at least three-bedrooms
- 25% or 15 units projected as affordable ownership units
 - 20% or 3 units for seniors and single persons/one-bedroom units
 - 40% or 6 units for small families/two-bedroom units
 - 40% or 6 units for large families/at least three-bedroom units
- Handicapped accessibility and/or supportive services in at least 10% of all affordable units created in family housing and 20% of all units in affordable senior/single-person housing

SUMMARY OF HOUSING PRODUCTION GOALS

The state administers the Housing Production Program that enables cities and towns to adopt an affordable housing plan that demonstrates production of .50% over one year or 1.0% over two-years of its year-round

housing stock eligible for inclusion in the Subsidized Housing Inventory (SHI). If this is accomplished in any calendar year, the town will have 12 months or 24 months, respectively, when it will have the likely ability to deny Chapter 40B comprehensive permit applications that it deems do not meet local needs.³ Wellfleet would have to produce at least eight (8) affordable units annually to meet these annual production goals.

The state's subsidizing agencies have entered into an Interagency Agreement that provides more guidance to localities concerning housing opportunities for families with children and are now requiring that at least 10% of the units in affordable production developments that are funded, assisted or approved by a state housing agency have three (3) or more bedrooms with some exceptions (e.g., age-restricted housing, assisted living, supportive housing for individuals, SRO's. etc.).

SUMMARY OF HOUSING STRATEGIES

The strategies summarized below are based on previous plans, the Housing Needs Assessment, local housing goals, local housing surveys and other community input (the May 27, 2017 Community-wide Housing Workshop in particular), and the experience of comparable communities in the area and throughout the Commonwealth. Some of the strategies reflect a continuation of efforts that have already proven effective in promoting affordable housing in Wellfleet. The strategies are grouped according to the type of action proposed – Building Local Capacity, Zoning, as well as Housing Development and Assistance – and categorized according to priority as those to be implemented within Years 1 and 2, those within Years 3 to 5, and longer term approaches. The strategies also reflect state requirements that ask communities to address a number of major categories of strategies to the greatest extent applicable:⁴

It is also important to note that these strategies are presented as a package for the Town to consider, prioritize, and process, each through the appropriate regulatory channels.

Capacity Building Strategies

Specific actions to help build local capacity to address local housing needs are listed below. While these strategies do not directly produce affordable units, they provide the necessary support to implement a proactive housing agenda and build local support for new affordable housing initiatives.

- *Continue to conduct ongoing community outreach and education*
The Town will continue to engage the community in discussions on affordable housing to present information on the issue needed to dispel myths and negative stereotypes and to help galvanize local support, political and financial, for new housing initiatives.
- *Hire a part-time Housing Coordinator*
The Town will consider bringing on the necessary expertise to provide ongoing support to effectively coordinate the implementation of various components of the Housing Plan. The recently-introduced Cape

³ If a community has achieved certification within 15 days of the opening of the local hearing for the comprehensive permit, the ZBA shall provide written notice to the applicant, with a copy to DHCD, that it considers that a denial of the permit or the imposition of conditions or requirements would be consistent with local needs, the grounds that it believes have been met, and the factual basis for that position, including any necessary supportive documentation. If the applicant wishes to challenge the ZBA's assertion, it must do so by providing written notice to DHCD, with a copy to the ZBA, within 15 days of its receipt of the ZBA's notice, including any documentation to support its position. DHCD shall review the materials provided by both parties and issue a decision within 30 days of its receipt of all materials. The ZBA shall have the burden of proving satisfaction of the grounds for asserting that a denial or approval with conditions would be consistent local needs, provided, however, that any failure of the DHCD to issue a timely decision shall be deemed a determination in favor of the municipality. This procedure shall toll the requirement to terminate the hearing within 180 days.

⁴ Massachusetts General Law Chapter 40B, 760 CMR 56.03.4.

Community Housing Partnership has surfaced the prospect of establishing a regional collaboration of communities to share the expertise of housing professionals which might be explored.

- *Provide sustainable funding sources and incentives*

While Wellfleet is fortunate to have CPA funding and an Affordable Housing Trust Fund to support affordable housing, additional resources are needed to address the range of local needs and meet production goals. The Town recently approved a real estate transfer tax and room occupancy tax to create potential new funding for some amount of affordable housing but state legislative approval is still required. This Plan also includes other potential resources for consideration as investments or incentives for affordable housing production and preservation.

Zoning Strategies

Greater flexibility will be needed in the Town's Zoning By-law and new tools will be required to capture more affordable units and better guide new development to "smarter" locations.

- *Better promote affordable accessory dwelling units (AADU's)*

The Town has made the promotion of affordable accessory dwelling units a priority since 2004 as such units represent effective and well-supported options for increasing community housing opportunities without resorting to new housing units. The Housing Plan recommends a number of provisions to better promote AADU's in the community.

- *Amend inclusionary zoning*

Another potential zoning change would be to adopt inclusionary zoning with mandates of integrating affordable housing into new development coupled with incentives that include density bonuses and a formula for providing cash in-lieu of units that can be invested in other Town housing activities.

- *Integrate affordable housing into the Cluster Residential Development Bylaw*

The Town will investigate amending its zoning to provide mandates and incentives for including affordable housing in its Cluster Residential Development by-law that promotes a smarter way of developing land besides the traditional subdivision and suburban sprawl.

- *Allow more diverse housing types in more areas*

The Town should consider where somewhat denser housing development might be added, scrutinizing its zoning districts for opportunities to weave more diverse housing types, including multi-family housing, into neighborhoods.

- *Allow year-round use of condominiums*

Since cottage colonies contain units that are comparable to condominiums and may offer some smaller and more affordable housing alternatives, the Town might consider creating greater flexibility in the zoning by-laws to enable these units to be converted to year-round use and to create other condos for year-round occupancy. At this point only one unit can be available for year-round occupancy in each existing colony.

Housing Development Strategies

To implement this Housing Plan, the Town will need to continue partnering with developers, non-profit and for profit, in the creation of additional affordable units as well as funding local housing initiatives.

- *Continue to partner with developers on privately owned sites*

Continuing to work cooperatively with private developers, non-profit and for profit, has been a major thrust of Wellfleet's housing efforts and is a major component of this Housing Production Plan. With incentives created in the Zoning By-law to promote affordable housing and with the availability of the local and state "friendly 40B" options, the Town will continue to partner with developers to guide new development that incorporates affordable units and smart growth principles.

- *Continue to fund local housing programs*
The Town should continue working with Bailey Boyd Associates and CDP on the funding and administration of the Housing Rehabilitation Program, also continuing to fund the BuyDown and Rental Assistance Programs, potentially tweaking program requirements as appropriate.
- *Continue to make suitable publicly-owned property available for affordable housing*
While Town-owned property is limited, the Town should convey suitable, surplus publicly-owned properties to selected developers through a Request for Proposals (RFP) process that requires a significant amount of affordable housing.
- *Develop a Regional/Lower Cape housing development strategy*
There are regional precedents for providing housing units and services, and the Town should continue to actively engage in the regional initiatives that are emerging as part of the Cape Community Housing Partnership and further discuss and invest in regional solutions to the Lower Cape's housing challenges.
- *Develop seasonal workforce housing*
Cape Cod has experienced summer labor shortages for decades. Efforts to modify zoning are needed to enable employers to build housing for seasonal workers. As suggested at the May 2017 Housing Workshop, the Town should pursue creative ways of providing seasonal workforce housing in appropriate locations and under reasonable conditions. Seasonal worker housing might also provide an opportunity for the Lower Cape communities to work together in support of such development.

Table I-1 provides a summary of these housing strategies.

Table I-1: Summary of Housing Strategies

Strategies	Years 1-2	Years 3-5	Year 5+	# Affordable Units	Responsible Parties***
A. Capacity Building Strategies					
1. Continue to conduct ongoing community outreach	X			*	LHP, WHA + other sponsors
2. Hire a Part-time Housing Coordinator	X			*	BOS with LHP + WHA support
3. Provide sustainable funding sources and incentives for affordable housing	X			*	BOS with LHP + WHA support
B. Zoning Strategies					
1. Better promote AADU's	X			*	PB with LHP + WHA support
2. Adopt inclusionary zoning		X		*	PB with LHP + WHA support

3. Integrate affordable housing in the Cluster Residential Development bylaw		X		*	PB with LHP + WHA support
4. Allow more diverse housing types in more areas		X		*	PB with LHP + WHA support
5. Allow year-round use of condos			X	*	PB with LHP + WHA support
C. Development and Assistance Strategies					
1. Continue to partner with developers on private properties	X			6	PB/ZBA with LHP + WHA support
2. Continue to fund local programs	X			13	BOS/CPC with LHP + WHA support
3. Continue to make suitable public property available for affordable housing	X			26	BOS with LHP + WHA support
4. Develop a regional/Lower Cape housing development strategy		X		**	BOS with LHP + WHA support
5. Develop seasonal workforce housing			X	*	BOS with LHP + WHA support

**Indicates actions for which units are counted under housing development strategies, have an indirect impact on production, do not add to the Subsidized Housing Inventory, or cannot be counted toward production goals.*

*** Units can only potentially be counted if located in Wellfleet.*

*****Abbreviations**

Board of Selectmen = BOS

Local Housing Partnership = LHP

Wellfleet Housing Authority = WHA

Planning Board = PB

CPC = Community Preservation Committee

Zoning Board of Appeals = ZBA

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BOARD OF SELECTMEN

AGENDA ACTION REQUEST

March 13, 2018

VI

BUSINESS – C. Discussion of Use of Town-owned Property (Rental fees)

REQUESTED BY:	
DESIRED ACTION:	
PROPOSED MOTION:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

VII

TOWN ADMINISTRATOR'S REPORT

To: Board of Selectmen
From: Dan Hoort, Town Administrator
Subject: Town Administrator's Report
Date: March 9, 2018

This report is for the period February 24, 2018 through March 9, 2018.

1. General
 - 99% of time during this period is focused on completing 2018 Annual Town Meeting warrant.
2. Fiscal Matters
 - None.
3. Meetings
 - February 27 – Board of Selectmen meeting
 - February 28 – Finance Committee meeting
4. Complaints.
 - White Crest parking lot
 - Medical marijuana dispensary location
5. Miscellaneous.
 - none
6. Personnel Matters:
 - Advertising for new ATA, deadline 03/16/18

[illegible]



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

IX

CORRESPONDENCE AND VACANCY REPORT

Date: March 9, 2018
To: Board of Selectmen
From: Jeanne Maclauchlan
Re: Vacancies on Town Boards

Building and Needs Assessment Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Cable Advisory Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	1 year
Requesting Appointment: No applications on file		

Commission on Disabilities (up to 7 Members)

Vacant Positions	Appointing Authority	Length of Term
6 Positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Comprehensive Wastewater Management Planning Committee (7 Members)

Vacant Position	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Council on Aging Committee (At least 11 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Cultural Council (no more than 15 members)

Vacant Positions	Appointing Authority	Length of Term
2 positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Energy Committee (11 members total)

Vacant Positions	Appointing Authority	Length of Term
1 BOS Rep	Board of Selectmen	BOS Term
Requesting Appointment: No applications on file		

Finance Committee (9 members, 2 alternate)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Town Moderator	3 years
2 Alternate Positions		3 years
Requesting Appointment: No applications on file		

Herring Warden (1 Warden, 1 Assistant Warden)

Vacant Positions	Appointing Authority	Length of Term
1 Assistant Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Local Housing Partnership (5 Community Members)

Vacant Positions	Appointing Authority	Length of Term
1 Community Position	Board of Selectmen	
Requesting Appointment: No applications on file		

Personnel Board (4 members + TA + FinCom Rep)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Planning Board (7 members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	5 years
Requesting Appointment: No applications on file		

Recycling Committee (11 members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years
1 Position	Board of Selectmen	
Requesting Appointment: No applications on file		

Shellfish Advisory Board (7 Members, 2 Alternates)

Vacant Positions	Appointing Authority	Length of Term
1 Alternate Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

X

MINUTES

REQUESTED BY:	Executive Assistant
DESIRED ACTION:	Approval of meeting minutes from 2.27.2018 and 3.6.2018.
PROPOSED MOTION:	I move to approve the minutes of February 27, 2018 as printed/as amended. I move to approve the minutes of March 6, 2018 as printed/as amended.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

DRAFT

Wellfleet Board of Selectmen Minutes of the Meeting of February 27, 2018 Wellfleet Senior Center, 6:30 p.m.

BOS Members Present: Janet Reinhart – Vice Chair, Jerry Houk, Helen Miranda Wilson, Kathleen Bacon – Clerk.

BOS Members Absent: Dennis Murphy - Chair - excused.

Staff: Dan Hoort - Town Administrator, Brian Carlson – Assistant Town Administrator, Radu Luca – Executive Assistant to the Town Administrator.

The meeting was called to order at 6:47 p.m. by Janet Reinhart.

I. Announcements, Open Session and Public Comment

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

Houk reminded everyone that the Alzheimer Association of Cape Cod is having its annual wine reception and fundraiser on March 7, from 4 to 7 pm at PB Boulangerie.

Bacon commended Assistant Shellfish Constable John Mankevetch and Deputy Shellfish Constable Chris Manulla for their cleanup work on February 20th on the flats and for coordinating efforts with the shellfishermen and the transfer station.

Janet Reinhart said this was Brian Carlson's last BOS meeting and thanked him for his service with the Town of Wellfleet

Roger Putnam thanked officers Keough and Ryan for finding his dog that went missing last week.

Chief Fisette recognized Officer Ryan Golden who resigned from the Wellfleet Fire Department to accept another job and said WPD is in the process of accepting applications to fill his position.

II. Community Updates:

- A. Eversource:** Conversation with Jerry McDermott regarding Wellfleet electrical issues.

Jerry McDermott and the engineers from Eversource made a presentation to the BOS that was included in the meeting packet.

The engineers discussed the proposal of bringing a second transformer in the center of town and placing it behind the Town Hall to improve the area's reliability. The transformer would provide remote indications of malfunctions and other maintenance alarms. The transformer and adjacent equipment would cover an area of up to 20ft x 20ft.

Wilson was concerned about the noise levels of the transformer in the center of town. Eversource assured the BOS this unit is newer and much quieter than the older substations.

Bacon asked whether there was a cost for the Town associated with this project. Eversource said they might need Police detail during the installation process, but they would defray the costs.

Houk asked how long the installation process would be and whether Main Street would be blocked. Eversource said the installation would take about a month to complete and they would use police detail to direct traffic and make things run as smoothly as possible. Houk also asked whether this transformer would take care of the outages on Mill Hill Road and the answer was yes.

Reinhart asked when the project would start. Eversource said they would like to start by the end of the year, hopefully after Labor Day.

Lydia Vivante, from the audience, asked whether there's another town on the Cape where we could go and see a similar transformer. Eversource said that probably the COA building was fed from a similar unit, and if the sound / noise is the issue, they could install a wooden fence to have a muffling effect.

Alex Hay, from the audience, is in favor of improving the town's infrastructure, but expressed his concern about the proposed location of the unit behind the Town Hall because the area in question is the main stage for the OysterFest.

Chief Ron Fisette said parking is at a premium in this town and asked if the transformer could be placed behind the guard rail. Eversource said they would be willing to work with the town on this issue.

Curt Felix, from the audience, asked about the old transformer on Gull Pond Road and whether there is an upgrade plan in place to replace it. Eversource engineers said that if they could install the transformer in the center of town, the plan is, within a year, to replace the old units as well.

The Eversource engineers also made a presentation to the BOS regarding the installation of Electric Vehicle Charging Stations. The company would absorb some of the cost, mainly related to the conduit, but this is a new program and the details can be ironed out. Hoort said BMW was interested in donating one or two units to the Town as added value to their customers and the Wellfleet visitors.

From the audience there was a question as to why we don't consider placing these EV charging stations at the gas stations in town. Hoort responded saying that if vehicles were recharging in the center of town, within a short walking distance from our restaurants

and shops and galleries, our visitors would find it more convenient to patronize these businesses.

Elspeth Hay, from the audience, asked whether the BMW chargers are for all cars or not. Hoort responded and said yes, they are.

Wilson asked how many cars could be hooked up to each station at the same time and how long would it take for a full charge. Hoort responded and said each station can accommodate one car at a time and that there are different charging cycles the drivers can opt for.

B. Outer Cape Health Services Update: An update from Outer Cape Health Services CEO, Patricia Nadle on the construction plans for the Wellfleet Outer Cape Health Center.

Patricia Nadle made a presentation on the construction plans for the Wellfleet Outer Cape Health Services, which was included in the BOS meeting packet.

Nadle said they would be applying for permitting from the Town in June or July of this year and would be putting out requests for proposals in July / August and hopefully hire a contractor by the end of July. There is an approximately 9-month construction timeline, judging by how long other projects along the Cape took and they're hoping to have a new facility by the end of the summer of 2019.

III. Public Hearing(s) 7:00pm

None

IV. Licenses

A. Common Victualler

- The Fox and Crow Café

Wilson said she has complete confidence in Trudy, the Chair of our Conservation Commission, but we do require other business owner or representatives to be present at the meeting during the approval process. Hoort said we do require new businesses to be present, but not necessarily business license renewals.

No motion was made on this item.

V. Appointments/Reappointments

A. Berta Bruinooge to Personnel Board

Berta Bruinooge presented her background and reasoning for choosing the Personnel Board.

Reinhart said Berta would be a great addition to the Personnel Board. Bacon said Berta chose the perfect board to sit on, and both Bacon and Wilson said Berta has a stellar resume and we're lucky to have her onboard.

I move to appoint Berta Bruinooge to the Personnel Board for a term ending June 30, 2021.

Motion: Bacon

Second: Wilson

4-0-0. Motion carries.

B. Police Department – Special Officers [Police Chief]

- Kayla Ryan
- Robert Pimentel
- Samuel Hammond

Chief Fisette asked the BOS to support and vote for the 3 appointments to the WPD.

I move to appoint Special Officers Kayla Ryan, Robert Pimentel, and Samuel Hammond to the Wellfleet Police Department from May 14th, 2018 through June 30th, 2019.

Motion: Bacon

Second: Houk

4-0-0. Motion carries.

C. Fire Department – Full Time Firefighters / Paramedics / EMT's [Fire Chief]

- Shawn Deane
- Justin Kinshaw

Chief Pauley introduced Shawn Deane and asked the BOS to support and vote for the two appointments to the WFD. Justin Kinshaw sent his regrets for not being able to attend due to a family emergency.

I move to appoint Full Time Firefighters / Paramedics / EMT Shawn Deane and Justin Kinshaw to the Wellfleet Fire Department.

Motion: Wilson

Second: Bacon

4-0-0. Motion carries.

I move to appoint Full Time Firefighters / Paramedics / EMT Justin Kinshaw and Justin Kinshaw to the Wellfleet Fire Department.

Motion: Bacon

Second: Wilson

4-0-0. Motion carries.

VI. Use of Town Property

A. Elaine Hartman – Wedding ceremony at Cahoon Hollow Beach - August 18, 2018

Houk said Cahoon Hollow Beach would not be open this year. Hoort clarified and said that the beach itself would be open, but the parking lot would not be.

Bacon would like to table this agenda item until Elaine or a representative come before the Board. Reinhart also stated there would be fee associated with the use of Town own property.

No motions were made on this item.

B. Della Spring – Yoga classes at Mayo Beach June 26, 2018 – September 6, 2018

Della Spring presented her application to the BOS.

Bacon asked Carlson whether we'd made any decisions regarding increasing the use of town property fees. Carlson said no formal decision had been made, but this is Della Spring's third year applying for the use of Town property at Mayo Beach for her yoga classes.

I move to approve the use of Town property at Mayo Beach for Della Spring's yoga classes from June 26th, 2018 to September 6th, 2018, subject to receipt of an insurance rider as specified during this meeting, prior to the commencement of classes, as well as the use of Town property fee, which is to be determined.

Motion: Wilson

Second: Bacon

4-0-0. Motion carries.

VII. Business

A. Letter of Support or Non-opposition for Nature's Alternative, Inc. [TA]

David Miller introduced his team to the BOS and the audience: David Miller (CEO), Jeff Bilodeau (COO), John Brady (Management Consultant), Ashley Esper (Management Consultant). Jeff Bilodeau sent his regrets for not being to attend the meeting.

Reinhart asked whether this would be just a dispensary or if they're planning on growing product as well. Miller said this location would be just a dispensary and that they're exploring cultivation sites elsewhere on the Cape and beyond. Natures Alternative, Inc. has an agreement with the owners of the space at 1446 US-6.

Bacon said no one on the BOS doubts the benefits of medical marijuana, but the question is how many dispensaries do we need in Wellfleet, especially since Provincetown is dealing with four different requests that are in the process of, or have already been approved. Miller said there are many criteria at local and State level that need to be met before the actual dispensary would open its doors. **The proposed site is the former South Wellfleet store. The space is large, (four thousand square feet). The Board discussed what might also be included in that space.** NA said that there will be the need for a vault and other storage space. The power lies with the BOS when deciding how many host agreements they would like sign.

Wilson asked whether NA's interest is in medical marijuana only. Miller responded saying NA's is interested in selling recreational marijuana as well, but not at this location for the time being. Wilson also said **she thought** that if we wanted to limit the number of dispensaries **in Town**, we would have to go before Town Meeting and change the Zoning

Bylaws. She would like to know more on where we are currently in relation to the **State's** laws and regulations, **which seemed to be a moving target**, before voting for a second host agreement.

Houk is pro medical marijuana and its benefits and he also agrees with the proposed location at the general store. **If another business would be sharing the space, he** would like to see a separate entrance for the dispensary and would like to see the inside walled off **between the two**. Miller said it was not their intention to present a dual use for the space – dispensary and general store. It's purely the medical piece they're presenting at this meeting.

Bacon said it's a loss for the community to lose the grocery store and we already have a dispensary in the pipeline and she would like to proceed with caution.

Wilson would need more information before voting on this item.

Elsbeth Hay, from the audience, asked whether NA's would be a year-round business or seasonal. Miller said they're planning on staying open year-round and clarified that a vote tonight would only be an affirmation of the Board's support, so as to begin zoning moving the process forward. He stated that if NA was interested in also having a recreational dispensary down the road, there would be no consumption on site and no delivery.

Janel Lowenstein asked how many jobs would be created. The answer was between 10 and 20.

Justina Carlson, from the audience, said our community should be allowed to get used to the idea of having a dispensary in town and currently we have one in the pipeline.

Houk said NA is asking for a letter of non-opposition tonight, which is not legally binding for the Town.

Glen Glasser, from the audience, asked why NA is not considering an existing medical facility for dispensing their product. Miller said the dispensary must be compliant with zoning regulations **and has to be in the Town's Medical Marijuana Overlay District and that** many communities choose to place them in industrial zones.

Jim Hood said that the **Outer Cape Pharmacy has to be** federally qualified and equipped as a pharmacy **but that this doesn't qualify it to be a Medical Marijuana facility**.

I move that the Board of Selectmen take no action on Nature's Alternative, Inc. request of a letter of support / non-opposition for a medical marijuana dispensary.

Motion: Wilson

Second: Bacon

3-1-0. Motion carries.

B. Request to create the position of Water Resources Director [BWC and CWMPC]

Justina Carlson, **the Chair of the Water Commissioners, and** Curt Felix and Alex Hay from the **Comprehensive Wastewater Management Planning Committee** BWC-made a presentation to the BOS, which had been included in their packet.

Reinhart said that water is very important to Wellfleet and having someone to oversee and coordinate efforts with shellfishing concerns, the Herring River Restoration Committee, the Conservation Committee, etc. is of paramount importance.

Wilson said she looked forward to reading the management plan the Committee put together **but was opposed to adding another full-time position to the Town's budget.. She mentioned that the Water Commissioners already have a secretary and a contractor from Whitewater, Inc. working with them and that they could bring in consultants to learn more about what they need to know. She said that the areas of concern that this employee would be responsible for overseeing are very important but she did not think that one person would be able to coordinate with and communicate with all the different boards and committees who already obliged to deal with them and that this proposal won't be any hoped-for solutions.**

Bacon read out loud the job description for the proposed position. She doesn't believe a volunteer board would have the expertise and capability to handle all criteria and attributions included in the job description. She also said this position should have been created years ago and the BWC is tapped out on resources.

Janet Loewenstein, from the audience, said the BWC is a board of volunteers and we need to have a professional person in the job dealing with everything that pertains to the Water and Sewer Systems.

I move that the Board of Selectmen place and recommend the 2018 Town Meeting article for creating a new department head level position as Water Resources Director for the Board of Water Commissioners.

Motion: Bacon Second: Reinhart 4-0-0. Motion carries.

Wilson said she voted "yes" to bring this article before the people and have them vote on this position.

C. Request for Town Meeting article correction of Polystyrene Reduction Bylaw and update from Committee. [Lydia Vivante]

Lydia Vivante from the Recycling Committee is here to present the proposed article, which was included in the BOS packet for tonight's meeting.

Reinhart commended Vivante for all her hard work on the Recycling Committee.

I move that the Board of Selectmen insert and recommend the 2018 Annual Town Meeting proposed article regarding the Polystyrene Reduction Bylaw as amended.

Motion: Wilson Second: Houk 4-0-0. Motion carries.

D. Discussion and request from Eversource for easement

I move that the Board of Selectmen place and recommend the 2018 Annual Town Meeting article on an Easement for Eversource as presented.

Motion: Wilson Second: Bacon 4-0-0. Motion carries.

E. Request for vote to approve move of utility pole and supports at 210 Kendrick Ave

Bacon said she looked at the location and it's obvious why there's a need to change the location.

I move to approve the move of the utility pole and supports at 210 Kendrick Ave as requested by Verizon New England, Inc. and Eversource Energy.

Motion: Bacon Second: Wilson 4-0-0. Motion carries.

E. Discussion of electric vehicle charging stations

Hoort went through the presentation that was included in the BOS packet for tonight's meeting. The two suggested locations for the charging stations are behind the Town Hall and at the Marina.

Bacon is more in favor of site #E2B at the Marina since it's a bit further away from the gas tanks.

Wilson asked whether the Town would be responsible for maintaining the charging stations and is afraid of damage coming **to the machinery** at such an exposed site so near to salt water

The BOS would like to revisit this item when there is more information from the manufacturer on costs, maintenance and the Town's responsibilities.

B. Vote to send proposed Zoning Bylaw changes to the Planning Board per Chapter 40A. [ATA]

Brian Carlson presented the proposed changes to the Zoning Bylaws to the BOS. The BOS vote is needed to send this article to the Planning Board for their review as per Chapter 40A. The Planning Board would then have to hold a Public Hearing before placing the proposed article and changes on the 2018 Annual Town Meeting Warrant.

I move to send the proposed Zoning Bylaw changes to the Planning Board per Chapter 40A.

Motion: Bacon Second: Wilson 3-0-0. Motion carries. (Houk was absent for this vote).

VIII. Town Administrator's Report

Hoort said we created a 2018 Town Meeting tab on the left-hand side of the Town's website homepage. A new three-year contract with the Police Union has been approved. Also, Hoort attended the basketball ball game between grades 3 and 4.

IX. Topics for Future Discussion

Bacon asked whether the BOS would like to schedule a **six month** review for the Shellfish Constable, but Hoort is not sure whether, as per the Town's Charter, the BOS can do performance reviews of hired Staff. Instead, the BOS might choose to invite the Shellfish Department in its entirety to come before them and present updates and plans. **Wilson said that this seemed reasonable, that the Board's relationship to the Department was a bit different than to that of other departments, because we are also the Regulatory Board for Shellfishing.**

Bacon also asked about the status of the Housing Task Force. Hoort has a list of names all related to the Housing Authority as of right now.

Reinhart would like to discuss the increase of fees for the use of Town property. She would also like to discuss updates on the White Crest Beach Parking Lot project, possibly when the Beach Administrator returns to work.

X. Correspondence and Vacancy Report

Wilson said that the Board needs to nominate Elaine McIlroy to the Barnstable County HOME Advisory Committee. Hoort said this item had been added to the March 13th agenda. Wilson also addressed the Eversource herbicides spraying issue and said that there would be two public hearings on the Cape: Sandwich Town Hall on March 1st and Chatham Town Hall Annex on March 6th and encouraged the audience and town residents to attend and / or send in their questions and concerns. Written comments to the Department of Agricultural Resources must be received by March 16th.

XI. Minutes (Meeting minutes of 2.13.18)

Bacon said that the large parcel of land that she was referring to when talking about a possible affordable housing location is at 95 Lawrence Road.

I move to approve the minutes of February 13th, 2018 as amended.

Motion: Wilson

Second: Bacon

4-0-0. Motion carries.

XII. Adjournment

I move to adjourn.

Motion: Wilson

Second: Bacon

4-0-0. Motion carries.

The BOS meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Radu D. Luca, Executive Assistant to the Town Administrator

Public Records Material for the Meeting of 2/13/18

1. Eversource presentation on electrical issues and a new source transformer
2. Outer Cape Health Services presentation on plans for a new facility
3. The Fox and Crow Café application for a common victualler business license
4. Berta Bruinooge application to join the Personnel Board
5. Police Chief Ron Fisette request for appointing special police officers
6. Fire Chief Rich Pauley request to appoint full-time firefighters / paramedics / EMT's
7. Elaine Hartman application for the use of Town property at Cahoon Hollow Beach
8. Della Spring application for the use of Town property at Mayo Beach
9. Nature's Alternative, Inc. presentation on a proposed medical marijuana dispensary at 1446 US-6
10. Board of Water Commissioners presentation on a proposed Annual Town Meeting article recommending the creation of a new department level position for the BWC
11. Recycling Committee memo with proposed edits to the recommended article regarding the Polystyrene Reduction Bylaw
12. Verizon New England and Eversource request to move the utility pole and supports at 210 Kendrick Ave
13. Eversource and Town Administrator presentation on electric vehicles charging stations

DRAFT

Wellfleet Board of Selectmen Minutes of the Meeting of March 6, 2018 Wellfleet Senior Center, 7:00 p.m.

BOS Members Present: Dennis Murphy – Chair, Janet Reinhart – Vice Chair, Jerry Houk, Helen Miranda Wilson, Kathleen Bacon – Clerk.

BOS Members Absent: none.

Staff: Dan Hoort - Town Administrator, Radu Luca – Executive Assistant to the Town Administrator, Dan Silverman – Town Moderator, Joseph Powers – Town Clerk

The meeting was called to order at 7:00 p.m. by Dennis Murphy.

Announcements, Open Session and Public Comment

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

Wilson announced that the Planning Board would discuss the Zoning Bylaws **included in the Warrant, at their Hearing** on March 21st, at 7 pm at the COA.

I. 2018 Annual Town Meeting Warrant

Murphy stated that the purpose of the meeting was to place and recommend articles to be included in the Town Meeting Warrant, not to have a debate on them.

~~Vote to recommendations on Town Meeting warrant articles~~

The BOS discussed the proposed Article E first.

Article E.

This article proposes an increase in an increase in the room occupancy tax.

The TA explained the rationale behind Article E, which is to look for sources of revenue for the Town of Wellfleet, which could potentially be allocated towards capital improvement projects, **economic development or** tourism.

Janet Loewenstein said that the State allowed municipalities to take advantage of this option years ago, both for the meals tax and for the room tax. Wellfleet voted a few years ago to increase the meals tax, but not the **existing** room tax. ~~This increase in room tax is not a new tax.~~

Erica Wagner, owner of the Wagner at Duck Creek inn, said this increase in room tax burdens large scale B&B inn and motel owners in town, because smaller owners can circumvent this. The market is very lean as it is and this tax increase would result in fewer bookings.

Donna MacAfree said there are no big corporate hotels here, we're all trying to make a living and every year it becomes more difficult for local hotels to book rooms.

John Gauthier of Maurice's Campground said that it's unfair for licensed accommodations to get another tax increase when short-term rentals which aren't licensed are not required to impose this tax on their customers.

Kenneth Granlund of the Main Stay Motor Inn said AirBnB could easily be regulated and they should be.

Bacon said it is only a matter of time before the State will start taxing AirBnB. If this additional 2% came back to Wellfleet we could invest it back into tourism or affordable housing.

Houk said surrounding towns are staying at 4% and we should stay the course this year and revisit this issue next year.

Wilson agreed with Houk that we should remain competitive with these neighboring towns but commended the TA for proposing new sources of revenue. Wilson is aware of the need to pay for services that must be provided to accommodate our seasonal visitors, the people who rent rooms in town, but thinks a 4% tax is enough.

Reinhart hopes the AirBnB article will pass and thinks neighboring towns will raise their tax rates as well.

Murphy again reminded the audience that the votes tonight are only on whether or not to place the articles on the 2018 Town Meeting Warrant. The BOS may also choose to recommend the articles they voted to place on the Warrant.

I move not to place and recommend ATM 2018 proposed Article E.

Motion: Wilson

Second: Houk

5-0-0. Motion carries.

Article A.

This article proposes that the provisions of MGL C. 40U, to create the new position of Municipal Hearing Officer be accepted by the Town.

Joseph Powers explained the rationale behind Article A, the position that it would create and how it would allow the Town more management control.

Wilson said the person doing it would have to have their job description updated and asked who's doing the job now. Powers said a lot of the tasks are done through the Town Clerk's office. Wilson said Article A would make the current system we have in place much more efficient.

I move ~~not~~ to place and recommend ATM 2018 article A, as amended.

Motion: Wilson

Second: Bacon

5-0-0. Motion carries.

Article B

This article proposes to increase the stipend for the members of the Board of Selectmen.

TA gave background information for the proposed Article B in comparison with other Towns on the Cape.

Leo Wagner thinks this proposed Article B. is overdue.

Wilson doesn't agree with the fact that the Chair should receive an extra \$500 and that **any member of the Board** may put in a lot of time, has many duties and **may choose to take on extra** responsibilities, so they should all receive the same compensation. Wilson also said people on regulatory boards, who work just as much, if not more, receive no compensation.

Reinhart thinks that, having been acting Chair for the month of February, the Chair does do more in their job and deserves to be compensated more than regular board members.

Houk said the last time this issue was discussed was 1986.

Bacon said she suggested this increase in stipend to encourage more people to join the BOS.

I move to increase the BOS compensation from \$2,000 to \$2,500 for all BOS board members.

Motion: Bacon

Second: Houk

3-2-0. Motion carries.

Wilson said this would come to **\$12,500**, an additional \$7,500 on top of what we're paying the BOS members annually.

Murphy thinks that being paid \$2,500 could generate more scrutiny from the public.

I move to place and recommend ATM 2018 proposed Article B as amended to raise the BOS member compensation to 2,500 each.

Motion: Bacon

Second: Houk

3-2-0. Motion carries.

Article C.

This article proposes to create a Stabilization Fund for Capital Improvements.

Wilson **asked why such** ~~thinks this article is a good idea, but the funds~~ **should'nt just** go into the General Fund as opposed to a Capital Improvement Stabilization Fund. The TA said the

rationale behind the article was to **provide a guaranteed source of funds for capital improvements and** make the Town a bit more disciplined on how we spend our funds.

Wilson **asked whether the** tax revenue from marijuana ~~tax~~ **sales could be put into the fund** and TA said that any expenditure on public safety from the marijuana tax revenue would qualify as an appropriate expense.

Wilson said the language "all short terms rentals" be added to **the summary of** Article C.

I move to place and recommend ATM 2018 proposed Article C as printed.

Motion: Reinhart

Second: Bacon

5-0-0. Motion carries.

Article D.

The article proposes a Special Purpose Fund for Maintenance Dredging.

When discussing harbor dredging and the permitting process with the State, Murphy said that the latter would look more favorably at requests for funding from different communities if these projects didn't occur every 8-10 years and there was a funding plan in place.

Harry Terkanian asked how this compares to the previous Marina Stabilization Fund. The TA said this article pertains to the dredging of the harbor, as opposed to pier maintenance.

Janet Loewenstein asked whether this fund should be a permanent one. TA said yes and that this **would be seen as a real commitment from the Town** and would be seen more favorably by the State.

Bacon asked where the money would come from. The TA said the money could come from parking receipts, short-term room rental tax, or free cash.

Wilson said the harbor dredging needs are **cyclical and unavoidable** and might well have been addressed earlier **in this fashion**.

I move to place and recommend proposed ATM 2018 Article D as printed.

Motion: Reinhart

Second: Wilson

5-0-0. Motion carries.

Section I. Budget Articles.

Article 1.

Wilson asked whether the BOS are the only paid elected officers. The Town Moderator gets an annual stipend, so do the Constables.

I move to place and recommend ATM 2018 Article 1 as printed.

Motion: Reinhart

Second: Bacon

5-0-0. Motion carries.

Article 2.

Wilson underlined the proposed funding for portapotty rental and maintenance. It comes to \$73,000. The TA said the cost for this is subject to prevailing wages. Murphy said we should do a cost analysis for purchasing our own equipment. Bacon advocated for paid restrooms. Houk said that as far as he can tell, the portapotty contractors we've been using do a good job. The TA said we could consider buying units in the future, but this year is a trial period.

I move to place and recommend ATM 2018 Article 2 as amended, to specify the date of the vote and alert the Town voters some quotes might change by the day of the vote on Town Meeting floor, as per the Town Moderator's comment.

Motion: Reinhart Second: Wilson 5-0-0. Motion carries.

Article 3.

I move to place and recommend ATM 2018 Article 3 as printed.

Motion: Wilson Second: Reinhart 5-0-0. Motion carries.

Article 4.

I move to place and recommend ATM 2018 Article 4 as printed.

Motion: Bacon Second: Wilson 5-0-0. Motion carries.

Article 5.

I move to place and recommend ATM 2018 Article 5 as printed.

Motion: Wilson Second: Reinhart 5-0-0. Motion carries.

Section II. Additional Financial Article**Article 6.**

I move to place and recommend ATM 2018 Article 6 as printed.

Motion: Reinhart Second: Wilson 5-0-0. Motion carries.

Article 7.

I move to place and recommend ATM 2018 Article 7 as printed.

Motion: Reinhart Second: Wilson 5-0-0. Motion carries.

Article 8.

I move to place and recommend ATM 2018 Article 8 as printed.

Motion: Wilson Second: Reinhart 5-0-0. Motion carries.

Article 9.

I move to place and recommend ATM 2018 Article 9 as printed.

Motion: Reinhart Second: Wilson 5-0-0. Motion carries.

Article 10.

I move to place and recommend ATM 2018 Article 10 as printed.

Motion: Wilson Second: Reinhart 5-0-0. Motion carries.

Article 11.

Bacon asked if the \$10,000 from the Marina parking could be used towards the dredging of the harbor. Hoort said yes.

I move to place and recommend ATM 2018 Article 11 as printed.

Motion: Bacon Second: Wilson 5-0-0. Motion carries.

Article 12.

I move to place and recommend ATM 2018 Article 12 as printed.

Motion: Reinhart Second: Bacon 5-0-0. Motion carries.

Article 13.

Wilson asked whether we pay more for two channels. The TA said Comcast provides a government channel and a public access channel **in one bundle**. Janet Loewenstein asked whether we had a dollar amount for this article. Hoort said we could provide the dollar amount.

I move to place and recommend ATM 2018 Article 13 as printed.

Motion: Wilson Second: Bacon 5-0-0. Motion carries.

Article 14.

I move to place and recommend ATM 2018 Article 14 as printed.

Motion: Bacon Second: Reinhart 5-0-0. Motion carries.

Article 15.

I move to place and recommend ATM 2018 Article 15 as printed.

Motion: Wilson Second: Reinhart 5-0-0. Motion carries.

Article 16.

Bacon said we have 5 articles proposing funds for **affordable housing from the** Community Preservation Fund, which is unprecedented.

I move to place and recommend ATM 2018 Article 16 as printed.

Motion: Reinhart Second: Bacon 5-0-0. Motion carries.

Article 17.

I move to place and recommend ATM 2018 Article 17 as printed.

Motion: Wilson Second: Reinhart 5-0-0. Motion carries.

Article 18.

I move to place and recommend ATM 2018 Article 18 as printed.

Motion: Bacon Second: Reinhart 5-0-0. Motion carries.

Article 19.

Wilson asked whether there's any certainty that someone from Wellfleet would get into this housing. Hoort said there is no absolute certainty and this does not count towards the 10% affordable housing requirement. Reinhart said affordable housing is a Cape-wide issue, not just Wellfleet's and is in support of this article. Gary Sorkin from the audience said 114 people who work in Wellfleet live in Eastham and even if one family from Wellfleet got into that affordable housing complex it would be money well spent since the cost of building a single affordable housing unit is over \$250,000. Bacon said Eastham is at 1% regarding housing, Wellfleet is at 2.3% and this project would put Eastham above us, but Eastham has available buildable land. Bacon also said affordable, low-income, workforce, etc. housing doesn't stop at town lines. Wayne Clough asked what the existing balance in the CPC fund was. Hoort said the **Fund** brings in around \$500,000. **The full balance** can be spent every year.

I move to place and recommend ATM 2018 Article 19 as printed.

Motion: Wilson Second: Bacon 5-0-0. Motion carries.

Article 20.

Bacon said she took this course together with the TA and fellow Board members and she benefited tremendously from it.

I move to place and recommend ATM 2018 Article 20 as printed.

Motion: Reinhart Second: Wilson 5-0-0. Motion carries.

Article 21.

Wilson said Preservation Hall oversees maintaining the area (~~which the Town owns~~). ~~She wondered what could possibly cost \$39,000. for the proposed work. and doesn't think the Town should appropriate \$39,000 towards this.~~ Reinhart said at this point we're only voting whether to insert this article into the Warrant. Wilson said she would like to vote on two separate motions to place and recommend this article.

I move to place ATM 2018 Article 21 as printed.

Motion: Reinhart

Second: Wilson

5-0-0. Motion carries.

I move to recommend ATM 2018 Article 21 as printed.

Motion: Reinhart

Second: Bacon

3-2-0. Motion carries.

Article 22.

I move to place and recommend ATM 2018 Article 22 as printed.

Motion: Bacon

Second: Wilson

5-0-0. Motion carries.

Article 23.

Bacon would like to place this article ~~to use unexpended funds from the Police Station renovation to pay for the conversion of the old COA building to Town storage and office space,~~ but make a separate recommendation. Sharon Inger, Zoning Board of Appeals, spoke against inserting and recommending this article. Gary Sorkin agreed with Sharon Inger and would like to make the same recommendation and believes this site would be great for affordable housing. Wayne Clough asked how large the lot is. The answer is 9.2 acres. ~~Dennis O'Connel pointed out that the article refers to the building only, not the whole lot.~~ Janet Loewenstein said this article needs to go on the Warrant and be discussed on Town Meeting floor.

I move to place ATM 2018 Article 23 as printed.

Motion: Wilson

Second: Reinhart

4-1-0. Motion carries.

I move to recommend ATM 2018 Article 23 as printed.

Motion: Wilson

Second: Reinhart

4-1-0. Motion carries.

Article 24.

The audience asked whether there is a plan for this project. The TA does not have a plan in his position, but he believes the Community Services Director has a plan. Joe Powers said the language for the summary of the article needs to be adjusted.

There was no motion made on this article.

Article 25.

Janet Loewenstein asked whether this project would happen in phases. Murphy said yes. Hoort said the designs allow for the parking lot to be expanded to up to 1,000 spaces. Roger Putnam said this is Town-owned land and the ZBA would have to approve the commercial aspect of this project. Murphy said that the purpose of this article is not to expand on parking, but to maintain the available parking, thinking 25 years down the road. Wayne Clough suggested the Town do a traffic and parking study this summer. Murphy agreed with Clough, but also said these studies need to be funded. Wilson said **that the problems with traffic on Ocean View in summer are very evident without that, and need to be addressed as soon as possible. She said that the plan printed in the Banner the previous week was incorrect and did not show that the plan shows a road which siphons vehicles off Ocean View Drive after they access the lots.**

I move to place and recommend ATM 2018 Article 25 as printed.

Motion: Bacon

Second: Reinhart

5-0-0. Motion carries.

Article 26.

Harry Terkanian thinks this article should be a ballot question for the voters, **not an article.**

No motions were made on this article.

Article 27.

Wilson asked why this tax only mentions recreational marijuana. The TA said we can only impose a tax on recreational marijuana and not the medical one. Reinhart would like the wording of the article be revised.

I move to place and recommend ATM 2018 Article 27 as printed.

Motion: Bacon

Second: Reinhart

5-0-0. Motion carries.

Article 28.

Reinhart spoke in support of this article. Jude Ahern asked who would do the hiring for this position, whether it would be the BOS or the TA. Murphy and Reinhart said this issue hasn't been determined yet. The TA said that unless it's specified in the Charter, the hiring of Staff would fall under his purview. Wilson went over the proposed job description and most of the tasks are already being done by other Town committees and/or employees. She asked that the Board request that committees and boards give their recommendation on this article.

I move to place ATM 2018 Article 28 as printed.

Motion: Bacon

Second: Wilson

5-0-0. Motion carries.

I move to recommend ATM Article 28 as printed.

Motion: Reinhart

Second: Wilson

4-1-0. Motion carries.

Section III. Charter Amendments, General Bylaws, and Acceptance of Statutes Articles.

Article 29.

Wilson said this issue has been addressed at Charter Review Committee meetings and believes the TA should be allowed to assume. Houk thinks that members of the BOS continue to sign warrants and that it is important for them to oversee the process. Danny O'Connell said the BOS having to sign the warrant might be redundant **because these are expenditures that have already been appropriated by Town Meeting.**

I move to place ATM 2018 Article 29 as amended as per the Town Counsel's recommendation.

Motion: Wilson

Second: Reinhart

3-2-0. Motion carries.

I move to recommend ATM 2018 Article 29 as amended as per the Town Counsel's recommendation.

Motion: Wilson

Second: Bacon

3-2-0. Motion carries.

Article 30.

I move to place and recommend ATM 2018 Article 30 as printed.

Motion: Bacon

Second: Reinhart

5-0-0. Motion carries.

Article 31.

I move to place and recommend ATM 2018 Article 31 as printed.

Motion: Reinhart

Second: Wilson

5-0-0. Motion carries.

Section IV. Zoning By-Law Amendment Articles.

Article 34.

Wilson said this article came from the Planning Board. Reinhart doesn't think the Planning Board would make major changes to this article at their following meeting.

No motion was made on this article.

Section V. Disposition of Town property articles.

Article 40.

Proposal to use some portion of the Town-owned Cole's Neck Rd. lot for affordable housing.

Wilson asked for ~~a recommendation~~ **some direction** from Gary Sorkin. Sorkin said there might be a small portion of the property that may be outside of the exclusionary zone., **but that we need to know more.** Bacon said she was present at a Housing Authority meeting together with the DPW and said it would be difficult to get permitting for that property and she would like to wait on this article. Reinhart thinks we might want to place it on the Warrant and start the process. Wilson **wanted to wait.**

I move not to place ATM 2018 Article 40 as printed.

Motion: Wilson

Second: Bacon

5-0-0. Motion carries.

Article 41.

I move to place and recommend ATM 2018 Article 41 as printed.

Motion: Reinhart

Second: Bacon

4-0-0. Houk was absent for this

vote. Motion carries.

Article 42.

I move to place and recommend ATM 2018 Article 42 as printed.

Motion: Reinhart

Second: Wilson

4-0-0. Houk was absent for this

vote. Motion carries.

Article 43.

Janet Loewenstein asked whether the language "eminent domain" could be taken out, but the TA advised against it.

I move to place and recommend ATM 2018 Article 43 as printed.

Motion: Bacon

Second: Reinhart

4-0-0. Houk was absent for this

vote. Motion carries.

Article 44.

Wilson asked the TA to ask for a recommendation from the Board of Health.

I move to place and recommend ATM 2018 Article 44 as printed.

Motion: Reinhart

Second: Bacon

4-1-0. Motion carries.

Section VI. Unclassified articles.

Article 45.

Terkanian said the Charter Review Committee is not an elected Committee so that it allows for a two-way process for the town residents to vote on the issue brought forth by the CRC: Town Meeting and Town Elections. Janet Lowenstein doesn't think it makes sense to look at all the entire Town Charter in one article. Jude Ahern expressed her concerns about some of the proposed changes to the Charter.

II. Adjournment

I move to adjourn.

Motion: Houk

Second: Bacon

5-0-0. Motion carries.

The meeting was adjourned at 10:15 pm.

Respectfully submitted,

Radu D. Luca

Executive Assistant to the Town Administrator



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
March 13, 2018

XI

ADJOURNMENT

REQUESTED BY:	BOS
DESIRED ACTION:	Motion to adjourn
PROPOSED MOTION:	I move to adjourn.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____