



**Wellfleet Board of Selectmen  
Minutes of the Meeting of November 12, 2014  
Wellfleet Public Library, 7:00 p.m.**

**Present:** Paul Pilcher, Chairman, Berta Bruinooge, John Morrissey, Dennis Murphy,; Town Administrator Harry Terkanian

**Regrets:** Jerry Houk

Chairman Paul Pilcher called the meeting to order at 7:00 p.m.

**Announcements, Open Session and Public Comment [7:00]**

- Dennis Murphy addressed his concerns regarding rotting trim and siding of the Library due to backfill. He requested that matter to be looked in order to avoid further damage due to neglect in maintenance. He suggested that DPW and Building and Needs Assessment Committee to further investigate it and provide cost estimate to correct it. Library Director Elaine McIlroy from the public said that there were funds in the Capital Budget and that this matter was discussed by the Library Trustees.
- Town Administrator Harry Terkanian announced a pre-planned media event of F-15 fly overs from Barnes Air National Guard Base over southeastern Massachusetts at low altitudes on November 13, 2014 between 8:30 am and 9:00 am.

**Pilcher opened the public hearing at 7:05 pm.**

**Motion: 15-098:** Bruinooge moved and Morrissey seconded to approve the request from Ken Kozak to close the Wicked Oyster December 1, 2014 through January 15, 2015. The motion passed 4-0.

**Informational Hearing on Town support proposed Universal Pre Kindergarten education**

Pilcher opened the information hearing regarding the proposed Universal Kindergarten education and gave a background about the initiative of providing free preschool to Wellfleet children for the year prior to Kindergarten. He spoke about the informational packet<sup>1</sup> he had prepared and made available to the public and the research behind it. Pilcher talked about the economic aspect of the proposed program and the possibility of attracting families to Wellfleet. According to the proposed initiative there would be vouchers availability to all children of Wellfleet residents in the estimated cost of \$7,000 per child for 5-day program at the Wellfleet Montessori Preschool for the year prior to Kindergarten. Joanna Stevens, Director of the Nauset Inclusive Preschool Program was present and said that some of the special needs children are already covered by the regular school budget and others are at reduced rate of \$165 a month for attending the Nauset Integrated Preschool Group. Pilcher said that the total estimated cost of the program would be around \$100,000 per year. Stevens, presented a report about the development of the children attending preschool. She applauded Wellfleet for considering this initiative. Janet Reinhardt from the public wanted to know if this program will be for 3 or 4 year olds. Pilcher clarified that the program will be for 4-year olds only for the year prior to Kindergarten. The special needs children will have equal access to the vouchers, but if their tuition will be covered by the State then the vouchers would not be needed. Christie O'Campbell from the audience spoke about the situation the families in Town are facing due to tuition hardship and how the Montessori Preschool was founded based on a Parent Co-op. Elizabeth Aldred from Cape Cod Children's Place commended the initiative. Selectman John Morrissey spoke in favor of the Program and asked about the logistics of implementing the initiative. He had questions

about the number of children who will be attending the program. Terkanian spoke about how the estimate of number of 15 children was determined. Discussion about the financials ensued among the selectmen. Pilcher said that this matter will continue to be discussed during future meetings and closed the informational hearing at 7:26 pm.

**Discussion of Bailey – Boyd CDBG grant program changes – possible inclusion of Eastham.**

Alice Boyd, president of Bailey Boyd presented the Community Development Block Grant (CDBG) by the Housing and Urban Development and the possibility of including Eastham in the program. She suggested that Town of Wellfleet continue to partner with the towns of Truro and Provincetown. She gave background of the HUD CDBG program and the funds allocation for income eligible homeowners. Boyd also spoke about the availability of funds for childcare vouchers for income eligible families. Boyd clarified that the allocated \$650,000 for housing rehab and \$150,000 for childcare subsidies are divided among the three partnering towns. There was no need for decision by the selectmen.

**Licenses/Appointments/Reappointments/Use of Town Property**

**Motion: 15-099:** Murphy moved and Morrissey seconded to approve the request from Kevin Scalley of Wellfleet Spirit Shoppe, Inc to open at 10 am on Sundays. The motion passed 4-0.

**Motion: 15-100:** Bruinooge moved and Morrissey seconded to approve the Renewal of liquor licenses for: Bookstore & Restaurant, Inc; Wander Inc, dba The Lighthouse Restaurant; Black Fish Creek, Inc, dba Seaside Liquors; Wellfleet Marketplace Inc; Wellfleet Spirit Shoppe, Inc; Finley J.P's, Inc; Wellfleet Village Center, Inc; Tek Restaurant Group, Inc, dba The Wicked Oyster; Wellfleet Harbor Actor's Theater-Rt6; Saveur de Pain, Inc, dba PB Boulangerie Bistro; Wellfleet Preservation Hall, Inc; RLJC, Inc, dba JB's Pizza Bar & Grill; MJT Enterprises, Inc, dba Blackfish Variety. The motion passed 4-0.

**Appointments**

**Brian Carlson was introduced as the new Assistant Town Administrator to December 31, 2017 subject to the conditions of the offer of employment**

Brian Carlson was introduced as the new Assistant Town Administrator. Terkanian spoke about the recruiting and selection process. He said that the background, credit check, references, health exam and degree verification have been completed and this is why are not part of the conditions. The selectmen interviewed the Carlson.

**Motion: 15-101:** Bruinooge moved and Morrissey seconded to approve the appointment of Brian Carlson as Assistant Town Administrator starting December 8, 2014. The motion passed 4-0.

No action on behalf of the Board was required regarding the appointment of Suzanne Grout Thomas as Director of Community Services (appointed by TA 11/5/14; see charter section 5-4-1).

**CCNS Advisory Commission Nominations**

Lilli-Ann Green spoke about her desire to be nominated as an alternate member to the CCNS Advisory Committee.

**Motion: 15-102:** Morrissey moved and Murphy seconded to nominate Lilli-Ann Green to CCNS Advisory Commission as an alternate member [1 Alternate Vacancy; appointment is by the Secretary of the Interior – 2 year term]. The motion passed 4-0.

**Motion: 15-103:** Bruinooge moved and Murphy seconded to nominate Tom Reinhart to CCNS Advisory Commission as a regular member [appointment is by the Secretary of the Interior – 2 year term]. The motion passed 4-0.

### **Use of Town Property**

Dennis O’Connell spoke about the Friends of Library request to use the Town Hall North driveway and lawn on July 5 and August 9, 2015 from 9:00 am – 2:00 pm to hold two summer book sales and the importance of these two events in terms of fundraising for the Library.

**Motion: 15-104:** Morrissey moved and Bruinooge seconded to approve the application of Dennis O’Connell for Friends of the Library Summer Book Sales on July 5, 2015 and August 9, 2015 from 7:00 am – 2:00 pm at the Town Hall North driveway and lawn. The motion passed 4-0.

### **Senior Housing Survey Briefing [Elaine McIlroy]**

Elaine McIlroy spoke about the proposed affordable housing survey. McIlroy requested the selectmen’s approval of the survey in order to launch it. Part of the survey is provided by students pro bono together with help of the Friends of COA. Morrissey had a question if these proposed 12 affordable housing units will be for sale or rent. Tom Reinhardt wanted to know why seniors will be targeted rather than young families. McIlroy explained the background behind the decision. She also spoke that CPC funds were used to create affordable housing in the past. McIlroy said that if approved, publicity on the Town’s website would be helpful. Bruinooge wanted more time to review the survey. Pilcher clarified that this was just a request for approving a survey process for now.

**Motion: 15-105:** Murphy moved to approve the concept of the affordable housing survey and leave the details of the survey to the Ad-Hoc Committee. There was no second and the motion failed. The affordable housing survey approval was deferred for the November 25, 2014 meeting.

**Authorize the Fire Chief to file three FEMA Assistance to Firefighters grant applications**  
Fire Chief Rich Pauley presented his request to file three FEMA grants<sup>2</sup>.

**Motion: 15-106:** Murphy moved and Morrissey seconded to authorize the Fire Chief to file three FEMA Assistance to Firefighters grant applications (replacement radios, self contained breathing apparatus and fire engine). The motion passed 4-0.

### **Revision of the BOS meeting schedule for December 23, 2014**

**Motion: 15-107:** Murphy moved and Morrissey seconded to not hold a meeting on December 23, 2014. The motion passed 4-0.

### **Town Administrator’s Report**

Terkanian presented his report<sup>3</sup> and added that he had reviewed draft agreement between National Park Services and Wellfleet Police Department detailing the operational understanding between the park rangers and the police. Terkanian clarified that this was an extension to the 1994 agreement, that has expired; no funding and no change in legal authority are involved.

Pilcher had questions about the Building Inspector and Assistant Health Inspector Vacancies. Terkanian clarified that the Assistant Health Inspector vacancy has been discussed with the Health Agent during the FY16 Budget meeting. The Building Inspector vacancy will also be addressed.

### **Future Concerns**

- Use of Town property fees and guidelines – Terkanian presented his memo<sup>4</sup> on the subject
- John Morrissey – negative comments and concerns about the size of the sign at the Marina. Bruinooge requested a memo from Terkanian on how the sign got there. Murphy spoke about the size of the signs regulated by the Zoning By-Laws. Pilcher objected discussing a decision by Town Committee. He said that if the sign was in violation of the Town’s By-Law then the sign would be taken down.
- Terkanian – Cape Cod Mosquito Control is looking for response to their budget which is 4% increase – will be on the November 25, 2014 agenda.
- Alice Boyd CDBG FY 15 will be back on the December 9, 2014 agenda as a Public Hearing as part of the legal requirements.

### **Correspondence<sup>5</sup> and Vacancy Report<sup>6</sup>**

Morrissey spoke about a letter from Jeanne Hamilton regarding proposed remediation and tree cutting on Route 6 and Planning Board minutes recommending taking of Paine Hollow Road for Housing Authority. Terkanian went over the legal requirements for the process of taking the road by eminent domain. Terkanian also mentioned that the Housing Authority is not favoring this taking. The decision to make a road taking is made by the voters at ATM.

### **Minutes**

**Motion: 15-108:** Bruinooge moved and Murphy seconded to approve the minutes<sup>7</sup> of October 28, 2014. The motion passed 4-0.

### **Executive Session**

Pilcher took a roll call vote to enter into Executive Session and not go back in public session. He stated the purpose of the executive session: *“To conduct strategy sessions in preparation for negotiations with non union personnel: employment agreement for the assistant town administrator.”*

### **Adjournment**

The public meeting adjourned at 8:27 pm.

Respectfully submitted,  
Michaela Miteva, Executive Assistant

### **Public Record Documents:**

<sup>1</sup> Wellfleet Pre-School Initiative Packet, Draft 10/14

<sup>2</sup> Fire Chief Rich Pauley’s proposed FEMA grant applications

<sup>3</sup> TA report of November 7, 2014

<sup>4</sup> TA Memo on Use of Town Property Guidelines, dated 6/10/2013, revised 10/28/14

<sup>5</sup> Correspondence report of November 12, 2014

<sup>6</sup> Vacancy report of November 7, 2014

<sup>7</sup> Minutes of October 28, 2014