



Town of Wellfleet
Wellfleet Municipal Affordable Housing Trust
Board of Trustees
Minutes of August 28, 2023

Present: Elaine McIlroy, Kathleen Nagle, Mike DeVasto, Harry Sarkis Terkanian, and Gary Sorkin.

Absent: Jim Hood and Sharon Rule-Agger

The meeting was called to order at 7:10 PM by Mr. Terkanian.

1. Announcements from the public. None.
2. Status reports on housing related activities from the trustees. Mr. Terkanian reported the receipt of a \$10,000 donation from the Caviness donor advised trust fund. He also announced that the developers of 95 Lawrence Road have been invited to submit a funding request to the Executive Office of Housing and Livable Communities for a September “mini round” of funding. He also announced that the 90 Freeman Ave. RFP has been finalized and notice sent to the Central Register for publication. Ms. McIlroy will attend the next Selectboard meeting to get the Old Kings Highway and 90 Freeman Ave properties transferred to the Housing Authority. She also announced that the Housing Authority has sent notice to owners of deed restricted affordable housing of available funding for solar initiatives and many of them have applied. Mr. Sorkin announced deposit of the donation funds. Ms. Nagle asked about any conditions attached to the donation. Mr. Sorkin announced that Habitat will be moving natural vegetation from the Old King’s Highway site on September 16th.
3. Implementation of the ADU Support Contract with Community Development Partners (CDP). Mr. Terkanian presented his notes from his meeting with CDP staff of August 14th discussing steps to implement the program including contact information, publicity, process and funding mechanisms. He suggested Ms. Rule Agger to handle publicity/outreach. It was suggested that Ms. Rule-Agger should also be one of the contacts and Mr. Sorkin volunteered to remove his name from the contact list.
4. September 18 Special Town Meeting article recommendations. The following articles were discussed. Ms. McIlroy reported the Housing Authority has recommended all of these articles.
 - a. Article 2 – 95 Lawrence Road wastewater treatment plant funding.
 - b. Article 4 – Town planner position. There was some concern that housing support was not included in the initial job description. Subsequent revisions include some reference to housing support. Mr. Sorkin noted that in adjacent towns the town planners do lead the housing initiatives.
 - c. Article 5 – Inclusionary zoning bylaw. Noted that it may have limited applicability but is still a useful tool.

- d. Article 6 – Amend zoning bylaw: cottage colony dimension limits. This would legitimize some smaller cottage colony units so they could be used year round.
- e. Article 7 – Amend zoning bylaw: Intensity of use multi family properties.

MOTION by Mr. Sorkin, seconded by Ms. Nagle, and after discussion unanimously voted by roll call vote (5 – 0) “To recommend articles 2, 4, 6, and 7.”

MOTION by Mr. Sorkin, seconded by Ms. Nagle, and after discussion unanimously voted by roll call vote (4 – 0) with Mr. DeVasto abstaining “To recommend article 5.”

- 5. Trust Finances. Mr. Sorkin noted that the current Trust asset balance is approximately \$1.1 million. It was noted that against this balance is an \$850,000 commitment for Lawrence Road and approximately \$46,000 for ADU support. Additional requests may be forthcoming for additional community support in connection with Maurice’s Campground, 90 Freeman Ave, Paine Hollow Road, and Old King’s Highway. Mr. Sorkin announced that there has been a request to the County for ARPA funds for Maurice’s Campground planning funds of approximately \$200,000. He noted that if this request is denied there may be a similar request to the Trust. There was discussion about renewing the request for allocation of short term rental tax receipts for housing. Mr. Terkanian will draft a letter to the Selectboard renewing the request.
- 6. Proposed Tax Mailing Insert. MOTION by Ms. Nagle, seconded by Ms McIlroy and after discussion unanimously voted by roll call vote (5 - 0) “To approve the tax bill insert and request it’s inclusion in the next tax mailing.”
- 7. Possible application for the next round of CPA funding. Mr. Sorkin announced that the next round of CPA funding opens on September 1 and closes on October 16, 2023 for the Spring 2024 Annual Town Meeting. Possible Trust uses include additional support for current housing projects. \$750,0000 was suggested as the amount to request. Mr. Sorkin and Ms. McIlroy will draft an application for consideration at the next Trust meeting.
- 8. Next meeting: September 25, 2023. Agenda items to include items still open from this meeting, short term rental tax allocation, and CPA annual reporting.
- 9. Approval of minutes. MOTION by Ms. McIlroy, seconded by Ms. Nagle, and unanimously voted by roll call vote (5 – 0) “To approve the July 10 and August 21, 2023 minutes.”
- 10. Adjournment. MOTION by Mr. DeVasto, seconded by Ms. McIlroy, and voted by roll call vote (5 – 0) “To adjourn the meeting.” The meeting was adjourned by the chair at 7:50 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

- 1. Central Register notice for 90 Freeman Ave.

2. Donation notice.
3. Mr. Terkanian's August 14th meeting notes from his meeting with the CDP.
4. September 18, 2023 Special Town Meeting Warrant Articles 2,4, 5, 6, and 7.
5. Trust insert for next tax bill mailing.
6. Draft minutes for July 10 and August 21, 2021.