



Town of Wellfleet
Wellfleet Affordable Housing Trust
Board of Trustees
Minutes of April 12, 2021 Executive Session

Present: Elaine McIlroy, Kathleen Nagle, Sharon Rule-Agger, Harry Sarkis Terkanian, Jim Hood, Gary Sorkin, and Mike DeVasto.

The meeting was called to order at 7:39 PM by Mr. Terkanian. All members were present. Mr. Hood left the meeting at 8:15 PM.

1. In response to an inquiry by the chair, all members present stated that they were alone.
2. 30 Old King's Highway. Mr. Terkanian reported on his conversation with the property owner which was brief as his expressed view was that he appreciated the offer but he felt the property was worth about \$1.5 million. Mr. Terkanian stated to the owner that it was unlikely that the difference in price and timing could be bridged but he would bring the matter back to the Trustees of April 12th and would report the result.
3. 45 Wilton's Way. Mr. Terkanian noted that Ms. Nagle had been informed that the Planning Board imposed condition on parcel 25.1 "there is to be no further construction on this lot without further referral from the planning board" had been released by the Planning Board. The trustees continued to discuss possible uses of the combined parcels, but could not reach a consensus as development limitations related to possible access and title issues are unknown. Discussion included the possibility of using parcel 28 for septic purposes only or to satisfy zoning yard and open space requirements and possible development of the property under the affordable residential development provisions in the zoning bylaw with all improvements on parcel 25.1. At this point Mr. Hood left the meeting. Mr. Terkanian expressed his opinion that, without resolving the access question, parcel 28 had almost no value for development purposes. Mr. Terkanian agreed to speak with the property owner to determine what information he has about the access and title issues. Mr. Sorkin agreed to raise the development potential in light of the access question with the building inspector and health agent if Mr. Terkanian's conversation with the owner produced positive results.
4. Adjournment. The chair stated that the meeting would not reconvene in open session. It was moved by Ms. Rule-Agger, seconded by Ms. Nagle and unanimously voted by roll call vote (6 – 0) to adjourn. Meeting adjourned at 8:44 PM.

Respectfully submitted

Harry Sarkis Terkanian, Chair

Public documents:

1. Recorded plan, Barnstable Deeds, Plan Book 493, Page 75 (web page).
2. Wellfleet Assessor's Atlas Sheet 42 (web page).