

Approved February 13, 2020

Wellfleet Local Comprehensive Planning Committee Meeting
Thursday, January 23, 2020 at 8:30 am
COA Conference Room

LCP Members Present: Chair Suzanne Grout Thomas; Jay Horowitz; Mac Hay; Assistant DPW Director Jay Norton; Bonnie Shepard; Library Director Jennifer Wertkin

Regrets: Elaine McIlroy; Bonnie Shepard; Jan Plaue; Assistant Town Administrator Mike Trovato; Executive Assistant Courtney Butler;

Call Meeting to Order

Meeting Called to order at 8:30 by Thomas.

Discussion and Review of 2008 Plan Goal Matrix and Placetypes

Thomas said she worked on her Police and Fire Goals in the Matrix. She also said she was unsure the group was working from the same pages, noted some might be missing pages; she asked the group to confirm that they had all pages in their copies of the 2016 Goal Matrix, of the 2008 Plan. Norton confirmed that he had all the pages in his, from an earlier email from Dan Hoort.

Norton discussed his work on the Transportation and Roads (TR) portions of the Matrix. This section included goals such as develop a pedestrian accessibility plan with zoning by-laws; plans for walking and bicycle paths that will knit together different sectors of Wellfleet; consider pedestrian and bicycle access across Route 6; evaluate use of Kendrick Avenue parking lot as best use of property; and continue support to regional Flex Bus as economically viable.

Shepard discussed her work on the Land Use (LU) and Economic Development (ED) portions of the Matrix. The LU section included goals such as a land use plan; zoning by-law adoptions; the Affordable Accessory Dwelling Unit program; overall plan for downtown; review curb cuts; site plan review for all commercial structures; cluster development by-law; subdivision rules & regulations; promote aesthetic aspects of environment; quarterly meetings of Selectboard, ConsCom, Zoning Board, and Planning Board; encourage commercial and residential development; plan to incorporate walking and bicycle paths, roads and trails owned by the National Seashore; and development of Central District.

The ED section included goals such as development of a year-round economic plan; lobbying legislature to pass statutes permitting towns to impose additional rooms, meals, and excise taxes; study and impose additional local option excise taxes; complete housing initiatives which will make Wellfleet affordable; promote, encourage, support, and solicit “off-season” activities; and plans for municipal water system.

Horowitz discussed the Historic Preservation and Community Character (HC) portion of the Matrix. This section included goals such as establishing a Local Historic District Study Committee; designation of other district sites; documented list of historic sites in town; preservation and expansion of video history archives; support of Wellfleet Historical Society; preservation of former Catholic Church; preservation and restoration of Pond Hill School; restoration of Uncle Tim’s Bridge; documentation of shellfish industry history; restoration of other historic sites in town; identification and documentation of International Style Houses; and protection of archeological sites.

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The group discussed the Health Services and Resources (HS) section, which included establishment of a pharmacy and primary health care facility; housing initiatives; agreement between Outer Cape Health Services and Wellfleet; inclusion of dental care with health insurance; and promotion of targeted services for the elderly. The group determined that all goals in this section have been completed and the goals did not need inclusion in the Update.

The next meeting will be on February 13 and will hear updates from Plaue.

Adjournment

- Thomas moved to adjourn.
- Norton seconded and the meeting adjourned at 9:35 am.

Respectfully submitted,
Courtney Butler

Public Record Documents Available as of 1/21/2020

1. 2016 Goal Matrix
2. Draft outline of group work from Grout Thomas