

**WELLFLEET LOCAL HOUSING PARTNERSHIP**  
**Zoom Meeting of 21 December 2023**  
**Minutes**

Meeting called at 4:01PM

Members present: Sharon Rule-Agger (Chair), Gary Sorkin, Susan Spear, Lara Henry, Karen Kaminski, Bruce Herder, Judy Taylor, Jan Morrissey. Absent: Alfred Pickard

Announcements: Resignation of Rich Waldo, Town Administrator.  
Housing Trust continues to receive donations from Tax Insert of tax bill, somewhere around \$40,000.

Minutes: Sharon stated that she will do minutes from recording for now.  
Bruce moves to accept minutes of meeting of November 2, 2023. Jan second.  
Unanimous to accept. Minutes to be submitted to Shannon Ellis for posting.

1. Draft of revisions to charge. Continued discussion. Discussion tabled to next meeting but all committee members need to take a look and think about what they think the goals should be.
2. Continued discussion of land acquisition. Not the role of LHP to identify and research possibilities but yes, to be on lookout for opportunities and share with Housing Trust.

Sharon reports on conversation with Alfred Pickard about possibility of swapping town owned "Landing Strip" near Marconi beach for some NSP owned land near WACC for housing. Would also require NSP to allow non-municipal use. Herder says there is a question about whether the Landing Strip crosses road to Marconi Beach. If yes, Seashore may negotiate. If no, they have no incentive. Town would need to pursue this, looking at old maps, etc. Jan stated that Chet Lay, Surveyor, thought that there were some ancient ways that might be useful. Would require a concerted Town effort among SB, TA and multiple committees. Jan will look at her old records to see if she has any added information. Bruce will reach out to Denny O'Connell to see if he has any more info. Bruce and Gary discussed some Town owned land near Transfer Station and "Sand Lot". Might be worth going to DPW (Jay Norton) to ask "What land is there that might potentially be used for housing?" Discussed a need to discuss with Seashore the requirement of "municipal purposes". Karen asked what if housing was earmarked for Town employees, would that be a municipal purpose?

3. Continued discussion around relationship with NSP. Perhaps a small group could meet with new Park Supervisor? Friends of NSP? Advisory committee?
4. Continued efforts to get Planning Board participation in LHP. Alfred Pickard has no interest in being on this committee and has no objections to being replaced. Sharon reached out to David Mead-Fox who has no time. An email to Gerry Parent was

unreturned. Next steps? Sharon should call Gerry Parent directly. It is in the LHP charge that there be a representative from Planning Board.

5. ADU Info Session and other trainings: Sharon reports a good turn out for the ADU Info Session, approximately 25 attendees. Information about ADUs and services of Resource Center, Resource Center and Wellfleet Housing Trust incentives for ADUs. Septic issues? Need to check in with Building Commissioner, Health Agent, TA etc. around septic issues. Sharon will reach out in March.  
CDPs (Housing Institute) Winter Peer group meeting. Presentation from CHAPA about Governor's new Housing Bond Bill, a lot of the money will be going to larger communities. While we have some exciting new affordable rental opportunities we have few possibilities for affordable home ownership.  
Sharon is interested in the possibility of condominium ownership of ADUs (As in Covenant Homes on Nantucket, or ADU condos in California.). Question about home ownership possibilities at Maurice's? What about "small lots"? Team building/ self-help homes for ownership? Maybe Town could make some land available and help with financing construction? Maybe this committee could focus on fostering home ownership? This will be on agenda for next meeting.

Next CDP Housing Institute session is January 9, 2024 at 10-11:30 via zoom. Register on CDP website. "ADUs to Zoning Changes: Strategies to encourage housing production"

6. Housing Updates: 6 qualified proposals for Maurice's Master Planning Services!!

Habitat Houses on Old King's site work is moving along.

Trust meeting with Ted Malone regarding Paine Hollow project. Somewhat discouraging- no new progress. More money needed from Town.

No word yet on funding for Lawrence Hill.

RFP for Freeman Ave being re-issued with a later date but nothing yet. Can we reconsider lower lot at Freeman? Had pushback when previously requested because of proximity to marsh. Bruce recommends reconsideration of this lot. What if a small home were to include a composting toilet? Some concerns about a road through property.

Next meeting: February 29. (No January meeting)

Move to adjourn. Karen moved, Gary second, Roll call vote is unanimous.

Action items:

Sharon will send out draft changes of committee charge. All members review and consider. Do we want to make homeownership a focus?

Sharon will call Gerry Parent about designating a PB representative to LHP.

Bruce will ask Denny O'Connell about Landing Strip.

Jan will look through her old records about previous Landing Strip information.