



Board of Selectmen

RECEIVED

2017 SEP -8 P 3 13

TOWN CLERK
TOWN OF WELLFLEET

REVISED

The Wellfleet Board of Selectmen will hold a public meeting on Tuesday, September 12, 2017 at 7:00 p.m. at the Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet, MA 02667. It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.

The meeting materials are available by clicking [HERE](#).

- I. **Announcements, Open Session and Public Comment [7:00]** *Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comment.*
- II. **Public Hearing(s) [7:00]**
 - A. Tax Classification Hearing for FY 2018
- III. **Use of Town Property**
 - A. Request of Della Spring to use Mayo Beach for yoga classes on Tuesdays, Wednesdays and Thursdays, 8:30 am – 9:45 am from June 26, 2018 through September 6, 2018.
 - B. Request of James Gilbert to use Newcomb Hollow or Duck Harbor beach and parking on September 30, 2017 from 2 pm to 3:30 pm for a wedding ceremony.
 - C. Request of Matthew Auger on behalf of Fall 50 Cape Cod to use White Crest parking lot on September 30, 2018 from 5 am to 9 am for a 50-mile relay race.
- IV. **Business**
 - A. Report of the Historical Society on historic sign markings [Seth Rolbein]
 - B. Request of the Recycling Committee for a fall tax bill inset [Lydia Vivante]
 - C. Discussion of consistent power outages [Ira Wood]
 - D. Report on Affordable Housing by Assistant Town Administrator
 - E. Review of FY 2019 Budget Policy – draft, first reading [TA]
 - F. Discussion of and possible vote on 2017-2018 Board of Selectmen Goals
- V. **Town Administrator's Report**
- VI. **Topics for Future Discussion**
- VII. **Correspondence and Vacancy Report**
- VIII. **Minutes [August 22 & August 25, 2017]**
- IX. **Executive session and Adjournment**

Pursuant to G.L. c. 30A, §21(a)(3), to discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares:

 - 1. To review the Wellfleet Communications Union Grievance for a health insurance stipend denial to Eileen McCarthy.
 - 2. Cumberland Farms, Inc. v. Dennis Murphy, et al. as the Board of Selectmen, Land Court C.A. No. 17 MISC 000247 (KCL);



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

II

PUBLIC HEARING(S)

REQUESTED BY:	Nancy Vail, Town Assessor
DESIRED ACTION:	Recommend retaining the unified tax rate for all classes of property for FY 2018.
PROPOSED MOTION:	I move to make the Residential Factor the numeral 1 for Fiscal 2018.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

TOWN OF WELLFLEET
PUBLIC NOTICE

In accordance with Chapter 369 of the Acts of 1982, amending Chapter 797 of the Acts of 1979, the Wellfleet Board of Selectmen will conduct a public hearing on the issue of allocating the local property tax levy among the five classes for fiscal year 2018. (Chapter 40, Section 56 as amended by Chapter 369 of the Acts of 1982)

This public hearing will be conducted on Tuesday, September 12, 2017 at 7:00 p.m. at the Wellfleet Senior Center. Options open to the Town will be provided, and any taxpayer wishing to present oral or written information on their views will be recognized by the Chair. At the hearing, the Board of Assessors will provide all information and data relevant to making a final determination on the allocation of the tax burden among the five classes of real property: residential, open space, commercial, industrial, and personal property as set forth in Chapter 40 Section 56.

WELLFLEET BOARD OF SELECTMEN

MEMORANDUM

To: Board of Selectmen, Town Administrator
From: Assessor
Subject: **Classification Hearing - Fiscal 2018**
Date: September 12, 2017

The Legislature has given local communities limited flexibility in allocating the tax burden among the various classes of property. The Selectmen have the opportunity to lower the tax rate of residential taxpayers and increase the tax rate of commercial and personal property taxpayers. The Town of Wellfleet has always employed one tax rate for all classes of property. At the Classification Hearing, the Board of Selectmen must reaffirm or change this position.

At the hearing on September 12, 2017, **the Board of Assessors will recommend retaining the unified tax rate** for all classes of property. The current split between classes is 96% residential and 4% commercial/personal property. The shift would place an undue burden on 4% of the Wellfleet taxpayers. **To retain the single tax rate, a motion with a favorable vote to "make the Residential Factor the numeral 1 for Fiscal 2018" must be made.**

The Board of Assessors must also inform the Selectmen of other options involving the shifting of the tax burden. The following is for information only. **No action need be taken.**

Option One:

There is a "Residential Exemption" available to those domiciled in Wellfleet. An amount up to 35% of the average assessment of the entire residential class could be deducted from the total assessed value of domiciled taxpayers. The total amount of exempted value would then be allocated among all residential class taxpayers. The net effect is an increase in the tax rate for all residential taxpayers.

The Board of Assessors does not recommend. The exemption unfairly shifts the tax burden from those who gain the greatest benefit from tax dollars to those who benefit the least. Non-resident taxpayers also pay a personal property tax which domiciled taxpayers do not.

Option Two:

The "Open Space Exemption" allows up to 25% of the assessed value of land so designated to be exempt from taxation. The burden would be shifted to all other classes of property.

The Board of Assessors recommends no action. There is no need for an open space exemption at this time as several tax-friendly options are available for those interested in preserving all or part of their property as open space. Parcels that could qualify are currently involved in other programs that have satisfied any need to date.

Option Three:

Small Business Exemption - An amount up to 10% of the assessed value of a small business (less than 10 employees and an assessed value of less than one million) may be deducted. The total deductions are then shifted to those businesses not classified as "small."

The Board of Assessors recommends no action. The majority of the town's businesses are "small." The additional burden would be shifted to a handful of taxpayers.



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

III

USE OF TOWN PROPERTY

REQUESTED BY:	Della Spring
DESIRED ACTION:	Approve a request to use Town Property.
PROPOSED MOTION:	I move to approve the request of Della Spring to use Mayo Beach for yoga classes on Tuesdays, Wednesdays and Thursdays, 8:30 am – 9:45 am from June 26, 2018 through September 6, 2018 with an event fee of \$350 and conditions as listed on the use form.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

TOWN OF WELLFLEET
300 MAIN STREET
WELLFLEET, MA 02667

Applicant Della Spring

Affiliation or Group _____

Telephone Number 781-789-8725

Mailing Address 292 Newbury Street, Unit 233
Boston MA 02115

* Email address dellaspring28@gmail.com
best address, as I live in Europe part of the year

Town Property to be used (include specific area) Mayo Beach, behind the
shellfish house towards pier (where it is most flat)

Date(s) and hours of use: Tuesday ^{Wed} + Thursday 8³⁰-9⁴⁵ am

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant.
beginning June 26, 2018 through Sept 6, 2018

I lead a 75 minute Hatha yoga class -- stretching,
poses and relaxation. No equipment needed (just a
towel). This class has been enjoyed by dozens (if not
hundreds) over the past ~~two~~ ^{three} summers. I will raise my
fee to \$15 to not undercut my fellow yoga instructors in
Describe any Town services requested (police details, DPW assistance, etc.) Welfleet who all charge
at least \$15, and even more.
no services needed
* I am fully insured!

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

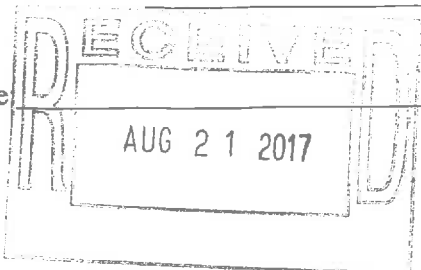
Action by the Board of Selectmen:

_____ Approved as submitted

_____ Approved with the following condition(s): _____

_____ Disapproved for following reason(s): _____

Date



Processing Fee: \$50.00 paid

Fee: _____

(over)

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

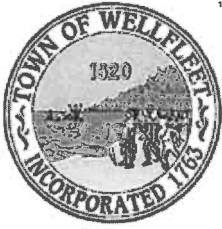
Health/Conservation Agent:	Inspector of Buildings:
Comments/Conditions:	Comments/Conditions:
Permits/Inspections needed:	Permits/Inspections needed:

Police Department:	Fire Department:
Comments/Conditions:	Comments/Conditions:
8/22/17	8/21/17

DPW:	Community Services Director:
Comments/Conditions:	Comments/Conditions:
8/24/17	8/24/17

Harbormaster:	Shellfish:
Comments/Conditions:	Comments/Conditions:

Recreation:	Town Administrator:
Comments/Conditions:	Comments/Conditions:
8/24/17	



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

III

USE OF TOWN PROPERTY

REQUESTED BY:	James Gilbert
DESIRED ACTION:	Approve a request to use Town Property.
PROPOSED MOTION:	I move to approve the request of James Gilbert to use Newcomb Hollow or Duck Harbor beach and parking on September 30, 2017 from 2 pm to 3:30 pm for a wedding ceremony. with an event fee of \$100 and conditions as listed on the use form.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

TOWN OF WELLFLEET
300 MAIN STREET
WELLFLEET, MA 02667

Applicant James Gilbert Affiliation or Group N/A
Telephone Number 954 770 9624 Mailing Address 135 Briar Lane Wellfleet
Email address jim.gilbert1@gmail.com MA 02667
Town Property to be used (include specific area) Newcomb Hollow or Duck Harbor
town beach and parking area
Date(s) and hours of use: Sept. 30 2017 2pm - 3:30pm

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant.

The event is a one-hour mid-afternoon wedding
ceremony. Approximately 60 people. Brief service on the
beach followed by oysters on half-shell served by a licensed
dealer (Hatch's Fish Market).

Describe any Town services requested (police details, DPW assistance, etc.)

None - participants will remove all trash + oyster shells

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

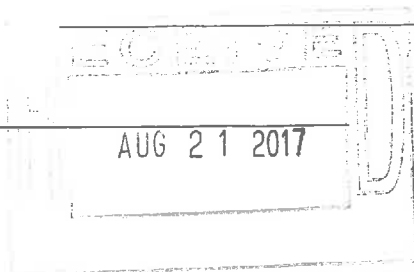
Action by the Board of Selectmen:

_____ Approved as submitted

_____ Approved with the following condition(s): _____

_____ Disapproved for following reason(s): _____

Date: _____


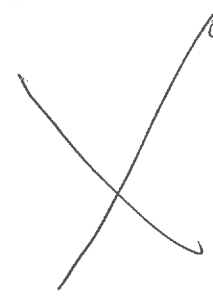


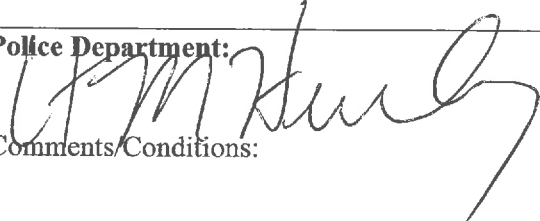
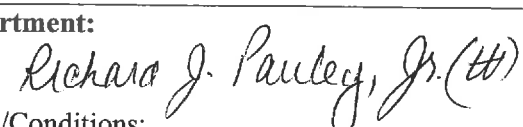
Processing Fee: \$50.00 paid

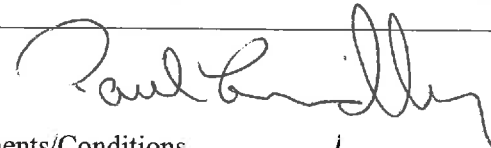

Fee: _____


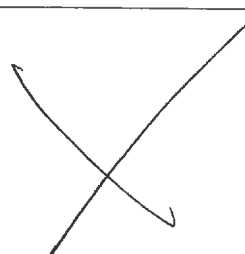
(over)

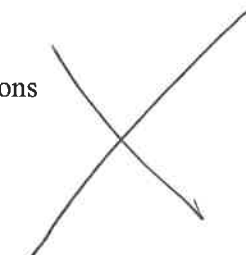

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent:  Comments/Conditions: Permits/Inspections needed:	Inspector of Buildings:  Comments/Conditions: Permits/Inspections needed:
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Police Department:  Comments/Conditions:	Fire Department:  Comments/Conditions:
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DPW:  Comments/Conditions 8/24/17 OK	Community Services Director:  Comments/Conditions: 8/24/17
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Harbormaster:  Comments/Conditions	Shellfish:  Comments/Conditions
--	---

Recreation:  Comments/Conditions	Town Administrator:  Comments/Conditions
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BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

III

USE OF TOWN PROPERTY

REQUESTED BY:	Matthew Auger / Fall 50 Cape Cod
DESIRED ACTION:	Approve a request to use Town Property.
PROPOSED MOTION:	I move to approve the request of Matthew Auger on behalf of Fall 50 Cape Cod to use White Crest parking lot on September 30, 2018 from 5 am to 9 am for a 50-mile relay race with no event fee and conditions as listed on the use form.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

17-42

TOWN OF WELLFLEET
300 MAIN STREET
WELLFLEET, MA 02667

Applicant Matthew Auger

Affiliation or Group Fall 50 Cape Cod

Telephone Number 508 681 9949

Mailing Address 79 River Rd Mashpee, MA 02649

Email address Matt@falmouthroadrace.com

Town Property to be used (include specific area) White Crest Beach Parking lots on both sides of Ocean View Dr.

Date(s) and hours of use: Sept. 30, 5:00am- 9:30am

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also please indicate if fees will be charged by applicant.

We are requesting the use of White Crest beach parking lots for the start of the Fall 50 Cape Cod a 50-mile relay race from Wellfleet to Craigville Beach in Barnstable. The race will start at 8:00am and promptly take a left onto Ocean View Dr., then onto Lecount Hollow Rd., until it takes a left onto the Cape Cod Rail Trail. Parking will occur in the parking lot on the west side of Ocean View Dr. We will have a start line truss, traffic cones, a 10 x 20 tent and a 10 x 10 tent, both supplied by American Tent and Table from Marstons Mills as well as 6 portable restrooms in the parking lot. We expect a field of no more than 50 starters. A registration fee of \$450 per team is collected prior to race day.

Describe any Town services requested (police details, DPW assistance, etc.)

Police assistance for traffic as necessary.

NOTE TO APPLICANTS: All applications must be accompanied by a non refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to insure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

Action by the Board of Selectmen:

_____ Approved as submitted

_____ Approved with the following condition(s): _____

_____ Disapproved for following reason(s): _____

Date: _____

Processing Fee: \$50.00 *paid*

Fee: _____

(over)

SEP - 1 2017

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent: Comments/Conditions: Permits/Inspections needed:	Inspector of Buildings: Comments/Conditions: 08-05-17 Permits/Inspections needed:
--	--

Police Department: Comments/Conditions:	Fire Department: Comments/Conditions:
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DPW: Comments/Conditions:	Community Services Director: Comments/Conditions:
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Harbormaster: Comments/Conditions:	Shellfish: Comments/Conditions:
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Recreation: Comments/Conditions:	Town Administrator: Comments/Conditions:
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BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

IV

BUSINESS

REQUESTED BY:	Seth Rolbein, Wellfleet Historical Society
DESIRED ACTION:	Hear a report of the Historical Society for historic sign markings.
PROPOSED MOTION:	TBD.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

IV

BUSINESS

REQUESTED BY:	Lydia Vivante, Wellfleet Recycling Committee Chair
DESIRED ACTION:	Approve a fall tax bill insert for the Recycling Committee
PROPOSED MOTION:	I move to approve the request of the Wellfleet Recycling Committee for a fall tax bill insert as printed, as long as the insert does not increase the cost for mailing of the fall tax bill.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____
REQUESTED BY:	
DESIRED ACTION:	
PROPOSED MOTION:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

green tips

Wellfleet Fall 2017

NEW IN 2018!

Wellfleet's polystyrene 'Styrofoam' ban goes into effect June 1, 2018

H2O

Refill your water bottle with clean, fresh Wellfleet tap water. Look for municipal water fountain refill stations in 2018!

WASTE LESS FOOD

In the USA, 40% of food we produce is thrown out. Please review your food storage habits and portion size

CHOOSE REUSABLE BAGS

Wellfleet has a single-use plastic bag ban. Learn more about green initiatives at wellfleetrecycles.org and massgreen.org

ENJOY ECO-FRIENDLY alternatives to disposable plastic cups and other single-use food and beverage containers and utensils.

For events large and small...

COMMUNITY CUTLERY

Borrow stainless steel forks, knives, spoons (service for up to 400 available). Inquire at the Wellfleet Public Library

COMPOSTING & RECYCLING BINS

Borrow compost buckets and portable recycling bins. Inquire at wellfleetrecycles@gmail.com

Wellfleet Recycling Committee
Insert funded with a MassDEP grant
Printed on 100% tree-free unbleached paper



reduce reuse recycle

wellfleetrecycles.org





BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

IV

BUSINESS

REQUESTED BY:	BOS
DESIRED ACTION:	Discuss a course of action to deal with the consistent power outages.
PROPOSED MOTION:	TBD.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

IV

BUSINESS

REQUESTED BY:	Brian Carlson, Assistant Town Administrator
DESIRED ACTION:	Hear a report on affordable housing initiatives.
PROPOSED MOTION:	N/A
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



TOWN OF WELFLEET

300 MAIN STREET WELFLEET MASSACHUSETTS 02667

Tel (508) 349-0300 Fax (508) 349-0305

www.wellfleetma.org

MEMORANDUM

TO: BOARD OF SELECTMEN
FROM: ASSISTANT TOWN ADMINISTRATOR
SUBJECT: AFFORDABLE HOUSING UPDATE 2017
DATE: 9/8/2017
CC: TOWN ADMINISTRATION

The following information is current as of September 7, 2017. The information below is an accounting of the affordable housing units located in Wellfleet and the status of current affordable housing projects and information.

Gull Pond: There were 67 applications received for the 6 apartments at Gull Pond. 21 applicants are Wellfleet residents. The lottery was at the end of June. CHR (Community Housing Resources) has just started the process of reviewing the applications in the order selected in the lottery to determine eligibility. CHR is looking at the month of October for residents to move into the development.

120 Paine Hollow Road: This project involves a mix of one, two and three bedroom units for a total of 8 new units of affordable housing. The project is currently going through the 40B review process with the Zoning Board of Appeals. The site is a 4.96 acre lot. The units will be served by private wells and sewage disposal systems. The ZBA required a peer review of the 40B application as part of the comprehensive permit process. To date the Zoning Board is working out the final details of fire access and fire suppression with the Fire Department and addressing the grade of the driveway with the applicant. The peer review of the well at the site determined that there is sufficient

2082 Route 6: The Wellfleet Housing Authority is working with Habitat for Humanity to create 3 affordable homeownership units on 1.72-acre area of land. The Wellfleet Housing Authority owns the parcel. There is currently 1 affordable rental unit with two bedrooms located on the site. Habitat for Humanity will be seeking a Special Permit from the Planning Board under the Town's Zoning Bylaw 6.28 "Provisions to Encourage the Development of Affordable Dwellings in Wellfleet". Habitat is proposing a two-bedroom and a three-bedroom home. The two-bedroom home is 978 square feet and has one bedroom and the three-bedroom home is 1,208 square feet. Habitat is proposing three lots be created. The affordability will be in perpetuity protected by a Department of Housing and Community Development (DCHD) Local Initiative Program (LIP) Regulatory Agreement and Deed Rider. The Habitat homes will count on Wellfleet's DHCD Subsidized Housing Inventory (SHI) and will be affordable to very-low income households earning at or less than 65% of the Area Median Income. Home sale prices will be at or around \$147,500 for a 3-bedroom and \$131,750 for a 2-bedroom. Local Preference guidelines are that a maximum of 70% of

a project's units may be local, and local preference is awarded upon the Town's demonstration of need and at the discretion of DHCD.

Affordable Accessory Dwelling Unit (AADU) Program: The AADU program continues to provide affordable dwelling units within the community with 17 units currently housing tenants. Tenants renew their applications to participate in this program annually which involves income verification to ensure eligibility. Currently the income limits for participation are 120% of the median area income. The Department of Housing and Urban Development sets the maximum rental amounts landlords can charge their tenants.

Mobile Homes: Selectmen women Wilson requested the following information be added to this memo. Currently, according to Town Accessor data there are the following number of mobile homes in Wellfleet: Harborside Village Co-op: 85 units, Massasoit Hills : 163 units.

Subsidized Housing Inventory (SHI): According to the Mass Department of Housing and Community Development Chapter 40B Subsidized Housing Inventory (SHI) as of December 5, 2014 the Town of Wellfleet has 1,550 units of year round housing, 34 developed units and 34 subsidized housing inventory units for a percentage of 2.2% with a goal of reaching 10%. I am exploring with the State how we may be able to include our inventory of AADU's units in the calculation that establishes our SHI percentage and will report back to the Board as soon as I have that information.



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
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IV

BUSINESS

REQUESTED BY:	Dan Hoort, Town Administrator
DESIRED ACTION:	Review and offer comments on the first draft of FY 2019 Budget Policy.
PROPOSED MOTION:	N/A
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

**TOWN OF WELLFLEET
BUDGET POLICY
FISCAL YEAR 2019**

It shall be the policy of the Town of Wellfleet that this Budget Policy articulates the Town's priorities and goals and provides an overview of the issues to be addressed during the Town of Wellfleet's budget process. This policy is adopted pursuant to Town Charter section 7-2-1 and Board of Selectmen's Policy 2013-02, Budget and Fiscal Management Policy.

BUDGET COMPLIANCE: The Budget will be estimated in accordance with all applicable laws.

BUDGET COMPONENTS: The Budget shall be composed of the General Fund Operating Budget, the Marina Enterprise Fund Budget, the Water System Enterprise Fund Budget, the Capital Budget, the ten-year Capital Improvement Plan and any budget Articles proposed for the Annual Town Meeting Warrant. The Capital Budget shall consist of capital requests to be funded from available funds including the tax levy; capital requests to be funded by borrowing shall be set forth in separate articles. The Budget should include financial results for the previous year and the current year to date. Object codes and summaries should be consistent across all organizational units. The Budget shall also include detailed revenue estimates and projections which will be created with the input of the Department Heads and the Town Accountant.

ENTERPRISE FUNDS: The Town of Wellfleet shall propose budgets for the Enterprise Funds that are self-supporting without a property tax transfer and which shall also reasonably and accurately allocate indirect costs.

CAPITAL BUDGET: The Capital Budget is important because regular replacement of worn out or obsolete equipment and prompt maintenance of facilities are important steps to avoid larger future expenditures which can result from delayed replacement or maintenance. The Town of Wellfleet shall propose a Capital Budget for the upcoming Fiscal Year that will include all capital projects and items with an overall expenditure of at least \$5,000 and a life expectancy of greater than one year. Replacement of vehicles will be reviewed in accordance with the Board of Selectmen's Vehicle Rollover Policy.

Certain capital budget items may be funded by borrowing. When presenting any capital item whose funding source is borrowing to town meeting voters the warrant shall include the projected debt service cost in the first year and the total projected debt service costs (principal and interest) for the entire borrowing term.

CAPITAL IMPROVEMENT PLAN:¹ The Town of Wellfleet shall propose a ten-year Capital Improvement Plan that will encompass any capital project or item with an overall expenditure of at least \$5,000 and a life expectancy of at least one year. Inclusive within the Capital Improvement Plan shall be a breakdown of the possible additional operational costs associated with the capital project or item, including whether additional personnel

¹ See Town Charter section 7-5.
Budget Policy FY 2019.doc

may be required. (The FY 2019 Capital Improvement Plan has been previously approved and can be found on the town web site.

The Town Administrator will review and revise the approved FY 2019 Capital Improvement Plan with Department Heads during the fall budget planning process.

After completion of the 2017 Annual Town Meeting and in accordance with Charter section 7-5 the Town Administrator shall begin the process of updating the FY 2018 Capital Improvement Plan for FY 2019.

BUDGET DEVELOPMENT: Department Heads shall make appropriate and well-reasoned budget submittals to the Town Administrator by November 3, 2017. The Town Administrator shall submit his proposed budget to the Board of Selectmen and the Finance Committee on December 1, 2017.

Where personnel costs are unknown due to pending contract negotiations department budgets shall include personnel costs based on FY 2018 costs. Required salary adjustments will be proposed in a separate article or articles.

PUBLIC MEETINGS ON THE PROPOSED BUDGET AND BUDGET

APPROVALS: The Town Board of Selectmen and the Finance Committee shall hold joint budget workshops at 7:00 p.m. on Tuesdays or Wednesdays in December and in January. Department Heads will only need to be present at budget workshops if requested by the Board of Selectmen, the Finance Committee or the Town Administrator. The Board of Selectmen shall approve its proposed budget by the end of January. The Board of Selectmen's proposed budget may be subject to modifications if subsequent additional or unexpected budget or revenue information, including regional school district assessments or adjustments to state revenue or charges, becomes available prior to the Annual Town Meeting. Any modifications to the budget will be dated and consolidated where possible. The Finance Committee shall hold at least one Public Hearing on the proposed budget and shall make its recommendations on the proposed budget by February 28, 2018.

ADDITIONAL REQUESTED BUDGET AMOUNTS: Additional requested budget amounts above the previous year's budget request are not encouraged but will be considered if justification for such additional amounts is included with the budget materials. Justification and any supporting documents shall be submitted by department heads as a separate submission. Priority will be given for requests that place a minimum reliance upon the property tax to fund these endeavors and for requests required to meet legal obligations of the Town of Wellfleet.

Requests for new or expanded programs or services or substantial increases in ongoing expenditures, programs and services shall be detailed on the FY 2019 Additional Budget Request form (attached) and included with the proposed budget.

NON-PROPERTY TAX REVENUE SOURCES: The Town of Wellfleet shall continue supporting the concept that user fees, reasonable sponsorships and other non-property tax revenues be utilized to help offset the property tax and, to the fullest extent practical, be devised to recoup the costs of supplying a particular service. The Town

Administrator in preparation of the budget shall review current department fee structures and charges for services and propose modifications as deemed necessary and appropriate.

BUDGET TIMETABLE: Due dates and deadlines are specified in the “Fiscal 2019 Budget and 2018 Annual Town Meeting and Annual Town Election Schedule” to be adopted by the Board.

**THE BOARD OF SELECTMEN ADOPTS THE FOLLOWING FISCAL
MANAGEMENT GOALS FOR FISCAL YEAR 2019:**

(changes from prior year are **BOLD**)

- To work towards presenting a balanced budget, within the constraints of Proposition 2 ½, without requesting an override.
 - 1. To limit the overall increase in the budgets recommended for the Wellfleet Elementary School and the Nauset Regional School District to **2.5% or less while acknowledging the actual Town of Wellfleet assessment for the Nauset Regional School District and the Cape Cod Regional Technical High School may be above or below that amount due to variances in student enrollment numbers.**
 - 2. To limit the increase in the unclassified accounts budget to **8% or less while acknowledging that the increase in health insurance and the retirement assessment is not controlled by the Town of Wellfleet.**
 - 3. To limit the Fiscal 2019 operating budget for expenditures other than education and unclassified accounts to **2.5% or less.**
- The Selectmen's Budget and Financial Management Policy specifies annual capital expenditures (exclusive of items financed by borrowing) of between three and seven percent of the operating budget. The Fiscal 2019 capital budget, based on the same set of operating budget assumptions, should therefore be between \$534,500 and \$1,247,000.
- Not to authorize any new significant program without an identified financing source to pay for said program.
- Not to authorize any new full-time personnel beyond current authorized levels. However, if any such new personnel are funded the positions shall be valued at a cost that includes both salary and benefits.
- Any open positions will be evaluated and if needed, replaced with part-time or full-time employees as appropriate for the position.
- The maximum utilization of funds from all revenue sources to fund programs.
- Whenever possible and reasonable staff will cultivate productivity improvements that could lead to realized savings.
- Whenever possible and reasonable staff will investigate regional opportunities that could lead to realized savings.
- The Town Administrator shall review regularly the methods of operation, program service delivery and expenditure of resources in the various Town departments to ensure maximum efficiency for the Town of Wellfleet.

- **The town will continue to provide for an annual Other Post-Employment Benefits (“OPEB”) contribution.**
- **To gradually increase the Stabilization Fund to approximate 5.0% of the annual operating budget. The Fund balance as of July 31, 2017, was approximately \$758,200. Based on policy goals the fund balance should be \$889,000. A transfer of \$75,000 annually for the next two or three years will be required for this goal to be reached.**
- **To maintain the Reserve Fund at an amount equal to 0.5% of the operating budget. Because the unexpended Reserve Fund balance reverts to free cash at the end of each fiscal year it must be appropriated in full each budget cycle. The estimated appropriation required to meet this goal for FY 2019 is \$88,000.**
- **To maintain a free cash balance equal to approximately 4.5% of the operating budget. The estimated free cash balance required to meet this goal for FY 2019 is \$800,100.**

Projected adoption in Fall 2017

210 Police Department FY 2019 Additional Budget Request

Additional Amount Requested

\$

Budget Line Number

Line #

Account Description:

One Time Only or Ongoing Expense?

Description of Program, Product or Service

Cost/Benefit Analysis



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

IV

BUSINESS

REQUESTED BY:	BOS
DESIRED ACTION:	Discuss and approve the FY 2018 Board of Selectmen Goals.
PROPOSED MOTION:	I move to approve the FY 2018 Board of Selectmen Goals as printed/as amended.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Possible Board of Selectmen Goals 2017-2018

- Maintain Healthy Sustainable Harbor
 1. Dredge the harbor (HMW)
 2. Develop maintenance dredging program (KB)
 3. Restoration of estuaries including Herring River and Mayo Creek
 4. Maintain and improve water quality
 5. Research alternative septic systems
- Develop town wide parking plan (KB)
- Increase resident and visitor safety
 1. Develop plan for sidewalks, pedestrian ways, access, signage
- Create economic development initiatives
 1. Develop plan for downtown area to enhance and support multiple uses
 2. Encourage new business growth in Wellfleet
- Update Master Water Plan with Board of Water Commissioners
- Develop housing plan for all economic levels and needs
 1. Affordable
 2. Seasonal work force
 3. Community year-round housing
- Protect, grow and continue to develop the shellfishing industry
- Work to maximize non-tax revenues including:
 1. Fees (HMW)
 2. Grants (HMW)
 3. Possible new revenue sources
- Develop plan for all town buildings and property including:
 1. Shellfish shack (HMW)
 2. Old COA building (KB) (HMW)
 3. Landing strip property (HMW)
 4. Marina area including bathrroms
 5. Current shellfish office (HMW)
- Continue to pursue 'green' opportunities for Wellfleet including:
 1. Electric charging stations (KB)
 2. Increased vehicle efficiency
 3. Increased building utility efficiency
 4. Reduce carbon footprint
 5. Increased bicycling opportunities.
 6. Increased recycling, possibly through single-stream (KB)
- Develop education programs for: (HMW)
 1. Board of Selectmen
 2. Staff
 3. Volunteers
 4. Shellfish men and women
 5. Business owners
 6. Residents through increased government programming
- Fiber Optics (HMW)
- Direct Planning Board to review undersized lots and possibly designate them as buildable for affordable housing (KB)



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

V

TOWN ADMINISTRATOR'S REPORT



TOWN OF WELFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667
Tel (508) 349-0300 Fax (508) 349-0305
www.wellfleetma.org

To: Board of Selectmen
From: Dan Hoort, Town Administrator
Subject: Town Administrator's Report
Date: September 8, 2017

This report is for the period August 19 through September 8, 2017.

1. General

- Scheduled September meeting with Cape Cod National Seashore to discuss 'Landing Strip' property.
- Scheduled meeting with possible electronic vehicle charging station grant provider.

2. Fiscal Matters

- Prepared preliminary draft of FY 2019 budget and 2018 ATM schedule.
- Prepared preliminary draft of FY 2019 budget policy.

3. Meetings

- August 21 – Staff meeting to discuss goals
- August 22 – Board of Selectmen meeting
- August 29 – Meeting to discuss water & wastewater
- August 30 – Cahoon Hollow site visit during rain
- August 31 – Rte. 6 redesign update meeting
- August 31 – Meet with Outer Cape Health Services, Truro and Eastham representatives to discuss Navigator program
- September 5 – Meet with Non-resident Taxpayer representative
- September 6 – Meeting with NRAB Chair
- September 6 – Site visit to Cahoon Hollow during rainstorm
- September 6 – Economic Vitality Taskforce meeting
- September 7 – Herring River representatives

4. Complaints.

- Noise complaint – Pearl Restaurant

5. Miscellaneous.

- Planning for an October 28th economic vitality summit with business community and interested Wellfleet residents.

6. Personnel Matters:

- Assistant Harbormaster has been appointed.
- Asst. to Town Administrator/BOS Secretary has resigned effective end of September.

[illegible]



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

VII

CORRESPONDENCE AND VACANCY REPORT

CORRESPONDENCE TO THE BOARD OF SELECTMEN

Friday, September 8, 2017

Letters (emails):

8/21/17	Ilene Davis, WCU Local 3268	Request to postpone BOS hearing GGrievance for Health Insurance Stipend denial
8/22/17	Jude Ahern	Fin Fishing oj Mayo Beach
8/22/17	Jude Ahern	Meeting with Chief Fisette
8/24/17	David Ricketts	Comments about Cahoon Hollow beach
8/24/17	Kirby Leno	Request to fix Cahoon Hollow beach
8/24/17	Connor Lian Leno	Request to fix Cahoon Hollow beach
8/30, 9/6 & 9/7	Jude Ahern	Follow-up Questions to Shellfish Constable Nancy Civetta
8/30/17	Pete Landon	Pearl Restaurant Noise Pollution
8/30/17	Elaine McIlroy	Invitation to attend the Cape Housing Institute on Thursdays, 2-4 pm from October 11 through November 16, 2017 at Preservation Hall
8/30/17	Jacqueline Beebe, Eastham TAA	Cape Cod Commission and Eastham DCPC – request to not oppose development efforts
9/1/17 & 9/5/17	Tom Meek	Biking in Wellfleet
9/5/17	Wellfleet Recycling Committee	Letter of support to Sen. Julian Cyr to place a deposit on nip bottles
9/6/17	Nancy Vail, Town Assessor	Message from a taxpayer George Harris
9/7/17	Dan Hoort, Town Administrator	Cahoon Hollow beach - update

Federal/State/Local:

8/24/17	CC Selectmen & Councilors Association	September 8, 2017 Meeting Agenda and Invitation
8/30/17	Cape Cod Commission	District of Critical Planning Concern Nomination
8/30/17	Cape Cod Commission	Chapter G, Growth Incentives Zone Regulations – proposed amendment
8/31/17	Cape Cod Assembly of Delegates	Meeting Notice for August 16, 2017 at 3:30 pm at the Chamber of the Assembly
9/01/17	Theresa Sprague, Blue Flax Design, LLC	Request to amend an existing order of conditions for 110 Cliff Rd, DEP # SE077-1423

Board & Committee Meeting Minutes:

9/01/17	Marina Advisory Committee	Minutes of July 26, 2017
9/05/17	Shellfish Advisory Board	Minutes of July 19, 2017

Notices:

8/24/17	ZBA	Notice of decision to grant a special permit to Joseph & Phyllis DiBianco of 52 Lone Rd
8/24/17	ZBA	Notice for a public hearing on 9/7/17 for 17-32 for application for special permit by Brian Kelly of 145 School St, Map 15, Parcel 19
8/24/17	ZBA	Notice for a public hearing on 9/7/17 for 17-33 for application for special permit by Timothy B. Thompson & Rachel Romano of 5 Holbrook Ave, Map 21, Parcel 105
8/24/17	ZBA	Notice for a public hearing on 9/21/17 for 17-34 for application to demolish and rebuild at 35 Holbrook Ave 5 Holbrook Ave, Map 20, Parcel 138
8/24/17	ZBA	Notice for a public hearing on 9/21/17 for 17-35 - grievance by Debra Dickinson regarding 110 Western Ave, Map 36, Parcel 130
9/1/17	Slade Associates	Introduction of PLS Donald D. Poole

Internal Memos:

8/18/17	Suzanne Thomas, Comm Serv Director	Newcomb Hollow beach fire
9/5/17	Michaela Miteva, TA's Exec. Assistant	Letter of Resignation

Date: September 7, 2017
To: Board of Selectmen
From: Jeanne Maclauchlan
Re: Vacancies on Town Boards

Building and Needs Assessment Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Cable Advisory Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	1 year
Requesting Appointment: No applications on file		

Commission on Disabilities (up to 7 Members)

Vacant Positions	Appointing Authority	Length of Term
6 Positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Comprehensive Wastewater Management Planning Committee (7 Members)

Vacant Position	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Cultural Council (no more than 15 members)

Vacant Positions	Appointing Authority	Length of Term
2 positions	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Energy Committee (11 members total)

Vacant Positions	Appointing Authority	Length of Term
1 BOS Rep	Board of Selectmen	3 years

Finance Committee (9 members, 2 alternate)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Town Moderator	3 years
2 Alternate Positions		3 years
Requesting Appointment: No applications on file		

Herring Warden (1 Warden, 1 Assistant Warden)

Vacant Positions	Appointing Authority	Length of Term
1 Assistant Position	Board of Selectmen	3 years
Requesting Appointment: No applications on file		

Personnel Board (4 members + TA + FinCom Rep)

Vacant Positions Appointing Authority

2 Positions Board of Selectmen

Length of Term

3 years

Requesting Appointment: No applications on file

Planning Board (7 members)

Vacant Positions Appointing Authority

1 Position Board of Selectmen

Length of Term

5 years to complete term

Requesting Appointment: No applications on file

Recycling Committee (11 members)

Vacant Positions Appointing Authority

1 Position Board of Selectmen

Length of Term

3 years

Requesting Appointment: No applications on file

Shellfish Advisory Board (7 Members, 2 Alternates)

Vacant Positions Appointing Authority

1 Alternate Position Board of Selectmen

Length of Term

3 years

Requesting Appointment: No applications on file



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

VIII

MINUTES

REQUESTED BY:	Executive Assistant
DESIRED ACTION:	Approval of meeting minutes
PROPOSED MOTION:	I move to approve the minutes of August 22 and August 25, 2017 as printed/as amended.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



DRAFT
Wellfleet Board of Selectmen
Minutes of August 22, 2017
Wellfleet Senior Center

Present: Selectmen Dennis Murphy, Janet Reinhart, Kathleen Bacon, Jerry Houk; Helen Miranda Wilson
Town Administrator Dan Hoort, Assistant Town Administrator Brian Carlson;

Chairman Murphy called the meeting to order at 7:00 PM.

Announcements, Open Session and Public Comment

- Bacon welcomed former Selectmen Berta Bruinooge back and all the new faces in the audience.
- Wilson thanked Jan Morrissey for her years of service on the Planning Board.
- Community Services Director Suzanne Thomas Grout provided the Selectmen with an update on the erosion at Cahoon Hollow beach and gave a report¹ on the expenditures, revenues and estimated materials needed to remedy the damage at the parking lot.
- Murphy called an emergency meeting at 4 pm on Friday, August 25 at the COA to discuss the Cahoon Hollow beach parking lot.
- Peter Tashes talked about the Cahoon Hollow beach loss from his personal point of view as a tourist.
- Bruce Bierhans representing the Beachcomber talked about the significance of the parking lot to the Beachcomber.

Public Hearing: Consider an amendment of the Shellfishing Policy and Regulations - 7.15.3. Use of Spat Collecting Devices

MOTION 218-034: Wilson moved and Reinhart seconded to amend the Shellfishing Policy and Regulations - 7.15.3. Use of Spat Collecting Devices to read as follows - *The use of spat collecting devices such as Chinese hats to catch oyster larvae in areas not licensed for aquaculture, may only be done by commercial permit holders who also hold a seed permit (section 1, Definitions) between June 15 and 30 minutes after sunset on October 20, 2017.* Murphy clarified that in the future when this becomes an annual event, dredging would take a precedent. The motion passed 5-0.

Hoort explained that the absence of the Shellfish Constable is due to a pre-arranged trip prior to her hiring.

Public Hearing: Consider a transfer of shellfish grant license #14-1

Berta Bruinooge explained the reasons for the request to transfer shellfish grant license #14-1 from Jason Lance Weisman to Jason Lance Weisman, Berta Bruinooge and Elizabeth Salen. Susan Reverby questioned the transfer request and complained about a large cooler placed by Jason Lance Weisman on Bruinooge's property. Bacon explained that according to the ZBA there is no issue with the cooler on Bruinooge's property and said that the cooler is not related to the grant transfer request. Wilson also agreed with the ZBA decision.

MOTION 218-035: Bacon moved and Wilson seconded to approve the request of Jason Lance Weisman to transfer shellfish grant license #14-1 from Jason Lance Weisman to Jason Lance Weisman, Berta Bruinooge and Elizabeth Salen. The motion passed 5-0.

Appointment of Jesse Capello as full-time Firefighter/Paramedic

Fire Chief Rich Pauley recommended the appointment of Jesse Capello as a full-time Firefighter/Paramedic.

MOTION 218-036: Wilson moved and Reinhart seconded to appoint Jesse Capello as a full-time Firefighter/Paramedic. The motion passed 5-0.

Appointment of Kristian Heyliger as an on-call member of the Wellfleet Fire Department

Fire Chief Rich Pauley recommended the appointment of Kristian Heyliger as an on-call member of the Wellfleet Fire Department.

MOTION 218-037: Reinhart moved and Wilson seconded to appoint Kristian Heyliger as an on-call member of the Wellfleet Fire Department. The motion passed 5-0.

Use of Town Property: Request to use Newcomb Hollow Beach on September 8

Jonathan Gips and Chantelle Boudreaux respectfully requested to use Newcomb Hollow Beach on September 8, 2017 for their wedding ceremony. Bacon noted her pleasure with the detailed information on the application.

MOTION 218-038: Reinhart moved and Wilson seconded to approve the request of Jonathan Gips and Chantelle Boudreaux to use Newcomb Hollow Beach on September 8, 2017 from 4:30 pm to 7:30 pm with an event fee of \$100 and conditions as listed on the use form. The motion passed 5-0.

Use of Town Property: Request of Provincetown Aquasports to use public boat launch sites

Wilson said that she went to the GUAPACA meeting over the weekend and found out that the sluice is once again in trouble. This request would create more issues with the sluice, and because of this she asked for the opinion of the Beach Administrator. Suzanne Grout Thomas agreed with Wilson for Gull Pond, but did not want to ban this kind of company from the entire Town. Thomas said that Chatham had required \$2M liability insurance and suggested limiting the number of companies that can do this kind of boat/kayak rental business in Wellfleet. Bacon felt that the applicant should be present and that the \$350 fee is not sufficient to remedy the damage done to Town beaches from this kind of business activity. Houk said that Gull Pond is overused and agreed with Thomas. Reinhart confirmed with Thomas what other ponds might be appropriate. Murphy said that about five years ago Jack's Boat Rental business was removed for the reasons being discussed and did not feel that approving this request would be right. James Hornsky Jr. in the audience objected to the idea that Gull Pond should not be used for boat rental businesses. Discussion ensued on how to handle the request.

MOTION 218-039: Wilson moved and Reinhart seconded to postpone action on the request of Provincetown Aquasports to use public boat launch sites in Wellfleet from May through September for the drop off and pick up of kayaks and paddle boards for rent. The motion passed 5-0.

Business: Consider designating September 7, 2017 as "Samaritans on Cape Cod and the Islands Day."

MOTION 218-040: Bacon moved and Reinhart seconded to designate September 7, 2017 as "Samaritans on Cape Cod and the Islands" day and sign the proclamation as provided with the meeting materials. The motion passed 5-0.

Business: Consider designating September 10-16, 2017 as a Suicide Prevention Awareness Week.

Wilson shared information about the sobering statistics about the higher suicide rate on the Cape which is 1.4% higher as compared to the State's rate.

MOTION 218-041: Reinhart moved and Bacon seconded to designate the week of September 10-16, 2017 as a Suicide Prevention Awareness Week and sign the proclamation as printed. The motion passed 5-0.

Business: Approval of a Letter of Support for the Solarize Plus Program

Dick Elkin refreshed the Board's memory from two weeks ago and said that most likely the Town of Orleans would not be participating in this program due to time frame limitations.

MOTION 218-042: Reinhart moved and Bacon seconded to approve the Request of the Energy Committee for a letter of support to be sent to the Massachusetts Clean Energy Center for Wellfleet's participation and to sign attachment A as amended. The motion passed 5-0.

Business: Request for "Slow Down & Share the Road" sign on Long Pond Rd

Brent Harold presented his request for placing a "Share the Road" sign on Long Pond Rd. He said that the road belongs to everyone and not just the cars. He suggested taking an example of Nantucket by adopting a speed limit of 25 miles/hour to become a slower town. Police Chief Fisette said that cautionary signs can be placed by the Police Department, but a change in the speed limit requires a policy recommended by the Board of Selectmen and adopted by the voters. Fisette was concerned that if this kind of sign is placed in one spot it would multiply and there would be no funds budgeted for this purpose. Several people from the audience spoke in support of the idea. There was unanimous consensus among the Board that "Slow Down" sign would be a good idea, but changing the speed limit would require further discussing and a public hearing. In the meantime, the Police Chief will work with the DPW to place "Slow Down and Share the Road" signs Long Pond Rd and Cahoon Hollow Rd.

Business: Vote to close the Herring River on August 31, 2017 for shellfishing.

Wilson explained why the vote to close the Herring River for shellfishing was needed as a directive coming from the DMF. Bacon asked Wilson to give the specific area for the closure and Wilson explained.

MOTION 218-043: Wilson moved and Reinhart seconded to close the Herring River area for harvesting of shellfish as defined in the Shellfishing Policy and Regulations on August 31, 2017. The motion passed 5-0.

Town Administrator's Report² - Wilson made comments on the upcoming meeting with the NPS.

Topics for Listing on Future Agendas

- Wilson requested placing a sign to have the boats cleaned before being put in the ponds.
- Wilson suggested providing cards for nonresident shellfish employees working on shellfishing grants to be able to park at Town beaches during their time working as a commercial fisherman.
- Bacon requested considering keeping John Mankevetch and Chris Manulla at a higher pay rate during the eight weeks of training of the new Shellfish Constable Nancy Civetta.
- Reinhart felt that it would be beneficial to have a meeting with the Community Services Director to discuss how to protect the Town's beaches in the future.
- Houk said that a sticker should be available for Board and Committee members who have dealings at Town Hall to avoid getting parking violation tickets.
- Reinhart asked reviewing the parking at Town Hall in the future.
- Fred Armstrong asked for reviewing zoning C2 issues on Old Kings Highway.

Correspondence³ and Vacancy Report⁴

Wilson talked about the Carl Sussman letter on the C2 zoning issues on Old King's Highway and said that this is an issue for the Building Commissioner and the ZBA. Discussion ensued.

Minutes

Wilson offered amendments to the minutes of August 8 and August 14, 2017.

MOTION 218-044: Wilson moved and Reinhart seconded to approve the minutes⁵ of August 8, 2017 as amended by Wilson. The motion passed 5-0.

MOTION 218-045: Wilson moved and Bacon seconded to approve the minutes⁶ of August 14, 2017 as amended by Wilson. The motion passed 5-0.

Executive session and Adjournment

MOTION 218-046: Murphy moved to adjourn the public meeting at 8:37 pm and enter in executive session for the following reasons:

1. Pursuant to G.L. c. 30A, §21(a)(3) to discuss strategy with respect to collective bargaining and litigation, because an open meeting may have a detrimental effect on the Town's bargaining and litigating position, the Board will review and discuss a strategy regarding the grievance of the Wellfleet Communications Union for a health insurance stipend denial to Eileen McCarthy.
2. Pursuant to G.L. c. 30A, §21(a)(6) to consider the purchase, exchange, lease or value of real estate, because an open meeting may have a detrimental effect on the Town's negotiating position: Pleasant Point bulkhead land disposition.

The board will not reconvene in public session after the executive session. The motion passed by a roll call vote where each Murphy, Reinhart, Bacon, Wilson and Houk said "Aye".

Respectfully submitted,

Michaela Miteva, Executive Assistant

Public Records Materials

¹ Report on Cahoon Hollow Beach parking lot by Suzanne Grout Thomas dated August 22, 2017

² TA Report of 8/18/17

³ Correspondence of 8/18/17

⁴ Vacancy Report of 8/18/17

⁵ Draft minutes of 8/8/17

⁶ Draft minutes of 8/14/17



DRAFT
Wellfleet Board of Selectmen
Minutes of August 25, 2017
Wellfleet Senior Center

Present: Selectmen Dennis Murphy, Janet Reinhart, Kathleen Bacon, Jerry Houk; Helen Miranda Wilson

Others: Assistant Town Administrator Brian Carlson

Chairman Murphy called the meeting to order at 4:03 PM.

Business: Review and Discuss Cahoon Hollow beach parking lot

Community Services Director Suzanne Grout Thomas gave an update of the situation as a result of the collapsed dune at Cahoon Hollow Beach. She said that a foot path was being reestablished. The DPW has installed fencing, but no parking will be available.

Bob Perry of Cape Cod Engineering presented on behalf of Todd Lebart from the Beachcomber. He discussed filling the gully that was created as a result of the runoff from the rain storm. Per his assessment, the gully was created due to a large amount of water in a very short amount of time. Discussion ensued. Wilson wanted to know if that area will always be weakened. Perry's response was most likely yes, due to the site having other losses in the past and needing to be repaired it has become weakened over time and because it was not a natural created landform any longer it will never be as strong as it once was. Perry explained some options: keep the status quo; add catch basins to Ocean View Drive; add catch basins to the driveway leading to the parking lot. Design and engineering plans would be needed if decided to add catch basins. Wilson agreed that catch basins should be designed for and added to the area to help with stormwater runoff.

Bruce Bierhans presented some information about the ways in which the Beachcomber company contributes to the community both in jobs and community support.

Randy MacDonald spoke about the washout of 2006.

Murphy talked about short and long term goals for the site. In the short term, beach access would be a priority. In the long term, a detailed study of drainage would need to be done. He suggested focusing on next spring for solving the parking situation. It was discussed that there is a permitting requirement from the Conservation Commission if the area is to be reconstructed vs just maintained as permitted under the current Order of Conditions. The discussion concluded with no action taken by the Board.

Adjournment

MOTION 218-047: Wilson moved and Reinhart seconded to adjourn the meeting at 4:52pm. The motion passed 5-0.

Respectfully submitted,

Michaela Miteva, Executive Assistant

Public Records Materials:

1. Handout from Bob Perry showing Cahoon Hollow beach from 2014 to 2017.



BOARD OF SELECTMEN

AGENDA ACTION REQUEST
Meeting Date: September 12, 2017

EXECUTIVE SESSION

REQUESTED BY:	BOS
DESIRED ACTION:	Enter in Executive Session based on G.L. c. 30A, §21(a)(X)
PROPOSED MOTION:	<p><u>Dennis Murphy</u>: I move to adjourn the public meeting at _____ and enter in executive session for the following reasons:</p> <ol style="list-style-type: none">1. Pursuant to G.L. c. 30A, §21(a) pursuant to G.L. c. 30A, §21(a)(3) To discuss strategy with respect to collective bargaining or litigation - To review the Wellfleet Communications Union Grievance for a health insurance stipend denial to Eileen McCarthy, because an open meeting may have a detrimental effect on the bargaining or litigating position of the Town;2. Cumberland Farms, Inc. v. Dennis Murphy, et al. as the Board of Selectmen, Land Court C.A. No. 17 MISC 000247 (KCL); <p>The board will not reconvene in public session after the executive session.</p> <p>Roll Call Vote.</p>
VOTED:	<p>Murphy _____ Reinhart _____ Bacon _____</p> <p>Wilson _____ Houk _____</p>