

**Wellfleet Planning Board**  
**Wednesday June 19, 7:00 PM**  
**715 Old King's Hwy, Conference Room**  
**Wellfleet, MA 02667**  
**Meeting Minutes**

**Members Present:** Gerald Parent, Chair; Andrew Freeman, Alfred Pickard, Bonnie Shepard, David Mead-Fox

**Members Absent:** Beth Singer

**Others Present:** Tim Brady, East Coast Engineering; Rob Bukowski, Melinda Furlow, Mike Williamson, Ameresco representatives; Town of Wellfleet Community members; Members of the Wellfleet Energy Committee; Rebekah Eldridge, Committee Secretary.

Chair Parent called the meeting to order at 7:00PM

**Announcements, Open Session & Public Comment:** Note: Public comments must be brief. The board will not deliberate or vote on any matter raised solely during announcements & public comment.

- Discussion of The Local Comprehensive Plan took place, Shepard volunteered to be a part of that committee on behalf of the planning board.

**Discussion of policy for deadline on materials for planning board meetings**

- This policy was discussed to inform the new members of the policies. The policy was decided by the board to stay the same. All materials must be submitted to the committee secretary the Thursday prior to the meeting by noon. This is so the packets for the planning board can be put together.
- **No Motions or Votes were taken**

**Hall Subdivision, Sam Hollow Road (Map #23, Parcel #73)**

- **PUBLIC HEARING CONTINUED opened for discussion with the engineer at 7:12PM**
- Chair Parent explained to the room that this is a continuation of a public hearing but was no longer opened for public comment.
- Tim Brady presented for the above property. He explained to the board that he has updated the final plans to show what the town's engineers Billy Rogers had asked to be changed. There is a now a 3 to 1 percent slope upgrade, and sight easements have been added to the mylar. Brady explained that he would like approval tonight.
- Chair Parent explained that the planning board has not received notification from the board of health that they have received what they had asked Brady to provide. Chair Parent went on to discuss with the board the covenant for this property and that some items on the covenant need to be on the home owner's association not the covenant, the driveways not to come off Old King's Hwy need to be on the home owner's association not the covenant, the board stated there needs to be a new covenant and home owners association written. The board would like a letter from the abutter prior to approval of subdivision plans stating the owner was made aware of the catch basin on the property and if a remedy was offered to the owner for going over their property line. The board agreed that all information and materials must be together and ready to be presented to them or they will not discuss at the meeting. Brady asked if construction could begin, the board discussed the proposal and decided that this was not the order of operations.

- **Mead-Fox moved to continue this matter to the July 17<sup>th</sup> meeting contingent upon all required materials are provided by the deadline, Freeman seconded the motion. Motion carried 5-0**
- **PUBLIC HEARING CLOSED AT 7:35PM** and will continue to the July 17<sup>th</sup> meeting.

**Photovoltaic Array – Wellfleet Landfill, 370 Coles Neck Rd, Wellfleet, MA – Public hearing opened 7:43PM**

- **PUBLIC HEARING REGARDING APPLICATION FOR SOLAR PANELS**
- Max Lamson was absent due to a family emergency. Chair Parent went over the guidelines for this public hearing with the community members in the room. This is not a formal hearing for a special permit, this is a hearing for a site plan review of an application and approval.
- Bukowski began presenting for Ameresco, He presented a map to the room with details about the leased area and where the solar panels will be placed on the cap. He went into detail about slope stability, settlement projection. Bukowski talked about upgrading the access road with a twelve-inch gravel base. He explained that Ameresco would be responsible for all maintenance within the fenced area.
- The board raised questions about vehicles going up the access road, lightning strikes, possible fires, snow plowing. Ameresco answered questions from the board.
- Phil Kramer an abutter on Pheasant Run spoke asking the Ameresco representatives if there is any way that the solar panels can be hidden from their view. The board will see that vegetation will be planted around the fencing area to help.
- Paul Finn an abutter on Whitetail Ln talked about the water not getting to trees causing them to die, could this issue be fixed.
- It was asked to the board that if the cap were to be damaged, who would be responsible for fixing it. Chair Parent stated that the area within in the fence is the leased area, town counsel would need to be consulted.
- Fencing around the area needs to be seven-feet in height which Ameresco will have to add another foot to the fence. The board questioned Ameresco if it would make more sense to replace the entire fence or to fix parts of it.
- Steve Roehm, a resident from South Wellfleet, asked chair Parent what the timeline was for this project. Chair Parent stated that a lot of questions were asked and not answered in the beginning of this process, he feels the project is now moving forward due to both engineers working together.
- Jay Norton, the DPW Assistant Director stated he had a meeting with Ameresco. The site was reviewed for erosion. He stated from the DPW perspective there are no concerns.
- The twenty-five percent grade at the entrance was questioned. Drainage was questioned, Ameresco will work on drainage calculations to satisfy the planning board.
- The board discussed having a finding of facts to the contract that they already have with the Town of Wellfleet.
- The board agreed to have another meeting on July 10<sup>th</sup> just to go over the issues that were addressed at tonight's meeting. Max Lamson will be invited to the meeting to help advise the planning board. All materials need to be submitted to the secretary by July 2<sup>nd</sup>.
- **Pickard moved to continue the public hearing until July 10, 2019 at 7pm providing the information that has been asked for is in to the secretary on time, Mead-Fox seconded the motion, motion carried 5-0**
- **Public Hearing closed at 9:35PM**

## **Chapter 91 Waterways License**

### **Applications – 170, 174, & 180 Pleasant Point Road.**

- Chair Parent explained to the board that the licenses are bulkheads being installed. It's a formality. Chair signed the licenses and they will be mailed back.

### **2520 State Highway Route 6, Wellfleet, MA (Map #23, Parcel #34)**

- DCR – update from chair regarding public meeting
- Chair Parent explained that he attended the public meeting with DCR and DOT, he stated it was left that they would review and take all the comments under advisement. Rebecca Noble talked about a meeting that will be taking place with the governor and asked if the planning board would consider signing paperwork asking DCR to stop at a certain location until they can come up with a safer location for the bike path.

### **Approval of Minutes**

- June 5, 2019 – **Pickard moved to approve minutes as written, Freeman seconded the motion, motion carried 5-0**

**Pickard motioned to adjourn, Freeman seconded, motion carried 5-0**

**Meeting adjourned at 10:00 PM**