

**Wellfleet Planning Board
Wednesday October 2, 2019 7PM
715 Old King's Hwy, Duck Pond Room
Meeting Minutes**

Members Present: Gerald Parent, Chair; Andrew Freeman, Alfred Pickard, Bonnie Shepard

Members Absent: David Mead-Fox, Beth Singer

Others Present: Rebekah Eldridge, Committee Secretary; Tyler Lewis; Representative for Wood EINS(contractor for Ameresco)

Chair called the meeting to order at 7:00 pm

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.

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

- Copies of the recorded covenant, map, and home owner's association were handed to the board members. No one was at the meeting to represent the property. No release of lots were asked for at this meeting. Chair Parent informed the board that most of the catch basins are in and most of the drainage is done. They are expecting to get underground utilities installed within the week. The goal is to get at least the base coat down of the road before winter.
- **No motion or votes were taken**

Amaresco Solar Panels – Amendment to the plan for fence added 10/1/19

- Chair Parent explained to the board that the building inspector called him with a request from Ameresco to change the fence for the solar panels. Chair Parent explained that it needed to be brought in front of the board for a possible vote. Pickard stated his frustration with the materials not being handed in by the time limit of Thursday by noon, and that he would not vote to approve the change at this meeting. Freeman questioned if this was a significant change to the original site plan review. Freeman asked the representative for Ameresco what the timeline was for installing the new part of the fence. Lewis informed the board that usually a fence is done near the end of the project.
- **Freeman moved to continue Ameresco matter to the next meeting October 16, 2019, Pickard seconded the motion. Motion carried 4-0**
- All information included completed application with all changes made at the public hearing submitted to the committee secretary as soon as possible. The old fence should be shown as well as the new fence for a visual to the board.

Horton Subdivision, Josem Way (Map #42, Parcel #43)

- Chair Parent stated the only update they have on the property was a lease termination letter to Brundage from Horton. Pickard questioned the letter and a paving date that was stated in the letter. Chair Parent stated his uncertainty of drainage being installed. Chair will touch base with Billy Rogers to see if inspections had been done, and where they are concerning inspections, drainage, and paving. Discussion of the lots continued.
- **No motions or votes were taken**

Comprehensive Planning

- Shepard discussed with the board her role with the comprehensive planning committee. She is looking for more information and opinions of the Planning Board regarding the zoning by-laws. Shepard discussed the housing committee's needs assessment and action plan with goals that were set for zoning issues and what if anything needs to be improved for zoning. The board continued to discuss what Shepard's role is as Planning Board liaison to the Comprehensive Planning Committee. As of right now the CPC doesn't want the Planning Board's input.
- **No motions or votes were taken**

Letter to the Selectboard

- The board discussed the letter that they sent to the select board regarding a threat made to the board. The select board voted to send a letter to Barnstable District Attorneys office.

Minutes

- September 18, 2019 – Pickard moved to accept the minutes as printed, Shepard seconded the motion; motion carried 4-0

Topics for future concern - *Please note that all meetings are recorded, and a vote may be taken on any item of business

- Discussion on member availability for upcoming meetings

Meeting adjourned 8:30pm