

Wellfleet Planning Board
Monday November 4, 2019 7PM
715 Old King's Hwy, Duck Pond Room
Meeting Minutes

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

Members Absent: David Mead-Fox, Beth Singer

Others Present: Mike Trovato, Assistant Town Administrator; Rebekah Eldridge, Committee Secretary

Chair called the meeting to order at 7:08pm

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.

Chair Parent welcomed newly appointed member David Rowell to the board.

Letter to the board from Justin Post regarding the solar panel project; indicated that all adjustments to the plan have been covered.

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

- Chair Parent reported that he spoke with attorney Zehnder who was looking for a lot release on one of the lots. Chair Parent explained that at the last meeting the board made it clear that the lot would not be released until the binder and the finish coat were done. This will be continued until the December 4, 2019 meeting.
- **No motions or votes were taken**

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

- Chair Parent updated the board that the underground power is still in progress and they are working on installation and backfill. He reported that Tim Brady is updating the Billy Rogers on all the progress with this property.
- **No motions or votes were taken**

Cape Cod Cannibas

- ZBA- requesting comments from the planning board on project of significant impact at 1446 Route 6 South Wellfleet. (Map #30, Parcel #6).
- The board discussed this at great length, discussing parking spaces, square feet of the building, and number of employees. Wellfleet's zoning by-law related to parking is based on two factors: the number of square feet to be used for retail purposes and the number of employees necessary for such use. It was not clear from the information provided to the Board how many square feet at this establishment would be devoted to retail purposes nor was the number of employees evident. Therefore, The Planning Board was unable to make a determination as to the number of parking spaces that would be required. The

Board also noted that the parking space calculation would also be dependent on the apartment and other businesses on these premises.

- **Pickard moved to have a letter be written to the Zoning Board of Appeals stating that the board was unable to make a decision due to lack of information regarding parking spaces, and square footage, Rowell seconded motion; motion carried 5-0**

Open Meeting Law Complaint

- Discussion and vote taken on open meeting law complaint filed by Jude Ahern on October 12, 2019
- **Freeman moved to refer this matter to town counsel, Pickard seconded the motion, motion carried 4-0 (Rowell recused himself as a new member to the board)**

Conversion of Use

- Discussion on conversion of seasonal cottage colonies to year round
- Chair Parent explained that Trovato brought this to him from the ZBA. The cottage colonies are looking for a use change to go from seasonal to year-round. The Truro bylaws were given to the board for comparison. Trovato explained that he is working with housing issues as well, and there was an action plan to allow year-round use to have seasonal cottage colonies become year-round to help with the housing issues in Wellfleet. He explained that employees in the town that are in the seasonal cottages have to find winter housing for a few months and having these cottages turn to year-round would elevate that stress for them. Pickard expressed concerns that these could be sold at a inexpensive rate and then being turned into single family homes on small lots. He stated he wouldn't vote for this unless this affordable housing has deed attached to the sale. Rowell asked if there was an inventory of all the cottage colonies, Trovato explained he has asked the building inspector for this information, which he will get to the board as soon as he receives it. This board will invite the housing committee to come in and continue the discussion. Chair Parent will add this to a future agenda.

Discussion of Creating Lots

- Chair Parent explained that an engineer came in and asked for guidance on a subdivided lot which happen to be in two districts. Rowell stated to that it depends on the frontage of the lot. Pickard disagreed and stated that even though the frontage was there it could depend on the setbacks and the size of the lot. He questioned the use of the lot, residential or commercial. They suggested the engineer bring it to the board with a proposal explaining frontage and setbacks. This doesn't need to be an ANR just a sketch of what he is proposing.

Vote Taken to allow Planning Board member David Mead-Fox to stay on the board

- The board discussed notifying the select board letting them know that David has missed four consecutive meetings due to medical issues but has stated he would like to remain on the board and the board would still like to have him on the board when he returns at the end of December. Chair Parent asked Eldridge to write a letter to the selectboard on behalf of the Planning Board asking for David to remain on the board.

Minutes

- October 16, 2019 ~ **Pickard moved to approve minutes as amended, Freeman seconded 4-0 (Rowell abstained)**

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

- The board will not meet November 20, 2019; the next meeting will be December 4, 2019
- Report from committee representatives

Meeting adjourned 9:30PM