

**Wellfleet Planning Board
Virtual Meeting ~ Zoom
January 6, 2021; 7:00pm
Meeting Minutes**

Members Present: Gerald Parent, Chair; David Rowell, Vice Chair; David Mead-Fox, Beth Singer, Bonnie Shepard, Olga Kahn

Members Absent: Alfred Pickard

Others Present: Rebekah Eldridge, Committee Secretary; Sharon Rule-Agger, Elaine McIlroy, Dawn Rickman, William Rogers, Helen Miranda-Wilson, Paul Fowler, Wellfleet building inspector; Kathleen Bacon,

Chair called the meeting to order at 7:02pm

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.

Approval Not Required – 70 Hamblen Farm Road, Wellfleet MA (Map #12, Parcel #27)

- Board to review maps and application ~ William Rogers
- Rogers presented to the board his map and application and asked if there were any questions regarding the property. The board didn't have many questions for Rogers and had no issues with this plan as it wasn't changing the land or frontage.
- **Shepard moved that the approval not required be approved as it falls under the Approval Not Required, Singer seconded the motion, Motion carried 6-0.**

Affordable Dwelling Units & Affordable Accessory Dwelling Units

- Board to go over new documents submitted by Sharon Rule-Agger, Olga Kahn, Elaine McIlroy, and Helen Miranda-Wilson
- Chair Parent discussed with the board the information that was submitted by Kahn, Rule-Agger, McIlroy as a collective and information that was submitted by Wilson. Chair Parent asked the board if they were interested in discussing a zoning bylaw that would allow Accessory dwelling units in the town of Wellfleet. The board were unanimously in agreement with discussing this at this point. Chair Parent explained to the board that he did have a conversation with town counsel regarding this subject and went into further detail of his conversation with her. The board discussed the paperwork submitted at great length along with a new bylaw that could be written.
- Chair parent took a pole of the board if they want one or two bylaws.
- **Singer: 1 bylaw**
- **Kahn: 1 bylaw**
- **Shepard: 1 bylaw**
- **Mead-Fox: 1 bylaw**
- **Rowell: No new action to be taken.**
- **Parent: 1 bylaw**

- The board agreed that one bylaw would be less confusing, would only require one special permit.
- Rowell explained to the board that what they are proposing is right now there is one family home and with a special permit there will be allowed to have two families.
- Chair Parent recognized Wilson, who went into her thoughts and discussed with the board further fines, bylaws, and people who are eligible.
- The board then discussed the need for a town planner who would be able to help with the planning aspect.
- Chair Parent recognized Bacon who stated she was also in favor of one bylaw for an AADU and questioned who would oversee this and keep track of this, if it went through to town meeting. She stated this would add more living/rental space in Wellfleet. Rowell stated the position would be a zoning enforcement agent which is a position that other towns have, and he feels that it could be in Wellfleet as well.
- The board continued to discuss AADU and ADU's at great length. They will continue this discussion at their meeting on January 19th and plan to come to a final decision on the bylaw. Chair Parent asked the board to read all the documentation and write down questions and concerns and bring it back to the meeting on the 19th so they can work all the kinks out and complete a bylaw.

Climate Control

- Board to review revised letter to the Selectboard submitted by David Mead-Fox
- Shepard asked to take the agenda out of order so that this could be approved and out of the way because it was a quick item to approve. The board agreed.
- The board discussed the letter at length.
- **Singer moved to adopt the grant letter as written and send to the selectboard, Kahn seconded the motion; motion carried 5-1; Rowell was opposed**

Discussion of Zoning Bylaw Definitions and 5.3 Use Table

- Clarification of accessory dwelling definition this will be discussed at the meeting on the 19th of January

Minutes

- December 15, 2020
- **Singer moved to accept the minutes as written, Shepard seconded the motion; motion carried 7-0**

New Business

- Fowler informed the board that there is a new Flood Bylaw and would like the board to look at it so that can be implemented into the town's Bylaw. He stated this needs to be done by Spring of 2021. Chair Parent asked Fowler to go to the Conservation Committee for discussion and input.

Next Meeting Date

- Tentative January 20, 2021
- The board decided to meet on January 19th as it fit their schedules better.

The meeting adjourned 8:55pm***Public Records:***

Approval Not Required application

Paperwork submitted by Housing Committee regarding ADU/AADU

Climate Control Letter to be submitted to the Selectboard

Meeting Minutes