

**Wellfleet Planning Board
Virtual Meeting ~ Zoom
Tuesday December 15, 2020; 7:00pm
Meeting Minutes**

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

Others Present: Rebekah Eldridge, Committee Secretary; Philip Scholomiti, Ryder & Wilcox; Tim Brady, East Cape Engineering; Sibel Asantugrul, engineer; Greg Hall, Owner Sam Hollow Road; Sharon Rule-Agger, Elaine McIlroy, Mike Trovato, Assistant Town Administrator

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 Called the meeting to order 7:03pm

Approval Not Required – The Colony of Wellfleet Inc. ~ Map #19, Parcel #79

- Chair Parent asked for a summary of this plan and application. He gave an update making a lot larger. The board discussed this application at great length. Including lot size that Pickard felt should be on the plan.
- **Rowell moved to approve that the ANR meets all the requirements set in the rules and regulations of the Planning Board, Kahn seconded the motion, motion carried 7-0**

Partial Lot Release of Covenant

- Tim Brady presented to the board for two lots to be released. The board discussed some updated that need to be done in the spring. **Pickard moved to release Lot 3 & 6 on Sam Hollow Road, Mead-Fox seconded the motion; motion carried 7-0**

Affordable Dwelling Units

- Rule-Agger presented to the board the revised Bylaw for an ADU to be adopted by Wellfleet that the board had asked her to amend. She discussed the changes that she made and asked the board if there were any issues or questions. The board discussed the changes and amendments to the ADU bylaw with Rule-Agger and McIlroy. They asked questions of Trovato and discussed the course of events concerning the Zoning Board of Appeals.
- The board had some questions concerning that if this passes what happens after 5 years. Does the applicant go and ask for a special permit, do they apply again? This was discussed. Illegal apartments were discussed and how safe people feel having been outside the regulations for so long would there be repercussions to those people for not registering beforehand. The board continued to discuss how to go about making the units legal and applying for the special permits. The board continued to discuss amnesty of those needing ADU's and the importance of having them in Wellfleet. Chair Parent asked

Rule-Agger how many towns on the cape have passed an ADU bylaw, she reported that right now seven towns have passed and ADU bylaw.

- Pickard asked Rule-Agger if they went to an ADU what does she believe a two-bedroom unit would rent for as an ADU? Rule-Agger stated she asked other towns and was told they don't track the rent; it is all about having rentals available. The market in general isn't going to bear that much higher a rent, she stated this is just another tool. She went on to state they are looking to update the AADU.
- McIlroy stated that this is something they are trying to make available to families.
- Singer stated this needs to be something voted on and brought to town meeting. She stated they can create the bylaw and move it forward or don't.
- The board continued to discuss the options and moving forward with creating a new bylaw. Is there a way to go from an AADU to an ADU? The Kahn will work with Rule-Agger and McIlroy on preparing new documents for this and will continue this discussion for their January meeting.

Climate Control ~ Letter from David Mead-Fox

- The board discussed the letter written to the selectboard by Mead-Fox. **Singer moved to send the letter to the selectboard; Shepard seconded the motion; Kahn had some issues with the letter.** Chair Parent asked Kahn and Mead-Fox to get together and go over the document and resubmit it to the board at the next meeting. Kahn and Mead-Fox will amend the letter.

20 Briar Lane

- Chair Parent updated the board that the applicant and Zoning Board of Appeals are still working on this property and the Planning Board has no further action until this is settled. He stated he needs a clear and decisive plan from town counsel as to whether the Planning Board needs to be dealing with this at all.

Minutes

- December 2, 2020 ~ **Pickard moved to accept the minutes as amended, Singer seconded the motion; motion carried 7-0**

New Business

Next Meeting Date

- January 6, 2021

Pickard moved to adjourn the meeting; Rowell seconded the motion; motion carried 7-0
Meeting adjourned 9:33pm

Public Records:

Sharon Rule-Agger documents on ADU changes

Application and maps for ANR

Application for release of lots for Sam Hollow Rd

Letter from board to the selectboard regarding climate change