

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Wednesday April 21, 2021; 7PM
Meeting Minutes

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

Members Absent: Beth Singer

Others Present: Karen Plantier, Committee Secretary; Rebekah Eldridge, Jude Ahern

Chair Parent called the meeting to order at 6:59pm

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.

- No announcements

Definition of “Contractors Yard”

- The Board members discussed in length the various criteria that could assist in defining a “Contractors Yard”.
- Chair Parent opened the discussion as follows: The building inspector requested that there be a more defined criteria of the definition. The inspector would like to see it by special permit with clear definitions added. Chair Parent enlightened the new members on the overall process of how things work in either a new definition, adding to the definition or adding it as a special permit. The definition for Contractors Yard is very wide open at this point.
- Equipment categories could also be defined by wheels or could be by weight and how many vehicles.
- What needs to be considered are those contractor’s yards that work within residential areas.
- Some of the criteria could be bulk storage, open book storage tanks, light industry, and heavy industry. The question raised is if this would cover everything.
- We need to ensure that the plumbers and electricians of the community are not negatively affected.
- Looking at: number one by special permit and number two, either: in both commercial and c2, or it goes to commercial only.
- Currently there exists; open bulk storage, heavy industry, light industry, transport terminal, home occupation (specifies professionals).

- There is also the idea that it is limited by a vehicle weight or limit tires to six. Again, the point was made that some of the contractors who have equipment who live on small lots, who work out of their homes and they are attached to our community who we want to ensure do not get penalized by a new category.
- Other avenues to look into would be to limit by a dump trailer or limit by weight of the truck and the trailer. This would mean that it would fall into light industry or heavy industry under the present definition.
- There is some concern that if there are two categories that there would be an enforcement problem created. (For example -someone gets a permit for the light industry and “straggles” into the second category. Where is that boundary and definition of words.)
- ZBA can do it by a case, by case basis. It does not set precedent and that’s the key to zoning, they have the discretion whether they exercise it or not.
- Home businesses need to be considered.
- More clarity is needed. The Planning Board has input from the members of the Planning Board, who are involved in the construction industry, for making a determination at a future board meeting.
- To be continued on May 19th Board Meeting.

EMAIL

- Olga proposed that we discuss the following:
 - o Getting opinion on issues on ADU by Town Counsel.
 - o Definition of new construction.
- The board was asked if “new construction” in title 5 should be proposed to the Town Counsel for a written opinion/definition. After very lengthy discussions on the overall general needs for affordable housing, and the process of sending such questions to the Town Counsel; it was determined that the question would not be put to Town Counsel. It may be best that the Board waits until they are able to see the actual petition article.

Meeting Minutes

- March 17, 2021 – Board Member Rowell moved, Board Member Mead-Fox seconded; and it was voted to approve the March 17, 2021 minutes. All in favor 6/0.

New Business

- No new business.