

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Wednesday May 5, 2021; 7PM
Meeting Minutes

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

Others Present: There were a total of 28 people at the meeting and not everyone spoke.

Karen Plantier, Committee Secretary; Bruce Bierhans, Stephanie Coxe, Sheryl Jaffe, Sharon Rule-Agger, Elaine McIlroy

Chair Parent called the meeting to order at 7:03pm. This is a public hearing on accessory dwelling units which has been submitted to the selectmen forwarded to the planning board for a public hearing. It has been advertised two weeks prior to tonight.

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

Discussion: Accessory Dwelling Unit public hearing on petitioned article

- **Sheryl Jaffe:** Spoke on the ADU petitioned article. She reiterated the importance of having year-round housing in Wellfleet.
- **Sharon Rule-Agger:** ADU is based on affordable accessory dwelling unit bylaw, also on the Cape Cod Commission model bylaw.
- **Elaine McIlroy:** Elaine stated that she is at the meeting on behalf of the Wellfleet Housing Authority. She has been working on this for 15 years and have made strides in rental assistance.
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Chair Parent: Opened the meeting to the Planning Board.

The Board members agree that there is an urgent need for year-round affordable housing. They also discussed that there is problem with the bylaw being enforceable.

People tend to want to do short term rentals rather than year-round rentals. Other concerns highlighted were the pressure on the septic and fragile water systems. The main issue is that there is no sewage treatment plant, and there is not town water.

There were several hypotheticals brought up and it was pointed out that none of these issues were even addressed in the petitioned article. There were a few concerns about that. The main argument was that the article could not be changed in anyway.

There were several issues raised on the size of the land, and location of the lots, the lot requirements of the district in which it was located, where the units could be build. That would be in accordance with the USE regulations, Zoning, and central district requirements.

- **Bruce Bierhans:** Statement that there is a need in the community for ADUs. There are 7 or 8 communities on the Cape that have ADU provisions. We have in the draft of the bylaws monitoring section which is 6.21.4 and enforcement permission which is section 6.21.6
- **Stephanie Coxe:** The first town to adopt the ADU limited the number of units per year. There has been a total of 8 towns who have passed the ADU at their meetings. Limiting the number of bedrooms on property in Wellfleet should be addressed by the Health limitations. You should not be discriminating over what type of bedroom you can add because a bedroom is a bedroom is a bedroom.

The discussion to continue and determined to wait to craft a report until after May 19th when the second article can be discussed and then create a report. There is a zoning bylaw from the selectmen on May 19th which can not be discussed this evening.

Alfred Pickard: Motion to Move: That we continue the discussion on the petitioned article for a vote until our next meeting on May 19th.

Beth Singer: Seconded to continue discussions on May 19th.

Call for a vote: Vote: 7-0 unanimous.

Alfred Pickard: Motion: To go to Town Counsel with the questions regarding 6.21.3.2 .

David Fox-Meade: Seconded

Call for a vote: Vote: 7-0 unanimous.

Minutes:

There was a discussion on updating or changing the Meeting Minutes in detail.

Alfred Pickard: Motion to accept the minutes as amended. Second by: **David Mead-Fox**

Vote 6 yes, One abstained.

Chair Parent: Motioned to adjourn meeting at 9:54