

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Tuesday June 8, 2021; 7PM
Meeting Minutes

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

Others Present: Karen Plantier, Committee Secretary, Sharon Rule-Agger, Elaine McIlroy, Curt Felix, Scott Horsley, David Ford, Ed Pare, Suzanne Gray, Gary Sorkin; not everyone spoke.

Chair Parent called the meeting to order at 7:06 pm.

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

Wastewater Articles:

Curt Felix asked the Planning Board to recommend the three articles.

Scott Horsley was asked to present the three Wastewater Articles to the Planning Board.

Chair Parent: The Planning Board would wait to vote on the articles on June 23rd.

Scott Horsley - Clear Water Advisory Committee.

Clean Water Act must deal with it. Get quicker results within one or two years. It will be sooner than later. Reduces cost of compliance. Water quality restoration.

There are three articles Enhanced I & A upgrade to septic system, 95 Lawrence, and Permeable Reactive Barrier (PRB).

Funding SRF – State Funding Grant programs for 95 Lawrence. Short term rental Program, Cape and Island Water trust fund. The Cape and Island trust -25% could pay for the overall capital costs of the 33-59M.

When the homeowner comes to the Board of Health for a permit upgrade septic or repair, they would get a grant from the town. Volunteer incentive basis. \$12,500.00 to hook up to an alternative septic plan. Average new traditional sewer system is approximately 75K-150K.

ADU Petitioned Articles:

Chair Parent: Closed the open meeting part of the public meeting at last week's meeting to the ADU – Planning board can ask specific questions to specific person on resources. No general input from the public at this time.

ADU Petitioned Article Vote:

Chair Parent: Asked for a Vote on this Petitioned Article - Recommend/not recommend.

Pickard: Motion We give no recommendation on Petitioned Article **Singer** Second

Discussion – None. Vote 6/0 in favor of No Recommendation.

Article 45 ADU Article forwarded by Select Board:

This is the article which will be the focus on the town meeting floor.

Chair Parent: The Board of Selectmen made changes and have taken a vote and put them on the Warrant. Discussion of Article 45: As it appears in the Warrant.

Discussion: There was some discussion as to why the article is By Right verse Special Permit.

Mead-Fox Motion: To recommend the updated Selectmen Article 45 for approval at Town Meeting with a report **Kahn** Second.

Vote: Yes/3 Opposed/3 Split Vote: Did not pass. Failed

Chair Parent Motion: To make no recommendation on Article 45 for approval at Town Meeting Floor with a report. **Pickard** second.

Vote: Yes/3 Opposed/3 Split Vote: Did not pass. Failed

Chair Parent: Put together a report and any member can put their comments together for the report and have Mead-Fox to complete the report. The report needs to be completed prior to June 23, prior to the meeting. All comments need to go through committee secretary. All comments back to David at noon on the 14th of June.

Schedule: Planning Board Meeting during the summer will be July and August Meetings:

- Recommending - July 14th
- Recommending - August 18th
- July 14, 2021, the Planning Board will put the Rowell Road Subdivision on the agenda and the AT&T Communications Special Permit.
- Advertising:

Rowell Road Subdivision & AT&T Communication needs to be advertising for Public Hearing two week prior to July 14, 2021, Planning Board Meeting.

Minutes: May 5th minutes need to be amended May 19th.

To approve May 5th & 19th meeting minutes Motion **Singer** Second **Pickard** Vote 6/0

Chair Parent: Closed the meeting at 9:14pm

Public Records

-Packet includes Agenda for PB meeting May 5,2021 amended, May 19, 2021, Final Draft of ADU.