

Wellfleet Planning Board
Virtual Meeting ~ Zoom
Wednesday June 23, 2021; 7PM
Meeting Minutes

Members Present: Gerald Parent, Beth Singer, David Mead-Fox, David Rowell, Bonnie Shepard, Olga Khan.

Others Present: Curt Felix, Scott Horsley.

Chair Parent called the meeting to order at 7:08 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: Chair will have Board vote on Wastewater Articles 19, 20, and 21.

Planning Board will have input on Articles 19, 20 and 21. There was a lawsuit that was filed against Mashpee and Barnstable & DEP. There was a question on what “enhanced” system meant. The term “enhanced”, that was made in 2015 (Cape Cod Commission) intent based on a new generation of I&A technology that are performing at a better rate. There are two proprietary solutions and three non-proprietary solutions using wood chips as part of the technology that does the treatment. (Anything that is better than 10 milligram/liter). Study showed that over 17 years only 3% of the woodchips had decomposed.

Mead-Fox Motion: To Recommend Article 19, 20 & 21. Singer Seconds. Vote: 5/1

ADU Recommendation Report from Planning Board:

Chair Parent: The Process - has made it difficult and not done this way for submitting a petitioned Articles.

The process for a petitioned article, comes into town clerk, stamps it and sends to the Board of Selectman. The Board of Selectman goes through a process. Their process should be that it's on the agenda and can select to hear discussion. The Board of Selectman cannot change anything on or change the article themselves. They discussed the petitioned Article and made changes to the petitioned Article and forwarded that to the Planning Board. The Selectman have no right to create a new petitioned article. Then it is advertised and sent to the Planning Board. It is either recommended, or not recommended. The process that the Article went through is not the actual process that an article normally goes through. All this process needs to be recorded and sent to the Attorney General.

Mead-Fox: There are changes in the report that are highlighted by color from other Board Members. The first page 6.21.2.3, and 6.21.2.4 removed. There was some discussion around subleasing which was not a part of the Articles; requiring enforcement that does not exist at this point. There were other deletions made. There was mention of Planning Board having a split vote as written, the Planning Board support ADUs but the Articles have several issues.

Singer Motion: We give license to speak/write to Chair Parent to speak/write for the Planning Board in favor of ADUs in concept and point out 3 major issues; loss AADUs, should be by special permit, and lack of specific number of units. **Second: Rowell**

Vote: 4/2

Mead-Fox Motion: To include all recommendations along with areas of concern (exclude upgrading septic systems). **Second: Shepard** **Vote: 6/0**

Minutes: June 8, 2021, minutes.

Shepard: Motion To approve amended meeting minutes. **Kahn: Second** **Vote 5/0/1 abstained.**

Chair Parent: Closed the meeting at 10:00pm

Public Records

-Packet includes: Agenda for June 23, Wastewater Articles, Meeting Minutes June 8, Court Case DEP Title 5, ADU Articles, By-Law Report draft, 100 Way plan, Rowell Road plan, AT&T documents.