

Wellfleet Planning Board

Virtual Meeting – Zoom

Wednesday, April 20, 2022; 7PM

Meeting Minutes

Members Present: Gerald Parent, David Mead-Fox, Bonnie Shephard, David Rowell, Olga Kahn, Alfred Pickard.

Others Present: Karen Plantier, Ben Zehnder, John McElwee, John Grieb, Roland Letendre.

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

Announcement: Chair Parent talked about the cancellation of the last Planning Board Meeting.

He also spoke regarding a letter sent by a local paper's Editor to the Planning Board Members.

- **ANR- Maritime Industrial Park LLC**
10, 25 & 30 Josem Way
Map 42 Parcels 43.2, 43.3 & 43.4

John McElwee spoke about the lots. Taking a subdivision which had three lots on Josem Way and now showing the plan to be two lots. Not developing any new ways, using existing current ways. Is there a preexisting road prior to this approved? The plan was recorded, and no lots have been released so when the plan was recorded then Josem Way became a legal road in Wellfleet. The entire property/parcel was sold, and the covenant went with it. So, the road is under covenant. The Planning Board needs to release it (covenant). It is a legal road. The road is not finished completely. So, there cannot be an ANR. The road has not been completed; however, the Planning Board has not signed off on it.

Lot two – what percentage of the lot is in the flood plain? By law what percentage needs to be in the upland? The plan needs to be updated with the percentage of upland designation.

Ben Zehnder was asked to update the plan with a note that says to see previous covenant. Also include the percentage of upland designation. (On the mylar plan) Upland Flood Plain and Covenant notes.

To be continued at the meeting of the Planning Board for May 4, 2022.

- **2 Lot Transfers to Conservation**
Blackfish Creek Parcels - Map 30 Lot 186 & Map 42 Lot 137
No responses from any referring boards.

There were no questions from the opposition or, opposition letters. No input from any referring boards.

No objections on this transfer.

Motion: Alfred Pickard –the planning board agrees to transfer map 30 lot 186 & map 42 Lot 137 to conservation **Second:** Bonnie Shepard

Vote: 6/0 To approve the transfer of the two Lots.

- **Report of 95 Lawrence Road Project**
Olga Kahn Planning Board Liaison to 95 Lawrence Road Project

The Planning Board Liaison provided a report. – Olga Kahn - Taskforce has been dissolved.

Minutes: Not voted on.

Next Meeting: The next meeting is a public hearing on May 4 2022.

There are two ANR plans, and ADU amendments to last year's zoning bylaws.

Closed Meeting: Chair Parent: Closed the meeting at 8:40pm.

Public Documents: List: Agenda for April 20, 2022; Application from Coastal Engineering Josem Way with Cover letter, Copy of Check, Copy of Master Map/Plan, Timeline on 95 Lawrence Road from Rebecca Roughly, Map 42 Lot 137, Blackfish Creek Parcel Map 30-Lot 186, Minutes Planning Board February 16, 2022, amended. Minutes Planning Board March 2, 2022. Copy of email from Olga Kahn Requesting information from Rebecca Roughly regarding 95 Lawrence Rd. Correspondence from Eastham Planning Board amending Eastham's Zoning Bylaw. Correspondence from Victor Staley regarding 170 State Hwy, (Food Truck). Exhibit 1-7 on Section V Uses. Rules and Regulations Regarding the Operation of Food Truck from Town of Wellfleet. Email from Rebekah Eldridge stating ADU Bylaw being voted on. Letter from Selectboard to the Planning Board regarding ADU Bylaw and it needing to be a part of a public hearing. ADU changes on table of contents and changes to codes. Letter from Rebekah Eldridge on Open Space Article with attachment. Olga Kahn's second request for information from Rebecca Roughley regarding 95 Lawrence Rd Project (LDA). Olga Kahn's third email with list of questions from Rebecca Roughly. Email to Olga Kahn regarding missing the cutoff for submitting documents after deadline. Olga Kahn's Updated timeline list.