

**Wellfleet Planning Board
Hybrid & Virtual Meeting – Zoom
Wednesday, February 1, 2023
Meeting Minutes**

Members Present: Gerald Parent, Olga Kahn, Alfred Pickard, and David Mead-Fox

Via Zoom: Bonnie Shepard, Beth Singer

Others Present: Karen Plantier, Ms. Cox, Brad Malo **-Other Present via Zoom:** Ryan Curley, Pat Nadel, Alan Hakl.

Chair Parent called the meeting to order at 7:06

- **Development of Significant Impact discussion regarding Special Permit Request to the Board of Appeals for Property: Outer Cape Health Service Inc. - 2700 State Highway Route 6 – Pharmacy Location**

Motion: Alfred Pickard To approve this permit with the following recommendations that if possible we increase the parking with 3 parking spaces where the transformer is, look at entire lot for additional parking spaces, and the walking traffic pattern from the rear of the building to the front door, (walking from the back parking spaces to the front door). Recommend a rear door and add handicapped access in back and look at the slope with for permanent vegetation behind the retaining wall. Look at the scales on the map. **Second:** David Mead-Fox **Vote:** 6/0

- Letter needs to be written and send to the Board of Appeals with recommendations from Planning Board.

- **Wellfleet Select Board referral of Zoning Bylaws regarding Developments of Significant Planning Interest and Food Establishments**

The Selectboard which will be sent comments on this Bylaw to the Planning Board. The comments/changes should be completed and sent to the Planning Board by the next Planning Board meeting.

- **Election of new officers** - A Vice Chair needs to be elected for a minimum of two or three meetings.

Motion: Beth Singer To nominate David Mead-Fox as Vice Chair

Second: Alfred Pickard **Vote:** 5/0/1

- **Correspondence:**

- Eastham – Public Hearing Demo – Special Permit

- **Next Meeting:** February 15, 2023

- **Minutes:**

Motion: Alfred Pickard To approve the January 4, 2023 minutes as presented

Second: David Mead-Fox **Vote:** 6/0

Close Meeting: 8:45 **Motion:** Alfred Pickard To close meeting **Second:** Bonnie Shepard **Vote:** 6/0

Public Documents: Agenda February 1, 2023; Minutes January 4, 2023; packet for Outer Cape Health Service Inc- special permit for additional parking spaces, Correspondence from Eastham Public Hearing Demo.