

## Wellfleet Planning Board

### Zoom

Wednesday, March 15, 2023; 7PM

### Meeting Minutes

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

**Others Present:** Karen Plantier, Sharon Aggler, Thad Eldridge, Billy Rogers, Hellen Miranda-Wilson, Elaine McIlory, Rich Pauley.

Chair Parent called the meeting to order at 7:24

Open session: Announcements

Joint Select Board and the Planning Board March 21, 2023, at 7:00 - Housing Plan

You need to have a quorum. Join via zoom.

Chair Parent recuse himself at 7:32 and turned the meeting over to David Mead-Fox Vice Chair.

#### **Subdivision:** Preliminary Plan

- **Application Subdivision – 245 Cove Road**  
**Owners: Charles Tiernan & Mary Tiernan –**  
**Address: 2 Cove Drive Newberry Port MA, 01950**

Billy Rogers and Thad Eldridge spoke about the plan and provided us with the details of the preliminary plan. Preliminary subdivision has 13 lots. There is a total of 10.9 acres which makes up the Subdivision.

**Motion:** Alfred Pickard To accept the plan with the recommendation from the Heath Department, Fire Department, and the DPW and with the updated cul-de-sac and wavier being decreased on the road. To amend the motion that we have concern about the need for effective nitrogen removal near our town water ways **Second:** Beth Singer **Vote:** 5/0

Chair Parent was let back into the meeting at 8:03.

**Referral of the Development of Significant Interest and Food and Inclusionary bylaw** – will be on the September warrant.

**ADU zoning Bylaw** –minor changes singular Unit to Multiple Units – is the change. And will be on the annual town meeting.

With the change to be Health Department will do the inspections. The other change will be Board of Health to the Health Department.

**Motion:** Beth Singer To schedule the advertising for a hearing for the ADU as submitted by Selectboard and Health Department will do the inspecting to include this change

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

**Flood Plain on annual town meeting**

**Motion:** Alfred Pickard To schedule the advertising as submitted for a Public Hearing for Flood Plain draft **Second:** Beth Singer **Vote:** 6/0

**Next Meeting:** April 12, 2023

**Minutes:**

**Motion:** Alfred Pickard To approve minutes February 1, 2023 as printed **Second:** David Mead-Fox **Vote:** 6/0

**Closed meeting:** 8:42 **Vote:** 6/0

Public Documents: List: Agenda for March 15, 2023 ; Minutes February 1, 2023; Email thread on Flood Plain draft; Cove Road Plans, Application, Maps, Eastham Zoning Correspondence, Housing Letter, Inclusionary Bylaw, Food Establishment bylaw.