

**Wellfleet Selectboard  
300 Main Street  
Wellfleet, MA 02667  
Meeting Minutes**

**Members Present:** Michael DeVasto, Chair; Janet Reinhart, Vice-Chair; Justina Carlson, Ryan Curley, Helen Miranda-Wilson

**Others Present:** Maria Broadbent, Town Administrator; Rebekah Eldridge, Executive Assistant; Carole Ridley, Herring River Restoration Project Coordinator

**Date:** January 5, 2021

**Note:** Start time 5:30pm

Chair DeVasto called the meeting to order in open session at 5:31pm

Wilson asked who would be at the executive session? There were to be eight people at the executive session.

DeVasto announced that the Wellfleet Selectboard “will hold an Executive Session Meeting on Tuesday January 5, 2021 at 5:30pm. This meeting will be held via Zoom media conference, in accordance with the temporary suspension and enhancement of the Open Meeting Law Requirements by Governor Baker”.

**MOTION: DeVasto moved, Wilson seconded, to adjourn open session and move into executive session pursuant to G.L. c. 30A, § 21 (a) (6) To discuss and consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body, and not to return to public session.**

**Roll call vote: 5-0**

**A. Update on Chequessett Yacht and Country Club (CYCC) Project issues.**

Broadbent offered to give a summary of this project. She began by explaining that this is a project that has been in the works for over ten years. She explained that the CYCC in Wellfleet has been working with a Town attorney to come to an agreement to move this project forward. She then turned it over to Ridley.

- Ridley began by stating that the packet the Selectboard members had received included extensive details about the Project as it moves forward. . She said that it has been, and will be, a lengthy process. She gave a summary of the process thus far. The CYCC and the Project management had previously participated in a formal mediation process and a non-binding agreement had been reached. It was signed by the CYCC and [the Chair of] the Herring River Restoration Committee. She continued explaining that five low-lying golf holes would be raised. They are made unusable because of the rise in groundwater that normally occurs seasonally, due to precipitation. Modeling has shown that this situation will not be

exacerbated by increasing the tidal exchange in the Herring River above the Dike, but almost certainly by sea level rise in the future. The club was concerned with the revenues they would lose when work was being done on the grounds. Ridley explained that was addressed in the proposed contract and included in the mitigation plan. She gave more details about work that would be done on some upland holes. She explained that there were benefits to both the Project and the CYCC. The Project will pay for the work involved in using fill from elsewhere on the CYCC property to raise the wet hole areas, as well as for raising certain low-lying roads that may be affected when Phase One is complete. Ground water levels will not be impacted during Phase One by the Project. She noted that the CYCC wouldn't have to pay for this. She went into great detail about how the process will move forward. She stated that there could be challenges with the CYCC reaching an agreement at this stage but that the Selectboard could decide to move forward without them, without doing any work on their grounds. She explained they HRTT and the Town have tried on numerous occasions to come to an agreement with the CYCC.

- DeVasto questioned if the CYCC was aware of the fact that the Town could move forward with this project without them. Ridley said that CYCC had been told that the Town had set a deadline for an answer or some type of agreement by December 22, 2020 and if they didn't meet that deadline, the Town would proceed without them. She stated that despite previous negotiations and agreements, their mind set may now have changed.
- The Board asked many questions of Ridley. One of which was when did the mindset of the club change from not wanting to have an agreement with the Town to being willing to look at making a deal. Ridley stated that although the Superintendent of the CYCC understands the benefits of this project, some members may not see them as clearly. Outreach to the club was discussed and what it might accomplish. Ridley stated she doesn't feel it's lack of understanding more than push back.
- The Selectboard continued to discuss this project with Ridley in more detail and what certain aspects of an agreement with them would entail and possible strategies for reaching an agreement.
- The fact that the CYCC didn't meet the December 22nd deadline was discussed. Ridley made it clear that requirements for permitting and funding needed to be met in order for the restoration to move forward. The Selectboard then came to a final agreement that they want to move forward to this project, allow the agreement to expire and move forward without the CYCC if necessary, but to give a last extension to the club with a second, firm deadline. Various permit applications were also discussed and the timeline for them.
- **DeVasto moved, Curley seconded; and it was voted to have Town counsel relay to the Chequessett Yacht Country Club that the Selectboard was prepared to move on with permitting without an agreement with them if the current agreement between the Selectboard of the Town of Wellfleet and the**

***\*\* approved and released at the January 4, 2022, selectboard executive session meeting\*\****

**Chequessett Yacht Country Club dated December 8, 2020 is not signed by the end of business, on Friday January 15, 2021.**

- **Roll call vote: 5-0.**

#### **Adjournment of Executive Session**

- **Reinhart moved, Carlson seconded; and it was moved to adjourn**
- **Roll call vote: 5-0.**
- **Meeting adjourned, 7:25PM**