

***Wellfleet Selectboard  
Hybrid Meeting  
Tuesday August 16, 2022; 7pm  
Meeting Minutes***

**Members Present:** Ryan Curley, Chair; Kathleen Bacon, John Wolf, Barbara Carboni

**Members Absent:** Michael DeVasto

**Others Present:** Richard Waldo, Town Administrator (9:00pm remote); Rebekah Eldridge, Executive Assistant; Sharon Rule-Agger, Presenter of Maurice's Campground, Various residents of Wellfleet for the 1065 Route 6; David Agger, Chair of the Cemetery Commissioners; Carole Ridley, Herring River restoration project;

Chair Curley called the meeting to order at 7:01pm

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**I. *Announcements, Open Session and Public Comments***

**Note:** Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.

Local Residents got up to the microphone and spoke of their frustrations with the selectboard not addressing the cease-and-desist letters issued to Great White Realty, who continue to build and move boulders causing dust, noise, and complete disruption to their neighborhood. The board members stated they hear the frustration and are not able to speak to this issue as it is not on the agenda.

Agger spoke to the board and public that there will be a fall cemetery clean up and invited everyone to join.

**II. *Consent Agenda***

**A. Waiver of Appraisal and Damages for Wellfleet Conservation Trust to be signed by Selectboard – Taken out of consent Carboni had to recuse**

**B. Order of taking ~ Herring River Restoration Project – Taken out of consent; Carboni had to recuse.**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve items A and B without objection**

**Roll Call Vote: 3-0-1 (Carboni Recused)**

**C. Marina Fuel Tanks ~ Rebecca Roughley, ATA**

**D. Christina Black ~ DPW Parking lot (off hours) Friday September 9, 2022; 5pm-11pm; Sunday September 11, 2022; 8am-12pm**

**E. Colin McGuire ~ Overflow Parking at White Crest Beach ~ October 22, 2022; 3pm-11pm**

**F. Tax Insert for fall taxes for: Wellfleet Targeted Watershed Management Plan ~ Hillary Lemos, Health & Conservation Agent**

**G. Appointment to the Clean Water Advisory ~ Hillary Greenberg Lemos ~ Health & Conservation Agent.**

**H. Approval of Letter advocating for electric school busses.**

- I. Special Police Officer Appointment/ Animal Control Officer ~ Jacob Berrick  
**Chair Curley Moved; Board Member Carboni seconded; and it was voted to approve all items under the consent agenda without objection.**  
**Roll Call Vote: 4-0**

III. ***Licenses***

- A. General Business License ~ Jaqueline Scott ~ Commercial Signage  
**Chair Curley Moved; Board Member Wolf Seconded; and it was voted to approve Jaqueline Scott for a general business license for a fee of \$125.00**  
**Roll Call Vote: 4-0**
- B. General Business License ~ Frying Pan Gallery ~ Steven Swain  
**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve Steven Swain a general business license for a fee of \$125.00**  
**Roll Call Vote: 4-0**

IV. ***Business***

- A. Presentation for 80 State Highway/Maurice's Campground Working Group information update  
Rule-Agger presented to the board and public a 17-page slide show to show about the purchase of Maurice's Campground and the efforts and work the subgroups have put into the due diligence of the purchase. The board had some remarks and questions to Chair Curley. Cape Cod Commission was discussed and having them come to see the campground.  
**Carboni moved; Chair Curley Seconded; and it was voted to approve the financing plan as presented and request to the TA to approach the Cape Cod Commission to review the financial plan and make recommendations as needed.**  
**Roll Call vote: 4-0**
- B. Request of variance from the Wellfleet Board of Health 80 State Highway/Maurice's Campground.  
Chair Curley spoke to the board about presenting the Wellfleet Board of Health and requesting a variance from them for the campground so they are able to keep the septic systems for the remainder of the campground's operations, once the campground has fulfilled its term with the campground being run for 6 years they will build a system for the property. There was a letter written to the Board of Health for the board to review so they would approach the Board of Health with this letter. Carboni spoke to the letter stating that requesting a complete waiver for the full 6 years might be too much of a cost to the town regarding upkeep of the septic systems and cesspools on the property. Bacon stated that she has been informed that because the property has only been used for seasonal use that the water and septic systems have benefited from being seasonal only. The board discussed this and addressed Board Member Carboni's concerns about purchasing the property without further inspection. Chair Curley explained that this variance letter needs to be sent to the Board of Health by tomorrow to be on their agenda for the August 24<sup>th</sup> meeting.

**Chair Curley moved; Board member Wolf seconded; and it was voted to approve the request of a variance letter addressed to the Board of Health to be heard at their August 24<sup>th</sup>, 2022, meeting.**

For discussion Carboni asked to amend the language of the letter.

**Chair Curley moved, Board Member Wolf seconded; and it was voted to approve the request of variance to the Wellfleet board of health as amended  
Roll Call Vote: 4-0**

**C. Final Grant Agreement to fund Herring River Restoration Project Phase 1**

**Board Member Carboni recused from this agenda item**

Ridley spoke to the board about the final grant for funding of the project and gave the details of this phase and the grants being received, she explained to the board that there were some changes but do not alter the intent of the money. The board discussed this.

**Chair Curley Moved; Board Member Wolf Seconded; and it was voted that the Selectboard accept and authorize the town administrator to execute the final grant contract consisting of the Commonwealth of Massachusetts standard contract form and attachment A, scope of services, Town of Wellfleet Massachusetts, Herring River Estuary Restoration Project; Wellfleet and Truro Massachusetts and the contractor authorize signatory listing form as proposed by the Massachusetts Department of Fish and Game, division of ecological restoration for the grant to the town of up to 22 million 670 thousand dollars and financial assistance for implementation of the Herring River Restoration Project.**

**Roll Call Vote: 3-0-1 (Carboni Recused)**

**Chair Curley Moved; Board Member Wolf seconded; and it was that the Selectboard accept and authorize the town administrator to execute the final US department of agricultural notice of grant and agreement award for a grant to the town of Wellfleet for up to 24 million in financial assistance and 3.2 million in technical assistance for implementation in the Herring River Restoration Project**

**Roll Call Vote: 3-0-1 (Carboni recused)**

**D. Selectboard goals ~ Selectboard Goals**

The board began discussing their individual goals. Chair Curley stated he made a list of goals that he feels could be in the town administrator's realm.

The board went through the goals. The board first discussed Cahoon Hollow beach and how it has been an issue with buses and a huge burden to the police and fire departments, Chair Curley explained to the board that the Beach director Suzanne Thomas won't put new staff on that beach due to the issued that are there every summer. The buses were a major part of the discussion and regulating them. Chair Curley spoke about alternate options to address the behavior on the beach. Cahoon Hollow Beach is a priority of the board, they will discuss more how they can address the issues.

The board continued discussions on other goals, LeCount Hollow bathhouse was a topic for discussion, needing to update its infostructure Bacon spoke

about all the oceanside restrooms stating the goal needs to be broader. Carboni stated to 'REVIEW AND PRIORITIZE ALL RESTROOM FACILITIES'" Bacon spoke to the 95 Lawrence project should be important and at the top of the list of goals, stating that this is an important project and one that is fast approaching. They discussed if this was more of a town administrator's project rather than a town administrator goals. **95 Lawrence will be listed as a Town Administrators Goal.**

**The Town's Website was discussed and will also be a town administrator's goal.**

**The staffing goals will also be given to the town administrator**

Wolf spoke to the board about dredging and the need for a working group involving the town administrator. The board continued to discuss their goals and which ones they would delegate to the town administrator and which they would keep as the board's goals. Bacon spoke about the shellfish shack and the want/need to upgrade it and it being very important. Chair Curley stated he didn't believe there was anything they could do with it unless it was completely restructured. Bacon stated she would like the building inspector and the DPW director to look at it and see if there was something they could do for \$50,000 or under. Chair Curley read the deed and what was stated on it with regard to the shack. He again stated he didn't believe the board would get anywhere with the shack. The discussion continued.

**No Action Was Taken**

**E. Approval of Code of Conduct Policy –**

Chair Curley spoke to this code and gave a brief description of the changes that were made by town counsel. There was no discussion

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to Approve the code of conduct as amended by KP Law and be placed on the town's website; to have the town clerk distribute.**

**Roll Call Vote: 4-0**

**F. Liaisons ~ Go through the list of committees that would like a selectboard member as a liaison**

The board discussed the boards who wished to have liaisons

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to appoint Board member Wolf as a liaison to the Marina Advisory Committee.**

**Roll Call Vote: 4-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to appoint Ryan Curley as the liaison to the Commission on Disabilities**

**Roll Call Vote: 4-0**

**Chair Curley Moved; board member Bacon Seconded; and it was voted to appoint Barbara Carboni as a liaison to the Energy and Climate Action Committee.**

**Roll Call Vote: 4-0**

**Chair Curley Moved; Board Member Carboni Seconded; and it was voted to appoint Kathleen Bacon as a liaison to the Natural Resources advisory Board**

**Roll Call Vote: 4-0**

**Chair Curley Moved; Board Member Carboni Seconded; and it was voted to appoint Barbara Carboni as a liaison to the Community Preservation Committee.**

**Roll Call Vote: 4-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to appoint Barbara Carboni as a liaison to the Rights of the Public Access Committee**

**Roll Call Vote: 4-0**

**Chair Curley Moved; Board Member Bacon Seconded; and it was voted to appoint Ryan Curley as a liaison to the Finance Committee.**

**Roll Call Vote: 4-0**

**G. Financial Policy ~ Chair Curley ~ Board Member Bacon requested this agenda item be postponed until the town administrator can be at a meeting.**

**V. *New Business***

Chair Curley addressed the letter to the board from the superintendent of the National Seashore stating that the bylaws being addressed by the Planning Board Wednesday August 17<sup>th</sup>. He stated he wanted to address it tonight regarding the Zoning Bylaw and that the Planning Board if the appointing authority so the letter will be addressed

**VI. *Selectboard Reports***

There were none.

**VII. *Town Administrator's Report***

**Board Member Bacon Moved; Board member Carboni Seconded; and it was voted to accept the town administrators report as printed stating it was well done.**

**Roll Call Vote: 4-0**

**VIII. *Topics for Future Discussion***

Other than the goals set for tonight there were none

**IX. *Vacancy Reports***

Chair Curley spoke to about the Wellfleet Cultural Council who is looking for a treasurer to be a part of their board. He gave some details about the board and their uniqueness.

**X. *Minutes***

**A. August 2, 2022**

**B. August 9, 2022**

**Chair Curley Moved; Board Member Bacon seconded; and it was voted to approve the minutes as printed.**

**Roll Call Vote: 4-0**

**XI. *Adjournment***

**Chari Curley Moved; Board Member Bacon Seconded; and it was voted to adjourn.**

**Roll Call Vote: 4-0**

**Meeting Adjourned: 9:21pm**

*Approved 9/13/2022 \*\* a full recording of this meeting can be found on the town's website \*\**

***Public Records***

*Waiver of Appraisal and Damages for Wellfleet Conservation Trust*

*Order of taking ~ Herring River Restoration Project*

*Marina Fuel Tanks application and signature page*

*Application use of town property, Christina Black DPW Parking Lot*

*Use of Town property, White Crest Beach; Colin Mcgurie*

*Tax Insert ~ Hillary Greenberg Lemos*

*Letter from Selectboard approving electric school busses when they become available.*

*Special Police officer appointment*

*General Business License applications; Jaqueline Scott & Frying Pan Gallery*

*80 State Highway slideshow presentation*

*Variance Request letter from the selectboard to the Board of Health*

*Final Grant Agreement for the Herring River Restoration Project*

*Selectboard FY 2023 Goals*

*Wellfleet Code of Conduct policy*

*Town Administrator's Report*

*Meeting Minutes; 8/2/2022 & 8/9/2022*