

***Wellfleet Selectboard  
Virtual Meeting ~ Zoom  
Tuesday January 11, 2022; 6pm  
Meeting Minutes***

**Members Present:** Ryan Curley, Chair; Michael DeVasto, Vice Chair; Janet Reinhart, Helen Miranda Wilson, John Wolf

**Others Present:** Charlie Sumner, Town Administrator; Rebekah Eldridge, Executive Assistant; Michael Hurley, Police Chief; Rich Pauley, Fire Chief; Will Sullivan, Harbormaster; Jay Norton, DPW Director; Vaira Harik, Assistant County Administrator; Sheila Lyons, Barnstable County Commissioner; Lilli Anne Green, Delegate for the town of Wellfleet; Gary Sorkin, Chair of Community Preservation Committee; Mary Rogers, CPC Coordinator; Stacey Faris, Town property applicant, Dick Elkin, Fred Magee, Chair of the Finance Committee

Chair Curley announced that he has asked DeVasto to chair the meeting for tonight as he wasn't feeling well.

DeVasto Called the meeting to order at 6:03pm

**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.

Chief Hurley informed the public that the town of Wellfleet will be updating their hazard mitigation plan. He explained there was a survey that has been posted on the town's website. He gave details of when the survey is due and how it will help the town.

**II. *County ARPA (American Rescue Plan Act) Funds ~ Vaira Harik, Assistant County Administrator***

Green gave an introduction to Harik, who gave information on how the ARPA funds can and should be used. Asking for resident's input. Lyons spoke to the board explaining this is just an introduction on where the county can help the town decided where these funds would be best used. Lyons stated that Harik was spearheading this and asked her to give more details and the process of how this procedure will work.

Harik spoke to the board giving an outline on the funding, she explained that the funds are based on the population of Wellfleet. She went into detail about how these funds can be used stating it isn't the counties money, it is the people's money in towns all over the cape. She explained there is a survey they are asking residents to fill out so that there is an idea of how the funds will be divided and what projects the money will be used for. There was much discussion about how Wellfleet will get the money and what it could be used for. It was explained that once the survey

responses are in there will be a public hearing. The board discussed these funds and the due date for the survey at great length. Curley explained the objective for tonight's meeting was to decide if the town should have a working group for deciding the use of the funds or have another meeting to discuss and then have the representatives come back at another meeting. Reinhart stated she thinks the board should have a meeting with the department heads to hear what their priorities are for each of their departments.

**Board Member Wilson Moved; Board Member Wolf Seconded; and it was voted to have information about this opportunity and the program along with the timeline to all the departments and committees.**

**Roll Call Vote: 5-0**

### III. *Covid 19 Updates & Recommendations*

Eldridge read a report given by Hillary Lemos. Giving most recent Covid-19 positive cases and explaining there will be at home tests available to Wellfleet residents on a first come first serve basis at the town transfer station. The board discussed funds about Covid, and Chief Hurley informed them that those funds were used and are no longer available.

### IV. *Public Hearings*

#### A. Annual CPC (Community Preservation Committee) Hearing ~ Gary Sorkin & Mary Rogers

Sorkin began his presentation explaining the funds that the CPC will be using and inform the board of the recommendations that they have made and will have on town meeting floor. He stated there are four areas that they work within, housing, historic, open space: and recreation. He gave some background about the committee which consists of nine members. He asked Rogers to take over Rogers began explaining to the board that there was not a lot of change with these funds. She gave a few points but explained the entire list is posted on the town's website. She gave a summary of what they would be allotting their money to. She stated the main source they would be allocating their money to would be the playground at the elementary school. Sorkin spoke to the board about the money that they would be giving to the school which came to about 40% of the cost of the playground. He also stated they would be doing the first-time home buyer buy down program.

### V. *Licenses*

#### A. Automatic Amusement:

Bob's Sub & Cone

**Board Member Wilson Moved; Board Member Reinhart Seconded, and it was voted to approve the Automatic Amusement Licenses for 2022 to Bob's Sub & Cone.**

**Roll Call Vote: 5-0**

#### B. Common Victualler

Bob's Sub & Cone

Bookstore & Restaurant

*\*\*\*A complete recording of this meeting can be found on the town's website\*\*\**

Box Lunch  
Ceraldi  
Chequessett Yacht & Country Club  
C Shore  
Emack & Bolio's  
Even'Tide  
Lobster & Chowder House  
Maurice's Campground  
Pearl Restaurant  
PJ's Family Restaurant  
Van Rensselaer's  
Wellfleet Beachcomber  
Wellfleet Cinemas  
Wellfleet Marketplace  
Wellfleet Miniature Golf, Dairy Bar and Grill  
Wellfleet Motel & Lodge  
Wellfleet Preservation Hall  
The Wicked Oyster  
Winslow's Tavern

**Board Member Wilson Moved, Board Member DeVasto Seconded; and it was voted to approve the Common Victualler Licenses as printed in the January 11, 2022; Selectboard Packet.**

**Roll Call Vote: 5-0**

**Board Member DeVasto Moved; Board Member Reinhart Seconded; and it was voted to approve the Common Victualler License for Moby Dick's Restaurant.**

**Roll Call Vote: 4-0-1 (Wilson abstained)**

**C. Sunday Entertainment**

Bookstore & Restaurant  
Harbor Stage Company  
Lobster & Chowder House  
PB Boulangerie Bistro  
Wellfleet Beachcomber  
Wellfleet Drive In-Flea Market  
Wellfleet Preservation Hall  
The Wicked Oyster

**Board Member DeVasto Moved; Board Member Reinhart Seconded; and it Voted to approve the Sunday Entertainment Licenses as printed in the January 11, 2022, Selectboard Packet.**

**Roll Call Vote: 5-0**

**D. Weekday Entertainment**

Bookstore & Restaurant  
Chequessett Yacht & Country Club  
C Shore  
Lobster & Chowder House  
Pearl Restaurant  
Van Rensselaer's  
Wellfleet Beachcomber  
Wellfleet Cinemas  
Wellfleet Miniature Golf, Dairy Bar and Grill  
Wellfleet Preservation Hall

\*\*\*A complete recording of this meeting can be found on the town's website\*\*\*

The Wicked Oyster  
Winslow's Tavern

**Board Member DeVasto Moved; Board Member Wilson Seconded; and it was voted to approve the Weekday Entertainment Licenses as printed in the January 11, 2022, Selectboard Packet.**

**Roll Call Vote: 5-0**

**\*\*\* It was noted that all the licenses be sent with a copy of the town of Wellfleet's Noise Bylaw\*\*\***

**VI. *Use of Town Property***

**A. Well Easement - Chequessett Neck Rd**

DeVasto gave a brief summary about what this easement was about and asked Sumner to give an update on where the town stood with this easement moving forward. Sumner explained that the town's lawyers and the homeowner's lawyers have been working together. He stated he had spoken to Jay Norton who stated the risk for the town is small and if there were to be a leak or any damage the cost would be small. An escrow account was discussed for this easement. The water pipes were discussed and their life expectancy.

**Board Member DeVasto Moved; Board Member Wilson Seconded, and it was voted to accept the \$10,000 in escrow for the water line easement pursuant to it being able to be held in perpetuity.**

**Roll Call Vote: 5-0**

**B. Wellfleet Main Street Garden ~ Stacey Faris ~ Saturday July 16, 2022, ~ 3-5pm**

Faris spoke to the board regarding her application. She stated this is for her daughter's wedding, the board explained to her that she and her party are responsible for the cleanup of the grounds. She agreed.

**Board Member Wilson Moved; Board Member DeVasto Seconded; and it was voted to approve the use of the Wellfleet Memorial Garden to Stacey Faris on Saturday July 16, 2022, from 3pm – 5pm, with a condition that the park be returned to the preparty conditions to the satisfaction of the Conservation and Department of Public Works Departments for a fee of \$200.00.**

**Roll Call Vote: 5-0**

**VII. Board/Committee Appointments and Updates**

**A. TA Search Committee Alternate**

Board Member DeVasto stated that Chair Curley brought this to the board's attention. This is in case a member of the committee has an issue being sick or not being able to attend the meetings. Chair Curley explained that it is best to have an alternate just in case. The board discussed this at great length.

**Board Member DeVasto Moved; Board Member Reinhart Seconded; and it was voted to approve Chief Michael Hurley as an alternate to the Town Administrator Search Committee.**

**Roll Call Vote: 5-0**

**VIII. Business**

**A. Marina Fuel Tanks Update ~ Will Sullivan**

Sullivan spoke to the board, stating their schedule is to publish the ad in the Central Register January 26, 2022, they will then go to the Conservation Commission in February. At that time bids will be due around the same time in February, they will award the contract by February 21, 2022. Which will lead to the project being finished by the end of May 2022. He explained there was an issue with the engineering being backed up due to the dredging project.

**B. Town Media Services Progress Report**

Sumner spoke to the board stating that the new media services person JP Ludwig was hired and has is working with Comcast to get communication drops throughout town. He is trying to resolve some questions with licensing with Comcast. Sumner continued that JP would like to being procurement soon and knows that the vendor is on the state's vendor list.

The board discussed if hybrid meetings would be able to take place once all the licenses have been worked out.

**C. Financial Management Workplan ~ Charlie Sumner**

Sumner gave an update on the town's financial workplan, he again stated that the accounting and treasurer departments are very short staffed. He stated that FY 2020 has been very challenging for his team as there were a number of actions by town officials that lacked documentation. They are continuing to work on those issues, and he is hopeful that they will come to a conclusion. His goal is to present the selectboard and finance committee with the 2023 operating budget by the next meeting (January 18, 2022) along with his financial forecast. Stating this document will be something he hopes the town will use moving forward.

**D. Draft Annual Town Meeting Warrant ~ Charlie Sumner**

Sumner spoke to the board about his draft warrant explaining that anytime an article item is brought forth he adds it to the draft, so they don't get lost in the shuffle. He stated he met with his finance team to see about funds and raising and appropriating funds to pay for some items. He recommended that the board

wait to see what free cash they will have available to them and then vote on each article. He explained there is a spreadsheet at the back of the warrant so the board can track items as they get ready for the town meeting. DeVasto asked to have a tally of votes added to the draft warrant, so they know what they have already voted and placed. The Board took no action.

**E. Affordable Lots Zoning Bylaw ~ Chair Curley**

Wilson questioned who drafted this bylaw, Chair Curley explained that he drafted it by using other towns as templates and stated he has brought it to the Planning Board. Wilson stated that this would be a huge weight on the Zoning Board of Appeals. The board discussed this bylaw at great length.

They discussed having this document reviewed by town counsel to make sure everything in it is appropriate.

**Board Member Wilson Moved; Board Member DeVasto Seconded; and it was voted to send the Draft Affordable Lots Zoning Bylaw 6.28.B to ask if it is possible for the town to do this.**

**Roll Call Vote: 5-0**

**F. Feeding of Wild Animals Bylaw ~ Member Wilson**

Wilson spoke to the board that it took more time than anticipated to get the National Park staff, herself, and the animal officer of Wellfleet. She explained what this Bylaw is about protecting wildlife rather than hurting them. The board discussed bird feeders. DeVasto asked the board to go back and look at this bylaw and they will come back to it.

**G. Letter Regarding the Potential Release of Radioactive Water in Cape Cod Bay ~ Chair Curley**

The board was appalled that there needed to be a letter written to prevent the release of radioactive waste in the waters of the cape. They discussed about having stronger language. Green spoke to the board stating that the account delegates are also sending a letter. Curley stated there is also a letter to oppose the release of radioactive water into Cape Cod Bay. Reinhart was going to amend the letter for the board.

**Chair Curley Moved; Board Member Wilson Seconded; and it was voted that the town of Wellfleet strongly opposes the release of radioactive water into Cape Cod Bay.**

**Roll Call Vote: 5-0**

Reinhart explained her amendments to the board making it known that it is very important to insert that Wellfleet is also known by our clean salt waters that are used by swimmers, boaters, and fisherman. They discussed these changes.

Reinhart will send Eldridge the changes so it can be sent.

**Board Member Wilson Moved; Board Member DeVasto Seconded; and it was voted to send the amended letter written by Chair Curley.**

**Roll Call Vote: 5-0**

\*\*\*A complete recording of this meeting can be found on the town's website\*\*\*

**Board Member Wilson Moved; Board Member DeVasto Seconded; and it was voted to approve the letter presented at tonight's meeting and to send it to the list of representatives as found in the Selectboard packet and to copy the owners of the Pilgrim Nuclear Power Plant and the company in charge of decommissioning it and other responsible parties.  
Roll Call Vote: 5-0**

**IX. *Selectboard Reports***

Curley explained to the board that there is a public hearing at Camp Wellfleet the following day regarding ordinates that have been found and this meeting will talk about the actions that can be taken and the recommended actions are on the meeting posting.

**A. *Town Administrator's Report***

- Town Administrator to give a verbal report this week
- Sumner stated there was some communication with Verizon to have a tower put on the antenna at Newcomb Hollow Beach. He spoke about a meeting that he had with the Cape Cod Conservation Commission. He continued stating that the solar project at the transfer station has been activated. He has a meeting with Ameresco the company that is leasing that land so that the town understands the accounting when it comes to those panels.

**X. *Topics for Future Discussion***

Magee spoke to the joint meeting on the 18<sup>th</sup> regarding the budget of 2023.

**XI. *Correspondence and Vacancy Reports***

- Please see Selectboard Packet for full report

**XII. *Minutes***

December 14, 2021

**Board Member Wilson Moved; Board Member Reinhart Seconded and it was voted to approve the minutes as amended.**

**Roll Call Vote: 5-0**

**XIII. *Adjournment***

**Board Member Wilson Moved; Board Member Reinhart Seconded; and it was voted to adjourn.**

**Meeting adjourned 830pm**

***Public Records:***

*CPC Documents*

*Entertainment Licenses*

*Chequessett Neck Easement*

*Use of town property application*

***\*\*\*A complete recording of this meeting can be found on the town's website\*\*\****

***Draft Town Meeting Warrant***

***Draft Affordable Lots Zoning Bylaw***

***Draft Feeding of Wild Animals Bylaw***

***Letter regarding radioactive water being dispersed into Cape Cod Bay***

***Meeting Minutes of December 14, 2021***