

***Wellfleet Selectboard
Tuesday November 15, 2022; 7pm
Hybrid ~ Zoom/715 Old King's Highway
Meeting Minutes ~ Open Session***

Members Present: Ryan Curley, Chair; Michael DeVasto, Vice Chair; Barbara Carboni, John Wolf, Kathleen Bacon

Others Present: Richard Waldo, Town Administrator; Rebekah Eldridge, Executive Assistant; Elaine McIlroy, Wellfleet housing authority; Nancy Civetta, Shellfish Constable; Mac Hay, Owner Mac's at the Pier (Belvernon, LLC.); Ann Sobolewski, attorney for Living Shoreline; Seth Wilkinson, member of Living Shoreline; Patrick Otton, artwork applicant; Suzanne Grout-Thomas, Director of Beaches; Michelle Olem, Candidate to be appointed to as the governor's appointee to the Housing Authority; Brian Stern, applicant to be on the Maurice's Campground Committee; Jan Plaue, applicant to be on Maurice's Campground committee; Domenico Russo, applicant for the Maurice's Campground planning committee; Robert Wagner, applicant for Maurice's Campground Planning Committee; Tim Sayre, applicant for Maurice's Campground Planning Committee; Curt Felix, Wellfleet resident.

Chair Curley called the meeting to order at 7:15pm

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.

Chair Curley announced that the vice chair was on his way due to being virtual at the executive session.

Elain McIlroy spoke to the board and public reminding them that they have they housing survey that they are asking people to respond to the survey, so they have a large amount of responders.

II. *Consent Agenda*

A. FEMA Generator Grant, DPW Building ~ Jay Norton/Rebecca Roughley

B. Request from Hog Island Wellfleet to stay open until January 1, 2023, ~ Michael McNamara, manager Bacon spoke to the McNamara congratulating him for wanting to stay open longer to help the town.

C. Board to sign the warrant for the special town election on January 10, 2023. ~ Regarding New Nauset Regional High School Project.

D. Appointment to the Cable Advisory Committee ~ Heather Doyle

E. Appointment to the Marina Advisory Committee ~ James Gray

F. Appointment to the Wellfleet Cultural Council ~ Kathleen Grzewinski

Chair Curley Moved; Board Member Wolf Seconded, and it was voted to adopt the consent agenda as printed.

Roll Call vote: 4-0-1 (DeVasto wasn't in attendance yet)

III. ***Public Hearings***

Civetta spoke to the board stating what was before them

Chair Curley Opened the grant renewal hearing for Chris Merl:

- A. Shellfish Grant Renewal for Chris Merl, grants #95-19 and #95-20 ~ Shellfish Constable Civetta

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve Chris Merl's grant renewal request for grant numbers #95-19 and #95-20 consisting of 1.84 acres located on Egg Island for a period of nine years, 10 months and 28 days with an expiration date of April 30, 2032.

Roll Call Vote: 4-0-1 (DeVasto recused)

- B. Shellfish Grant Renewal for Robert Emmet grants #861 and #861-A ~ Shellfish Constable Civetta

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve Robert Emmet's grant renewal request for grant numbers #861 and #861-A consisting of 1.5 acres located on Field Point for a period of four (4) years, eleven (11) months, and four (4) days with an expiration date of April 30, 2027.

Roll Call Vote: 4-0-1 (DeVasto Recused)

- C. Shellfish Grant Extension to Grant #2000-6 located on Egg Island for Nick Sirucek. ~ Shellfish Constable Civetta ~ **This hearing will be continued until December 20, 2022.**

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to continue the public hearing to consider a potential grant extension to grant #2000-6 on Egg Island for Nick Sirucek until December 20, 2022

Roll Call Vote: 4-0-1 (DeVasto Recused)

Chair Curley Closed the Shellfish Public Hearings.

IV. ***Licenses***

- A. Macs on the Pier (Belvernion, LLC.) ~ Renewal of a one-year license for property

Waldo spoke to the board filling them in on this license and approving another year with Hay. He stated that town counsel stated they agreed with another year. Hay was in attendance but would like to keep the license the same. Bacon had a few questions for Hay which were about the dredging soils, being allowed to be on the property, Hay stated he had no issues with the soils. She asked about the picnic tables and he spoke to the license allowing between 8-14 tables. Carboni stated she felt this was in need of it going out to bid for procurement.

Board Member Bacon Moved; Board Member DeVasto Seconded, and it was voted to approve license as printed between the Town of Wellfleet and Belvernion, LLC (Mac's at the Pier) For a term of one-year to be executed by the Town Administrator.

Roll Call Vote: 3-0-2 (Carboni, Curley abstained)

V. ***Use of Town Property***

- A. Living Shoreline and Bank Stabilization ~ 376 & 400 King Phillip Road, Wellfleet ~ Mark Burgess, Shorefront Consulting; B.S. Ocean Engineering
DeVasto recused from this agenda item

Sobolewski stated they were approved by the conservation commission and are able to begin the work. Chair Curley asked how many vehicles would be on the property. It was stated that there are 10 trips with one vehicle per trip. Wolf questioned if this was an issue with the Shellfish constable. The work will begin November 16, 2022.

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve the application from Shorefront Consulting; Mark Burgess; for beach and shorefront stabilization for 376 & 400 King Phillip Road, Wellfleet.

Roll Call Vote: 4-0-1 (DeVasto Recused)

- B. Trash Artwork around Wellfleet ~ Patrick Otton

Otton spoke to the board explaining that trash is becoming a huge impact on the cape. He explained that the proposal is to be put up weather display cases around the beaches to showcase the amount of trash that is being collected on the beach's and bring awareness to the community. Bacon Spoke to Otton and stated some concerns about the installation stating that it is a burden to the DPW. She stated concerns about vandalism and questioned how long they would be up, and which beaches he would like to have these showcased. He stated he would be responsible for the upkeep of the artwork, and he stated it is durable and not easily vandalized. He stated he wanted to work with the board on which beaches they would like to see them. Thomas stated she believed this was a good idea as people are unaware of the amount of trash that is accumulated at the beaches. Stating that she would like to see one on the bay side and one on the ocean side to start for one year as a trial basis.

Chair Curley Moved; Board Member DeVasto Seconded and it was voted to approve Suzanne Nickerson and Patrick Otton to showcase their "Trash Art" at two locations to be determined by the director of beaches Suzanne Thomas, trash to be collected at Wellfleet beaches and the applicant to be responsible for the upkeep and maintenance of the artwork.

Roll Call Vote: 5-0

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

- A. Appoint Michelle Olem to fill the vacant Governor's appointee position on Wellfleet Housing Authority ~ Wellfleet Housing Authority

Mclroy spoke to the board, stating that under the law after 120 days if the governor's office doesn't act then the selectboard has the authority to do so. She stated that they have been looking for people interested in this position. She spoke to Olem's ability and her interest in the welfare of the town would benefit the housing authority. Olem spoke to the board giving a bit of background. There were no questions for her and the board thanked her for her dedication.

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to move to appoint Michelle Olem to fill the vacant governor's appointee position on behalf of the governor's office to the Wellfleet Housing Authority for a term of five-years to end June 30, 2027. To be sworn in by the Town Clerk before participating in any Housing Authority decisions or votes.

- B. Reduce the number of members from 7 to 5 on the Dredging Task Force ~ Chris Allgeier, Chair**

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to approve the Dredging Task Force go from a seven-member board to a five-member board.

Roll Call Vote: 5-0

- C. Maurice's Campground Planning Committee ~ interviewing and appointing final members.**

Chair Curley stated that there was some discussion to make this committee a little larger so they can meet quorum

Chair Curley Moved; Board Member Carboni Seconded; and it was voted to amend the Maurice's Planning Committee to 7 members and 2 alternates selected by the Selectboard and 2 members selected by the Town Administrator.

Roll Call Vote 5-0

- Brian Stern was asked to speak to the board as to why he was interested in being on this committee. He stated he was an abutter and would like to see what this campground will look like in seven-years, how does the town plan to support the people currently living there. He stated he's not entirely sure if he wants to run the committee but wanted to be honest and had many questions. Chair Curley questioned if he was an immediate abutter? He stated he was. Bacon questioned if he had a vision for the property, he stated wastewater was a big deal and something that needed to be considered. He stated summer residents needed to be considered when building this property. Chair Curley stated that Stern would be best suited for the Stakeholders group as it would be more focused on the abutters and what the plans are for the group.
- Domenico Russo was next to be talked to. He stated that he is a summer resident in Wellfleet and would like to be a year-round resident at some point but because of housing issues in Wellfleet he is unable to be a year-round resident. He gave a brief update on his interest of being on this committee. Carboni spoke to Russo asking if saw any other uses for the property. He stated that he believed the majority of the residents in the campground right now are all working class people and he feels this is the only way for people to work and stay in Wellfleet in the summer. He was asked about his background, which he gave to the board.

- Carl Sussman was next to be called on by the board. He came to the table and spoke to them about being on the Wellfleet Seasonal resident's board. He gave some background information and stated he feels this property will give a great deal of housing to people in need on the outer cape. He stated that he feels because this parcel of land is so large there are many options that can be looked at. The board had some questions for Sussman regarding the assessment of housing needs which he stated he feels is a huge need.
- Jan Plaue was asked to come to the table where the board had similar questions. Plaue spoke to her interest in being a part of the planning committee. She stated she felt this is the best thing to happen to Wellfleet in her 25 years as a resident. She gave her background and her reasoning of wanting to be on the committee. She gave some ideas of what she would like to see done with the property. She gave some background information on her work in Wellfleet.
- Carly Halloran spoke to the board about being on the planning committee. She stated she was a seasonal resident at Maurice's and worked at Maurice's as well. She stated she works from May through November. She gave some background on her being a part of the committee. She stated she didn't realize it was as much of a planning committee she stated she wanted to help in any way that she can. DeVasto stated that there will be some items coming up in the future that have to do with the operations of the campground, and they may need her input in the future if she was willing to do that. She agreed. She stated she didn't want to lose the housing that she has come to love and depend on.
- Bob Wagner spoke to the board about his background. Owning a home in Wellfleet for over 20 years and are now registered voters. He stated he was involved in town government in the town of Hatfield for many years. He stated that he feels affordable housing is very important. He explained that he has spoken to many of his friends in Wellfleet worrying about their children being able to live here in the future.
- Tim Sayre was last to be spoken to by the board, stating he was told that there were no more applicants being accepted and was upset to find out that they were still considering candidates and would like to be considered. He was asked about his interest in the planning committee. He stated that he felt this was the largest piece of property that the town can use for housing. He spoke to his experience with Habitat for Humanity and housing with the government. He continued to give his background.

The board discussed who they had already chosen and then discussed who be the last member of the committee. DeVasto stated he felt Carl Sussman would be an asset to the committee.

Chair Curley Moved; Board Member Bacon Seconded; and it was voted to appoint Carl Sussman as the seventh member to the Maurice's Campground Planning Committee.

Roll Call Vote: 5-0

Board Member Carboni Moved; Board Member Bacon Seconded; and it was voted to appoint Bob Wagner as the first alternate member of the Maurice's Planning Committee

Roll Call Vote: 5-0

Board Member Carboni Moved; Board Member Bacon Seconded; and it was voted to appoint Jan Plaue as the second alternate member of the Maurice's Planning Committee.

Roll Call Vote: 5-0

Chair Curley read the Committee's Charge to the board and public for the record. ***Full Charge can be heard on the recorded meeting, and found on the Wellfleet Maurice's Campground page of the town's website***

DeVasto spoke to the board stating that if Waldo wanted to use one of the alternates as his appointees he could do so and the board would reappoint the alternates. Waldo spoke to the board about his selection. Waldo gave his list of applicants two of which were selectboard members and stated that he didn't believe that he could pick both. He spoke highly of each (Chair Curley and Board Member Carboni). He chose Ryan Curley stating that Curley has such passion. He also spoke to the elevation of Plaue from alternate to a full member. The board agreed and then voted another alternate

Board Member Wolf Moved; Board Member DeVasto Seconded and it was voted to appoint Tim Sayre as an alternate to the Maurice's Planning Committee.

Roll Call Vote: 5-0

D. Cable Advisory Committee Amend charge ~ Chair Curley

The board spoke to the amendment. Chair Curley stated it incorporates internet services.

Chair Curley moved; Board Member Bacon Seconded and it was voted to approve the changes made to amend the charge of the Wellfleet Cable Advisory Committee as printed in draft form and to be placed on the advisory page and distributed to the Town Clerk and the committee as soon as possible.

Roll Call Vote: 5-0

VII. *Business*

A. Kayaks at Lt. Island Bridge ~ Banning concerns and reasons

Waldo spoke to the board concerning the attention that it has caused and stated that staff requested to postpone this and he felt it needed to be addressed tonight. He gave some background. He stated there was some environmental damage from vehicles. He stated the signs will be removed but there will be no parking signs. Allowing people to launch kayaks but no parking. The board discussed this. It was discussed about people using Wellfleet and not being from Wellfleet. It was stated that the town property being used as a business and it being an issue. Bacon stated she doesn't just want no parking she wants more control on that as it is overused and a huge resource for Wellfleet.

The board agreed that they were inclined to leave this item with the Town Administrator to work out with staff.

B. Inclusionary Zoning Bylaw Amendment ~ Chair Curley

Chair Curley gave background on this amendment and why it was being brought forth. He explained the amendments to the board, and they discussed them. Chair Curley explained his reasoning for wanted to amend this bylaw and the board agreed. There were some questions from the board members. Bacon stated how well this bylaw was thought out and she commended Curley for his hard work and dedication to this cause. Carboni agreed but stated some concerns. Felix spoke to the board about adding housing on his building on route 6 and asked how this would affect him. Chair Curley spoke to Felix and explained the fees.

Chair Curley moved, Board Member Seconded and it was voted to refer the inclusionary Zoning Bylaw Amendment as drafted to town counsel for review and comment and to the planning board as a draft for comment
Roll Call Vote: 5-0

C. ARPA County Funding Request ~ Maurice's Campground ~ Town Administrator

Waldo spoke to this agenda item explaining to the board there was a program that came out a few months ago giving grants of a total of five million dollars. He explained that there were many applications that were submitted and he explained that Wellfleet was not selected for a grant. He explained that there is money that the town can apply for a different funding opportunity. He gave details on this funding and what he would like to see the money used for. He explained that he needed the board's approval to move forward with the application.

Board Member Carboni Moved; Chair Curley Seconded; and it was voted to direct to town administrator to apply for the ARPA funds that are available for the Maurice's planning.

VIII. *New Business*

There was no new business to be discussed at this time.

IX. *Selectboard Reports*

Bacon spoke to the board and reported that she attended a housing conference that spoke to the housing crisis on cape cod. She gave a full update to the board and passed out a flyer to them to look over that was handed to them at the conference.

X. *Town Administrator's Report*

Waldo gave his report pointing out important pieces of information from his written report ******please see the selectboard packet for the full written report****** Waldo announced the resignation of the town accountant Nick Robertson effective December 9, 2022.

Bacon Suggested that the town hold an exit interview with Nick. She needed to know that there was an interim plan in place so that there isn't a vacancy for another 7 months. The board discussed this issue and the vacancy.

XI. *Topics for Future Discussion*

DeVasto questioned addressing the fees for the town. The building department will be addressed in the future.

XII. *Vacancy Reports*

Please see Selectboard Packet for full report. Eldridge reported that there is one application that came in today and will be on the December 6th meeting. DeVasto also stated that he would like to discuss an analysis of the town's competitiveness for employment and wages. He stated he doesn't want to lose key employees due to lack of compensation.

XIII. *Minutes*

A. November 1, 2022

Chair Curley Moved; Board Member Bacon seconded; and it was voted to approve the meeting minutes of November 1, 2022, as amended.

Roll Call Vote: 4-0-1 (DeVasto Abstained due to not being in attendance of that meeting)

XIV. *Adjournment*

Chair Curley Moved; Board Member Seconded; and it was voted to adjourn the meeting.

Roll Call Vote: 5-0

Meeting Adjourned: 10:10pm

Public Record:

FEMA Generator Grant documents

Letter from Hog Island Manager Michael McNamara, to prolong business operations until January 1, 2023

Special town meeting Warrant for January 10, 2023

Application for the Cable Advisory Committee ~ Heather Doyle

Application for the Marina Advisory Committee ~ James Gray

Application for the Wellfleet Cultural Council ~ Kathleen Grzewinski

Shellfish Hearing documents

Application for shoreline restoration

Application to display art made of local beach trash around Wellfleet Beaches

Application from Michelle Olem to be on the Wellfleet Housing Authority as the Governor's appointee.

Amended Cable Advisory Charge

Approved December 6, 2022 *****A full recording of this meeting can be found on the town's website*****

***Letters and emails from residents and nonresidents regarding the use of kayaks on Lt. Island Bridge
Inclusionary Zoning Bylaw Amendment
Town Administrators Written Report
Meeting Minutes of November 1, 2022.***