



Wellfleet Selectboard

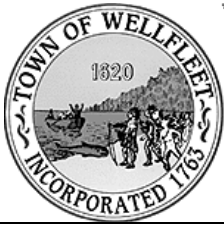
Note: Start Time of 7pm

The Wellfleet Selectboard will hold a public meeting on **Tuesday, April 26, 2022, at 7:00 p.m.** **This meeting will be held via Zoom Video Conference** (in accordance with the temporary suspension and enhancement of the Open Meeting Law requirements by the General Court of the Commonwealth of Massachusetts. Instructions for a Zoom video conference meeting which also allows phone dial-in are given below):

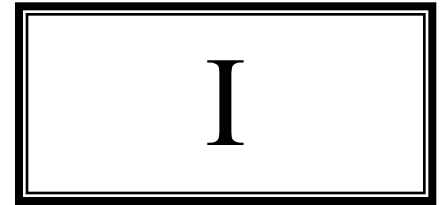
1. Join the meeting hosted in Zoom by using the following link:
<https://us02web.zoom.us/j/85689604806?pwd=blplVFFBZzViQ0xNWkZKMm9iMVdrdz09>
2. Audio, video, chat, and screen sharing functions will be disabled during the public session. Request to participate by using the “raise hand” function. **Meeting ID: 856 8960 4806 | Passcode: 611877**
 - a. Raise hand in smartphone app – touch bottom of your screen and select “more” - hit “raise hand” button
 - b. Raise hand on computer – hit “participants” button on bottom of screen – hit “raise hand” button on bottom of participants panel
 - c. Please make sure you properly identify yourself before speaking, rename yourself by selecting the participants button and choosing “more” (or by holding down on your name on a smartphone app) and selecting “rename” - full, legal names only.
 - d. Please join the meeting on time.
3. You may also listen to the meeting by calling in on a phone to **+1 929 205 6099** and enter **Meeting ID: 856 8960 4806 | Passcode: 611877** Landline callers can participate by **dialing *9 to raise their hand.**
4. You may submit questions and comments to the Town using the following email: executive.assistant@wellfleet-ma.gov Comments made during the meeting via e-mail will be sent to Selectboard members **AFTER** the meeting.
5. Meeting materials are attached to this agenda, available online at Wellfleet-ma.gov. It is recommended that phone participants access materials in advance of the meeting.
6. **Please follow the following general instructions:**
 - a. Keep your phone muted at all times when not talking; no one is allowed to unmute themselves during the meeting.
 - i. Selectboard meetings are **NOT** interactive. If public comments are allowed that’s all, comments only, not questions.
 - ii. If the Chair is allowing comments during the meeting the number of comments will be limited and may be **no longer than one minute.**
 - b. Do not use speakerphone; do not use Bluetooth devices; mute all background noise.
 - c. Please do not speak until the Chair asks for public comments or questions and you have been recognized by the moderator and unmuted.
 - d. After the business section is complete no public comments are permitted. Future agenda items are from the Selectboard, no one else.

7. It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.
-

- 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.
- II. ***Consent Agenda***
 - A. ***Baker's Field 5/28/22 9-5pm (rain date 5.29.22) Wellfleet PTA***
- III. ***Letter in Response to OML Complaint Filed 04.04.22 - Judith Ahern***
- IV. ***Special Town Meeting***
- V. ***95 Lawrence Rd PEL***
- VI. ***Planning Board Contractor's Yard Zoning Amendment***
- VII. ***Enterprise Budgets***
 - A. Water Enterprise Budget
 - Water Rate Study
 - B. Marina Enterprise Budget
- VIII. ***Community Concerns***
 - A. Lt. Island Bridge Railings
 - B. Ocean View Drive/Cahoon Hollow Issues
- IX. ***2022 Annual Town Meeting Warrant***
 - A. Police Department New Staff
 - B. Plastic Bottle Bylaw Amendment
 - Placing the Plastic Bottle Bylaw on the Special Town Meeting Warrant
 - C. Insertion of Housing Stabilization Fund A
 - D. Insertion of Mixed Income Housing Stabilization Fund B
 - E. Amending Governing the Use of Short Term Rental Community Impact Fees
 - F. Amending Short Term Rental Community Impact Fee on Professionally Managed Units (G.L. c. 64G S 3D(a))
 - G. Amending Short Term Rental Community Impact Fee on Professionally Managed Units (G.L. c. 64G S 3D(b))
 - H. Annual Town Meeting Warrant & Budget Review
- X. ***COA Advisory Board***
- XI. ***Selectboard Reports***
- XII. ***Town Administrator's Report***
- XIII. ***Topics for Future Discussion***
- XIV. ***Correspondence and Vacancy Reports***
- XV. ***Minutes***
- XVI. ***Adjournment***

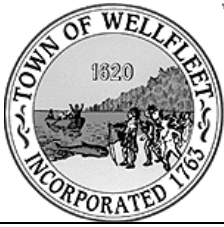


SELECTBOARD
AGENDA ACTION REQUEST



*Announcements, Public Comments, and
Open Session*

REQUESTED BY:	Chair Curley
DESIRED ACTION:	Public comments must be brief, and the board will not deliberate on matters made solely during announcements, public comments, and open sessions.
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST

II

Consent Agenda

	Approval without objection is required for the following items:
	A. I move grant the use of Bakers Field to the Wellfleet PTA on May 28th, 2022 from 9am to 5pm, with a rain date of May 29th, 2022, subject to conditions specified by the Recreation Direction and DPW Director, and to waive the fee.

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

TOWN OF WELFLEET
300 MAIN STREET
WELFLEET, MA 02667

Applicant Lauren Hill

Affiliation or Group WES - PTA

Telephone Number 774 722 5428

Mailing Address 100 Lawrence Rd

Email address lawren02128@yahoo.com

Welfleet 02667

Town Property to be used (include specific area)

Bakers Field

Date(s) and hours of use: 5/28/22 9-5 (raindate 5/29/22)

Describe activity including purpose, number of persons involved, equipment to be used, parking arrangements, food/beverage service, etc. Also, please indicate if fees will be charged by applicant.

PTA Fundraiser - 2 inflatables, 4 carnival rides, 3 carnival games. Parking in lots across the street and at the marina. Hot dogs, popcorn and refreshments to be sold at event. tickets sold for rides and games. live music band or DJ.

Describe any Town services requested (police details, DPW assistance, etc.)

Ø

NOTE TO APPLICANTS: All applications must be accompanied by a non-refundable \$50.00 processing fee. Applications must be received at least 30 days prior to the first event date to ensure that all reviews can be completed prior to the event. This application is only for permission to use Town property. Any additional licenses, such as food service permit, etc., may be required and it is the applicant's responsibility to secure the same.

Action by the Board of Selectmen:

_____ Approved as submitted

_____ Approved with the following condition(s):

_____ Disapproved for following reason(s):



Date: _____

Processing Fee: \$50.00 p.d. 4/7/22

Fee: _____ RE

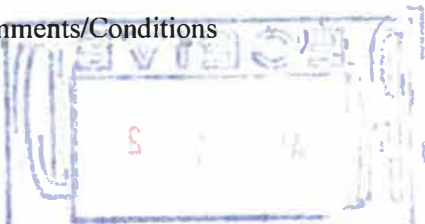
(over)

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

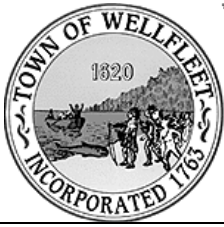
<p>Health/Conservation Agent: OKayed by Hillary with a food truck permit</p> <p>Comments/Conditions:</p> <p>Permits/Inspections needed: Needs a food truck nermit</p>	<p>Inspector of Buildings: N/A</p> <p>Comments/Conditions:</p> <p>Permits/Inspections needed:</p>
--	--

<p>Police Department: OKayed by Chief Hurley</p> <p>Comments/Conditions:</p>	<p>Fire Department: OKayed by Chief Pauley</p> <p>Comments/Conditions:</p>
---	---

<p>DPW: OKayed by Jay Norton</p> <p>Comments/Conditions Jay also stated a coordination meeting with DPW along with Recreation</p>	<p>Community Services Director:</p> <p>Comments/Conditions:</p>
--	--

<p>Harbormaster: N/A</p> <p>Comments/Conditions</p> 	<p>Shellfish: N/A</p> <p>Comments/Conditions</p>
--	---

<p>Recreation: See comments from Rec Director</p> <p>Comments/Conditions</p> <p>. The event needs to coordinate with rec, DPW and vendors about delivery of carnival rides to make sure the trucks drive on the nerimeter of the field, and away from the marked snrinkler heads. Rec annroves with these stinulations in nlace.</p>	<p>Town Administrator:</p> <p>Comments/Conditions</p>
--	--



SELECTBOARD
AGENDA ACTION REQUEST



REQUESTED BY:	Chair Curley
DESIRED ACTION:	To send an official response to OML Complaint Filled 04.04.22 by one Judith Ahern
PROPOSED MOTION:	I move to send the letter drafted by town counsel.
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST

IV.

Special Town Meeting

REQUESTED BY:	I move to hold a special town meeting on Saturday Sept. 10 with rain dates of _____
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST



95 Lawrence Rd PEL

REQUESTED BY:	ATA Rebecca Roughly
DESIRED ACTION:	To update the board and public on the 95 Lawrence Rd PEL
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



TOWN OF WELLFLEET

300 MAIN STREET WELLFLEET MASSACHUSETTS 02667
Tel (508) 349-0300 www.wellfleet-ma.gov

April 24, 2022

Rebecca Frawley Wachtel
Director of Low-Income Housing Tax Program
100 Cambridge Street, 3rd Floor
Boston, MA 02114

Dear Ms. Frawley Wachtel

Thank you for providing the Town of Wellfleet an opportunity to comment on the project eligibility application of the Preservation of Affordable Housing (POAH) and the Community Development Partnership (CDP) for the 95 Lawrence Road project in Wellfleet. The six-acre parcel at 95 Lawrence Road is owned by the Town of Wellfleet and was designated as a site for affordable housing by the Wellfleet Annual Town Meeting in 2018. The site is across Lawrence Road from the Wellfleet Elementary School and within walking distance of downtown Wellfleet.

The applicants for this project, the Preservation of Affordable Housing (POAH) and the Community Development Partnership (CDP) are well-respected and trusted partners and have worked closely to develop and refine this proposal. The applicants were selected by a unanimous vote of the Select Board based on their response to a Request for Proposals released by the Town of Wellfleet in May of 2021. The RFP was crafted by the Town in consultation with the 95 Lawrence Task Force with representatives of the School Committee, Planning Board, Housing Authority, Water Commissioners, Building Needs Committee, Wellfleet Seasonal Residents Association, the Local Housing Partnership and the Select Board.

Wellfleet has one of the lowest percentages of affordable housing on Cape Cod. The [Town's Housing Needs Assessment and Action Plan](#) suggests that housing with deeper affordability, or at rents that are affordable to households earning 60% of AMI or less, is needed in order to address the reality that too many of Wellfleet's residents are rent-burdened, spending in excess of 35% of their incomes on rent. Based on the 2015 census estimate, 73% of year-round Wellfleet renters are rent-burdened.

We are pleased that this proposed development at 95 Lawrence Road meets the broad range of needs for affordable rental housing in Wellfleet. The apartments in this development will be available for individuals and families with a variety of incomes. Three quarters of the units will be available to those earning less than 60% of AMI or less, with 17% of those units targeted to deeper affordability levels of 30% - 50% of AMI. We support having site-based staff including a property manager, a maintenance superintendent, and a community impact resident services coordinator.

Agencies providing affordable rental housing on the Outer Cape report long waiting lists for available homes. The addition of this affordable housing unit development will help meet this demand and provide opportunities for young families and seniors to live and thrive in Wellfleet. Employers and small businesses on the Outer Cape report significant challenges in hiring employees due to the lack of affordable housing. This development will provide a tremendous opportunity for the local economy. Affordable housing increases purchasing power, job creation

and new tax revenues in town. When residents have secure housing, they can support the local businesses, commit to current employment, raise families, and volunteer. All of which makes a healthier community.

In our opinion, the density and design of this project respects the Cape's sensitive environment. The plan prioritizes sustainable site development by building primarily on previously developed and disturbed areas to leave the undisturbed woodlands in their natural state. The design maintains local ecology and preserves the distinctive landscape. The proposed buildings are designed with a holistic, sustainable, and regenerative approach to create housing that aims for net zero energy, producing as much energy as the development consumes on an annual basis. This proposal aims to decarbonize by reducing CO2 emissions and slowing down climate change through all electric building systems and use of low-embodied carbon materials. Water will be conserved with low flow plumbing fixtures and the use of native plantings.

Wellfleet Seasonal Residents Association, the Local Housing Partnership, and the Select Board encourages the Department of Housing and Community Development to issue a Project Eligibility Letter as quickly as possible so that the applicant can apply to the Wellfleet Zoning Board of Appeals for a Comprehensive Permit and be able to apply for funding this fall.

Respectfully,

Ryan Curly
Select Board Chair
Town of Wellfleet

CC: Town Administrator, Assistant Town Administrator, Massachusetts Local Housing Partnership, Wellfleet Housing Authority, POAH/CDP



Commonwealth of Massachusetts
**DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

April 4, 2022

Chair Ryan Curley
Town Hall
300 Main Street
Wellfleet, MA 02667

Re: Chapter 40B Comprehensive Permit

Project Name: 95 Lawrence Road Community Housing
Location: 95 Lawrence Road, Wellfleet, MA 02667
Number of Units: 46
Subsidizing Agency: Department of Housing and Community Development
Applicant: Preservation of Affordable Housing

Dear Chair Curley:

This will serve to notify you, pursuant to 760 CMR 56.04 (3), that the above-named applicant has applied to this Department as subsidizing agency under the Low Income Housing Tax Credit program for preliminary approval of the 95 Lawrence Road Community Housing project. The project is a rental project. The project will consist of 46 total units. Thirty-five of these units (76.1%) will be restricted for rental by individuals or households earning less than 60% of area median income. The project will also contain eight rental units for households earning 30% or less of area median income.


Enclosed please find a copy of the application for your review. The review period for comments ends 30 days from the date of this letter. Any comments will be considered prior to issuing a determination of project eligibility. Please address comments to:

Rebecca Frawley Wachtel, Director
Low Income Housing Tax Credit Program
DHCD
100 Cambridge Street, 3rd Floor
Boston, MA 02114
Email: rebecca.frawley@mass.gov

Please note that the Massachusetts Housing Partnership (MHP) administers a technical assistance program for communities and developers who are working on Chapter 40B projects. A municipality may be eligible for an MHP grant to help hire experienced third party consultants to work with the local municipality in reviewing a 40B proposal. For more information about MHP's technical assistance program, visit MHP's web site at www.mhp.net or e-mail community@mhp.net.

If you have any questions regarding this letter, please feel free to email Rebecca Frawley Wachtel at rebecca.frawley@mass.gov.

Sincerely,


Catherine Racer
Director



SELECTBOARD
AGENDA ACTION REQUEST



*Planning Board's Contractor's Yard Zoning
Amendment*

REQUESTED BY:	Selectboard
DESIRED ACTION:	Discuss and vote on the Planning Board's Zoning Amendment
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

and economic sustainability.

ARTICLE 55 – AMENDMENT TO WELFLEET ZONING BY-LAWS CONTRACTOR'S YARD:

To see if the Town will amend the Wellfleet Zoning By-Laws by amending the Use Regulations Table 5.3.2, as follows:

Contractor's Yard in the Use Regulations Table 5.3.2 from "P" (Permitted Use) in the "C" (Commercial District) and "C2" (Commercial 2 District) to "O" (An exclusive or Prohibited Use),

or to do or act on anything thereon.

(Requested by the Planning Board)

Two-thirds vote required

Recommendations:

Selectboard:

Insert

Recommend

Finance Committee –

Planning Board 7-0-0

SUMMARY:



Ryan Curley <ryan.d.curley@gmail.com>

PB Contractors Yard

Gerry Parent <geparent@yahoo.com>
To: Ryan Curley <ryan.d.curley@gmail.com>

Wed, Apr 13, 2022 at 5:26 PM

Ryan , I do not understand why u are discussing the proposed change to the Contractor Yard By Law at a Select Board meeting, I can not remember when the Select Board has ever requested the PB to present a proposed Zoning By Law to the SB. Can you give me some insight to this request.
Thank you.

Sent from my iPhone

> On Apr 13, 2022, at 3:03 PM, Ryan Curley <ryan.d.curley@gmail.com> wrote:

>

>

> Dear Members of the Planning Board. I am inviting you to present the PB contractors yard bylaw on April 26 @ 7pm.

>

> Last night we moved all the other zoning articles and several others to the fall special town meeting warrant. That meeting should be sometime in September. We have focused the current annual town meeting warrant on fiscal articles.

>

> I will try to put your presentation as early as possible on our agenda.



To: Board of Selectman

From: Planning Board

April 20, 2022

Dear Select Board:

This is to inform you that the Planning Board advertised and held a public hearing on February 16, 2022 at 7:00 pm regarding a proposed change to the Contractors Yard in the Use Table:

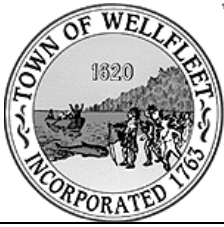
“To amend as follows:

Contractor’s Yard in the Use Regulations Table 5.3.2 from “P” (Permitted Use) in the “C” (Commercial District) and “C2” (Commercial 2 District) to “O” (An excluded or Prohibited Use).”

This amendment was voted on February 16, 2022, and the vote was 7/0 unanimously.

This change has been forwarded to the Select Board and will be placed on the Town Warrant in June 2022.

Karen Plantier
Planning Board Secretary



SELECTBOARD
AGENDA ACTION REQUEST

VII.A

Enterprise Fund Budgets

REQUESTED BY:	ITA Charles Sumner BWC Chair Jim Hood
DESIRED ACTION:	To Present the Water Enterprise Fund Budget
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST

VII.A

Water Enterprise Rate Study

REQUESTED BY:	ITA Charles Sumner and BWC Chair Jim Hood
DESIRED ACTION:	To brief the board on the ongoing rate study of the Water Enterprise Fund
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Wellfleet Water Department

FY 2023 Water Rates

1. Rates must be increased in FY 2023 and beyond
 - a. In a severe deficit position
 - b. Water revenue is approximately 25% of budget
 - c. General fund contribution in FY 2022 upwards of \$300,000
2. Multi-year plan to build financial foundation
 - a. Raise Rates
 - b. Improve collections
 - c. Establish firm GF contribution
 - i. 3 year plan to reduce GF to pay for debt service only
 - d. Simplify rate structure
 - i. Fewer steps
 - e. Encourage new connections
3. Connection Fees
 - a. Maintain current amounts
 - b. Do not discount
 - c. If you must allow payment plans then,
 - i. Place on tax bill and lien
 1. 5 year max (TOW is not a bank)
4. Revenue Requirements
 - a. How much department must generate each year
 - b. Includes O&M, debt, Indirect costs, extraordinary & unforeseen and reserves
 - c. Debt is ½ your budget
 - i. GF funds debt & a little more
 - d. No capital in revenue requirements
 - e. 5 year average \$429,688

5. Rate Structure – Revised

a. 3 Step Rate

- i. 1 – 20,000 gallons
- ii. 20,001 – 60,000 gallons
- iii. Over 60,000 gallons

b. Keep 1st step low to benefit elderly and low income

c. Minimum Charge

- i. \$125.00 Semi-annually
- ii. Separate rate for those not connected?
 - 1. \$100.00 semi-annually

UTILITY WATER FUND
REVENUE REQUIREMENTS

Account Description	Study Years					5 Year Total	5 Year Average
	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027		
Personnel							
Secretary & Clerk	\$27,087	\$27,764	\$28,458	\$29,169	\$29,899	\$142,376	\$28,475
Operating Expense							
Utilities Electric	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$63,710	\$12,742
Contract Services	\$90,000	\$90,000	\$95,000	\$100,000	\$105,000	\$480,000	\$96,000
Services - Contingency	\$35,000	\$40,000	\$45,000	\$50,000	\$55,000	\$225,000	\$45,000
Small Equipment Repair & Maintenance	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$106,183	\$21,237
Telephone	\$1,000	\$1,030	\$1,061	\$1,093	\$1,126	\$5,309	\$1,062
Water Testing / Chemicals	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Backflow Testing	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Legal	\$2,000	\$2,060	\$2,122	\$2,185	\$2,251	\$10,618	\$2,124
Supplies	\$250	\$258	\$265	\$273	\$281	\$1,327	\$265
Other Charges	\$1,750	\$1,803	\$1,857	\$1,912	\$1,970	\$9,291	\$1,858
Total Operating Expenses	\$162,000	\$168,110	\$179,253	\$190,431	\$201,644	\$901,438	\$180,288
Debt Service							
Principal	\$122,180	\$122,929	\$123,696	\$124,481	\$125,285	\$618,570	\$123,714
Interest	\$86,636	\$81,932	\$77,210	\$72,469	\$67,711	\$385,957	\$77,191
Future Debt	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$208,816	\$204,861	\$200,905	\$196,950	\$192,995	\$1,004,527	\$200,905
General Fund Costs (Indirect Costs)							
Salaries	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	\$10,000
Total General Fund Costs (Indirect Costs)	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000	\$10,000
Extraordinary & Unforeseen	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	\$5,000
Reserves	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$25,000	\$5,000
Total Budget	\$417,902	\$420,734	\$428,617	\$436,550	\$444,537	\$2,148,341	\$429,668

WELLFLEET, MASSACHUSETTS - Water Enterprise
Current vs Proposed Rates & Charges
Rate Scenarios Revised 3-3-22

Exhibit 1

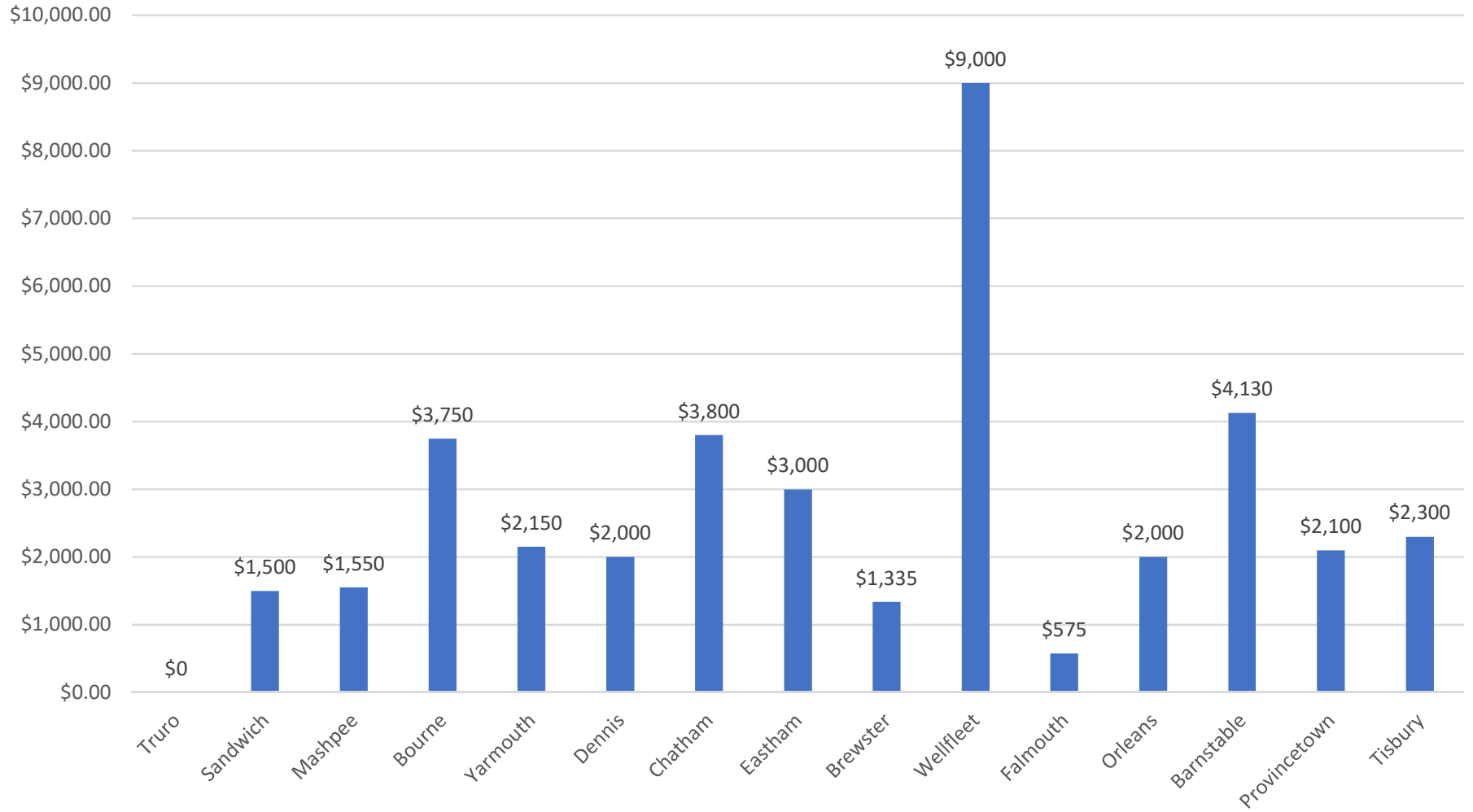
	Current Rates	Proposed 3 Step Rates FY 2023
Budget	\$400,159	\$429,668
General Fund Contribution	\$300,159	\$251,673
Water Revenue	\$100,000	\$177,995
Surplus / (Deficit)	\$0	\$0
Semi-Annual Minimum Charge		
Connected to system	\$86.98	\$125.00
Paid connectuion fee, not tied in	\$86.98	\$100.00
Metered Water Charges per gallon		
1 to 20,000 Gallons	\$0.00140	
20,001 to 35,000 Gallons	\$0.00679	
35,001 to 60,000 Gallons	\$0.00961	
60,001 to 85,000 Gallons	\$0.01132	
85,001 Gallons and over	\$0.01415	
Three Step Rate		
1 to 20,000 Gallons		\$0.00138
20,001 to 60,000 Gallons		\$0.00942
60,001 Gallons and over		\$0.01440

**WELLFLEET, MASSACHUSETTS - Water Enterprise
IMPACT ANALYSIS**

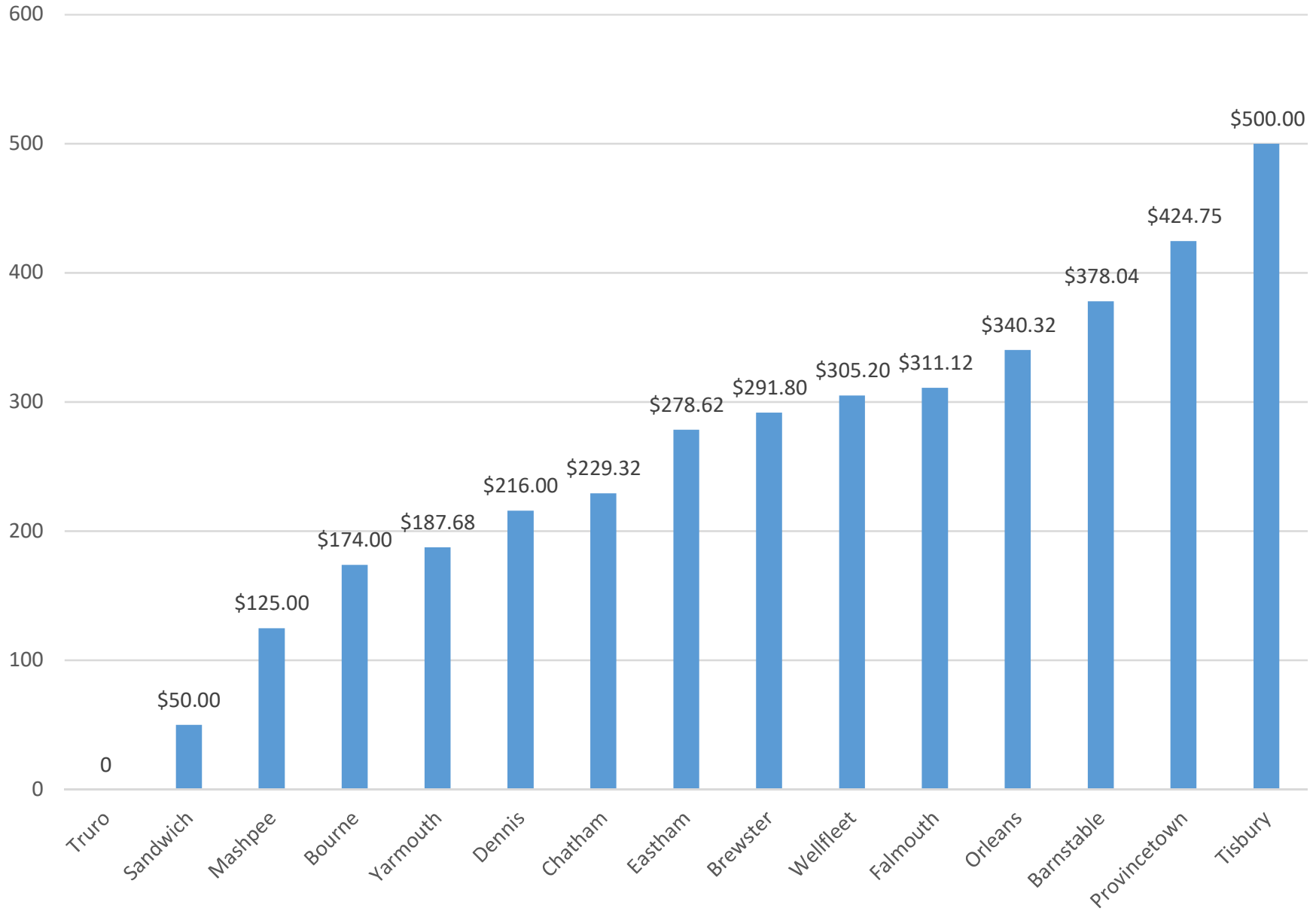
Exhibit 3

	Current Rates	Proposed 3 Step Rates FY 2023	Dollar Increase
General Fund Subsidy	\$300,159	\$251,673	(\$48,486)
Gallons			
0	\$86.98	\$125.00	\$38.02
1,000	\$88.38	\$126.38	\$38.00
2,500	\$90.48	\$128.45	\$37.97
7,500	\$97.48	\$135.35	\$37.87
10,000	\$100.98	\$138.80	\$37.82
15,000	\$107.98	\$145.70	\$37.72
20,000	\$114.98	\$152.60	\$37.62
25,000	\$148.93	\$199.72	\$50.79
30,000	\$182.88	\$246.85	\$63.97
35,000	\$216.83	\$293.97	\$77.14
40,000	\$264.88	\$341.10	\$76.22
50,000	\$360.98	\$435.35	\$74.37
60,000	\$457.08	\$529.59	\$72.51
85,000	\$740.08	\$889.59	\$149.51
100,000	\$952.33	\$1,105.59	\$153.26
150,000	\$1,659.83	\$1,825.59	\$165.76
200,000	\$2,367.33	\$2,545.59	\$178.26
250,000	\$3,074.83	\$3,265.59	\$190.76
350,000	\$4,489.83	\$4,705.59	\$215.76
500,000	\$6,612.33	\$6,865.59	\$253.26

Estimated Connection Cost1



Annual Bill 40,000 gal



Town	Bill Frequency	Connection Fee	Estimated Cost ¹	Notes	Service Fee	Usage Rates	Semi Annual Bill for 20,000 gal	Annual Bill 40,000 gal	Other
Truro	NO Service except Ptown link						0	0	
Sandwich	Semi Annual	\$1,500 Flat Fee DPW installs	\$1,500.00		\$50 up to 40,000 gal/yr	Min. Charge fo \$25/6 mo. Includes 20K gal. \$2.00/K for 20K - 50K gal. \$3.00/K for 50K +	\$25.00	\$50.00	Procedure for water main extension
Mashpee	Semi Annual	\$1,550.00	\$1,550.00	\$900 install \$650 development fee	\$100/yr up to 30,000 gal	Six month min. \$50.00 for 0-15,000 gal. \$2.50/K from 15K to 25K gal. \$3.00/K from 25K - 35K gal. \$3.50/K for 35K + gal.	\$62.50	\$125.00	
Bourne	Monthly	\$750 + pvt cost	\$3,750.00	Includes meter based on 1" service size (5/8" meter)	\$64/yr	\$2.75/k gal all usage all customers	\$87	\$174.00	
Yarmouth	Quarterly	\$150 DPW installs @cost	\$2,150.00		\$26/qtr \$84/yr; \$220/yr 1"	\$2.07/K up to 25K gal. \$2.74/k 25,001 - 75,000 gal. \$3.20/k 75,000+	\$93.84	\$187.68	
Dennis	Semi Annual	DPW cost to mete	\$2,000.00	done on individual basis	\$48/semi ann \$96/yr	\$3.00/K gal. up to 50K gal. \$3.50/K gal. from 51K - 100K gal. \$4.00/K gal. for 101K+	\$108.00	\$216.00	
Chatham	Quarterly	\$800 + pvt cost	\$3,800.00	based on 1" service fee	\$130/yr up to 1" \$250/yr 1 inch	Winter \$2.34/kgal up to 1,336 gal \$3.68/kgal 1,337 to 4,010 gal \$3.94/kgal 4,011 to 6,685 gal \$4.21/kgal 6,686 to 13,368 gal \$4.28/kgal 13,368+ Summer \$4.35/kgal up to 1,336 gal \$6.02/kgal 1,337 to 4,010 gal \$6.48/kgal 4,011 to 6,685 gal \$6.82/kgal 6,686 to 13,368 gal \$7.96 13,368+	\$102.47 winter \$126.85 summer	\$229.32	
Eastham	Quarterly	Pvt costs for line and installation	\$3,000.00	Free Svc and meter up to 1"	\$96.00/yr; 5/8" or 3/4" meter; \$136.00/yr; 1" meter; \$172.00/yr; 1.5" meter	\$1.80/k gal 0- to 3,750 gallons gal 3,750 to 7,500 7,500 to 12,500 \$4.75/k gal \$6.10/k gal \$7.50/kgal >12,500	\$139.31	\$278.62	Fire only \$250/qtr
Brewster	Semi Annual	\$1,335	\$1,335	based on 1" service fee	\$108/yr	\$2.48/K gal. from 0-5K, \$5.30/K gal. above 5K	\$145.90	\$291.80	
Wellfleet		\$6,000 plus full cost of pvt contractor meter, valve, meter pit?	\$9,000.00	SFR 1" service size	\$162/yr	\$1.4/K for 1K - 20K gal. \$6.79/K for 20K - 35K gal. \$9.62/K for 35K - 60K gal. \$11.32/K for 60K - 85K gal. \$14.15/K for 85K +	\$152.60	\$305.20	\$1.38/K for 1K - 20K gal. \$9.42/K for 20K - 60K gal. \$14.40/K over 60k gal. \$250/yr cust svc fee
Falmouth	Semi Annual	\$575.00	\$575.00	\$275 5/8 meter, \$300 legal plus \$15/foot over 60'; 1" and larger have additional fees	\$124/yr 5/8; \$148/yr 3/4; \$236/yr 1"	\$3.50/CCF \$4.68/k gal	\$155.60	\$311.12	

Orleans	Quarterly	at DPW cost	\$2,000.00		\$216/yr \$54/qtr	\$2.29/k gal for 0-7,500 gal. \$5.56/k gal from 7,501 to 15,000 \$7.12/K gal from 15,001 to 25,000 \$8.40/K gal over 25,000 gal	\$170.16	\$340.32	
Barnstable	Monthly	\$2,130 system development plus costs	\$4,130.00	estimated at \$1,650 for 100' service	\$15.67/mo \$188.04/yr 5/8" meter \$17.23/mo \$206.76/yr 3/4" meter \$39.17/mo \$470.04/yr 1" meter \$78.32/mo \$939.84/yr 1.5" meter \$125.32/mo \$1,503.84 2"+ meter	Residential (Monthly) \$4.75/k gal for 0-4,488 gal. \$5.44/k gal from 4,489 to 14,960 gal. \$6.18/K gal for over 14,960 \$4.83/K Commercial flat rate	\$189.02	\$378.04	"Public Fire Readiness Charge" based on "Improved SQ Footage"
Provincetown	Semi Annual	\$2,100.00	\$2,100.00	\$2,100 flat fee plus \$375 for street crossing; up to 1"	\$224.60/yr 5/8 \$240/yr 3/4 \$282/yr 1"	Win(Oct 16-Apr15) Summer(Apr 16-Oct 15) \$3.00/kgal \$5.66/kgal up to 15,000 gal \$5.00/kgal \$9.05/kgal 15,001 to 40,000 \$7.00/kgal \$14.48/kgal 40,001 to 100,000 \$9.00/kgal \$19.30/kgal over 100,000 gal	\$182.30 winter \$242.45 summer	\$424.75	
Tisbury		\$300 + DPW installs @cost	\$2,300.00		\$250/semi ann; \$500/yr	Min. Charge fo \$250.00 Includes 20K gal. \$2.75/K from 20,001 - 50K gal. \$4.00/K from 50,001 - 100K gal. \$5.00/K from 100,001-150,000 \$5.50/k over 150,000	\$250	\$500.00	

1) Assumes \$2,000 for a DPW connection charge; \$3,000 for a private contractor

SCHEDULE OF WATER USER RATES

On December 11, 2017 the Provincetown Water and Sewer Board held a public hearing and voted to adopt the following schedule of water rates.

Basic Service Fee*- (Per Billing Period):

Meter Size	*Includes 10,000 Gallons of Usage
5/8"	\$112.30
3/4"	\$119.50
1"	\$141.20
1½"	\$170.10
2"	\$249.60

Peak Period – April 16 through October 15:

	Tier 1	Tier 2	Tier 3	Tier 4
Usage Rates	11,000 – 15,000	16,000 – 40,000	41,000 – 100,000	101,000 +
April 16, 2018-October 15, 2018	\$5.13/1,000	\$7.79/1,000	\$12.46/1,000	\$16.61/1,000
April 16, 2019-October 15, 2019	\$5.25/1,000	\$8.08/1,000	\$12.94/1,000	\$17.25/1,000
April 16, 2020-October 15, 2020	\$5.38/1,000	\$8.39/1,000	\$13.43/1,000	\$17.91/1,000
April 16, 2021-October 15, 2021	\$5.52/1,000	\$8.71/1,000	\$13.94/1,000	\$18.59/1,000
April 16, 2022-October 15, 2022	\$5.66/1,000	\$9.05/1,000	\$14.48/1,000	\$19.30/1,000
April 16, 2023-October 15, 2023	\$5.80/1,000	\$9.39/1,000	\$15.03/1,000	\$20.04/1,000
April 16, 2024-October 15, 2024	\$5.94/1,000	\$9.75/1,000	\$15.60/1,000	\$20.81/1,000
April 16, 2025-October 15, 2025	\$6.09/1,000	\$10.13/1,000	\$16.20/1,000	\$21.60/1,000
April 16, 2026-October 15, 2026	\$6.24/1,000	\$10.51/1,000	\$16.82/1,000	\$22.43/1,000
April 16, 2027-October 15, 2027	\$6.40/1,000	\$10.92/1,000	\$17.46/1,000	\$23.29/1,000

Off-Peak Period –October 16 through April 15:

	Tier 1	Tier 2	Tier 3	Tier 4
Usage Rates	11,000 – 15,000	16,000 – 40,000	41,000 – 100,000	101,000 +
	\$3.00/1,000	\$5.00/1,000	\$7.00/1,000	\$9.00/1,000

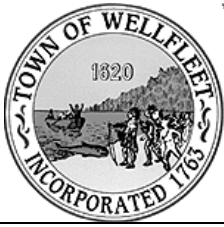
On September 18, 2015 the Provincetown Water and sewer Board held a public hearing and voted to adopt the following schedule of miscellaneous water-related fees. On October 13, 2015, the Provincetown Board of Selectmen voted, pursuant to MGL c. 40, §22F, to approve the recommendation of the Water and Sewer Board, effective October 29, 2015.

Schedule of Various Water-Related Fees

Miscellaneous Fees	
Turn on/off: Monday - Thursday: 7:00 a.m. - 4:00 p.m.; or Friday: 7:00 a.m. - 11:00 a.m.	No Charge
Turn on/off: (Outside regular business hours)	\$150.00
Meter Testing	\$50.00, waived if meter over-registers
Fire Flow Test	\$75.00
Mark Out Water Service	No Charge
Leak Detection	No Charge
Damaged/Frozen Meter	Current Meter Price
Private Water Main/Commercial Fire Service Inspection	\$2.75/LF of pipe, \$225.00 Minimum

Tap Fees	
1" Service Tap	\$2,100.00 (add'l \$375.00 for street crossing)
1 ½" Service Tap	\$2,300.00 (add'l \$375.00 for street crossing)
2" Service Tap	\$2,500.00 (add'l \$375.00 for street crossing)
>2" Service Tap (incl. Fire Service)	Private Contractor/\$100.00 Permit Fee

Backflow & Cross Connection Survey	
RPPA & DCVA	\$75.00 per device
Cross Connection Survey	\$125.00

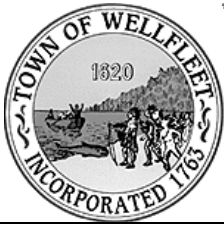


SELECTBOARD
AGENDA ACTION REQUEST

VII.B

Marina Enterprise Budget

REQUESTED BY:	ITA Charles Sumner
DESIRED ACTION:	To present the Marina Enterprise Fund Budget
PROPOSED MOTION:	I move to approve the Marina Enterprise's Fund Budget as drafted.
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

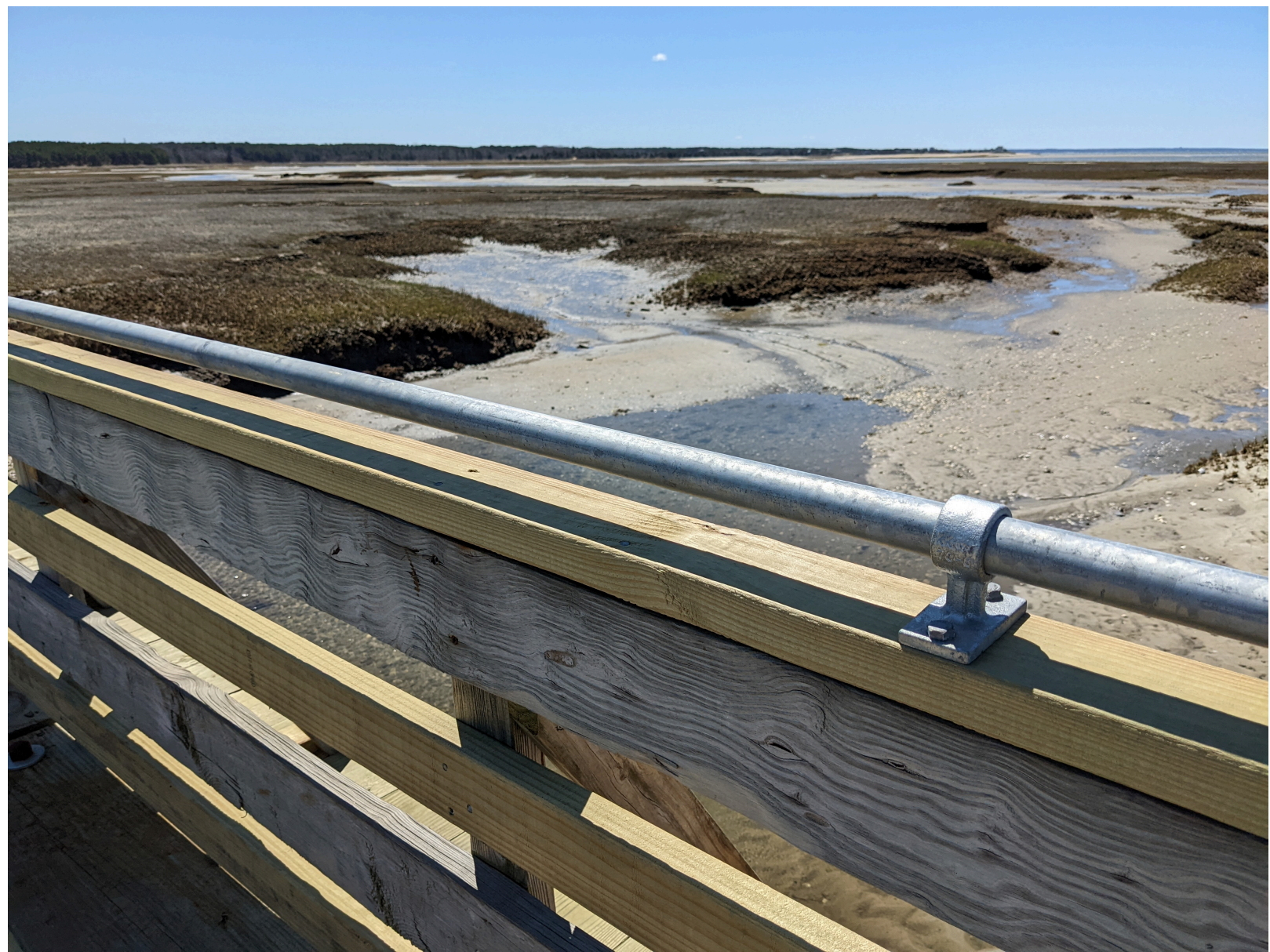


SELECTBOARD
AGENDA ACTION REQUEST

VIII.A

Lt. Island Bridge Railings

REQUESTED BY:	Chair Curley
DESIRED ACTION:	To vote on the Lt. Island Bridge Railings
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____





Ryan Curley <ryan.d.curley@gmail.com>

FW: Lieutenant Island Bridge Railing Augmentations

Jay Norton <Jay.Norton@wellfleet-ma.gov>

Mon, Apr 18, 2022 at 10:52 AM

To: Ryan Curley <ryan.d.curley@gmail.com>

Cc: Rebecca Roughley <Rebecca.Roughley@wellfleet-ma.gov>, Rebekah Eldridge <Rebekah.Eldridge@wellfleet-ma.gov>, Charles Sumner <Charles.Sumner@wellfleet-ma.gov>, Peter Morris <Peter.Morris@wellfleet-ma.gov>

Hi Ryan,

Hope you had a good holiday. Below please find the response from the engineer regarding the railing at Lt. Island Bridge. I'm not sure what you are exactly looking for or what the purpose of the agenda item is, but my assumption is that you will be discussing with the board to either keep the grab bar or remove it? If removing it, there will need to be additional wood installed to maintain the 42" height. The grab bar was a design decision to bring the railing to 42" while adding an accessibility feature. If the Town doesn't want that, then we can augment with wood. I just caution that this will be an added expense, including a waste of what was already installed.

If you need further information please let me know. I'm on vacation this week but will be checking emails.

Jay R. Norton – DPW Director

Department of Public Works

Town of Wellfleet

[220 West Main Street](#)[Wellfleet, MA 02667](#)

508-349-0315

jay.norton@wellfleet-ma.gov

From: Kevin Donovan <kdonovan@coastalengineeringcompany.com>**Sent:** Monday, April 11, 2022 2:41 PM**To:** Jay Norton <Jay.Norton@wellfleet-ma.gov>**Subject:** Lieutenant Island Bridge Railing Augmentations

Jay,

With regard to the work called out for the bridge railings, it falls into two categories:

- 1) The removal of broken and deteriorated components and replacement with new, and
- 2) The addition of horizontal members to improve fall protection for pedestrians walking on the bridge, specifically to bring the railing height to at least 42" above deck and to limit openings between railing elements to less than 4", consistent with the requirements for fall-protection guards in numerous other applications.

Kevin M. Donovan, S.E.

Structural Engineering Division Project Manager

Coastal Engineering Company, Inc.

260 Cranberry Highway, Orleans, MA 02653

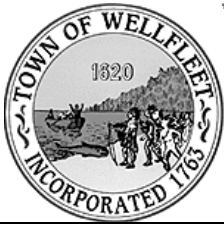
Orleans - Sandwich - Nantucket

Office 508-255-6511 ext. 209

www.CoastalEngineeringCompany.com

INADVERTENT DISCLOSURE –

The information contained in this e-mail is confidential and privileged, intended for the sole use of the addressee. Unauthorized use, distribution, copying or disclosure of this information is prohibited. If you are not the addressee and have inadvertently received this communication, please contact the sender at (508) 255-6511.



SELECTBOARD
AGENDA ACTION REQUEST

VIII.B

Ocean View Drive/Cahoon Hollow Issues

REQUESTED BY:	Chair Curley
DESIRED ACTION:	To have the Ocean View Drive working group update the board on Ocean View Drive & Cahoon Hollow Issues.
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



Ryan Curley <ryan.d.curley@gmail.com>

Cahoon Hollow & OVD

Rebecca Roughley <Rebecca.Roughley@wellfleet-ma.gov>

Thu, Feb 3, 2022 at 1:30 PM

To: Ryan Curley <ryan.d.curley@gmail.com>

Cc: Charles Sumner <Charles.Sumner@wellfleet-ma.gov>, Rebekah Eldridge <Rebekah.Eldridge@wellfleet-ma.gov>

Hi Ryan,

The Cahoon Hollow working group met on 1/26 to discuss the areas below in your email. The staff would like to voice their concerns about staffing levels moving forward after our last summer officer is decertified in June of 2024 on handling Cahoon Hollow Beach and the resources that it draws. I also request that we be not be on the same agenda as the ARC since this may be a lengthy discussion and the staff would like to attend.

Please see the below answers in red to your ideas:

I'd encourage someone on staff reach out and see if the bus operators or the Beachcomber staff have any ideas. The Beachcomber closes early for the season so someone should probably talk to them soon. **Kevin has been in touch with two local bus companies, and he talks to them every Thursday about their bus counts for the weekend. New bus companies have been documented as they come into the Beach. Suzanne stated it is very helpful to have Kevin stay in contact with the bus companies. Every year the bus flow seems to increase.**

There are a few options,

1. Formalize the drop off locations and extend the paved surface to include it. Expand the White Crest Parking lot, have a shuttle service going to and from White Crest. Force the private bus companies to park in that lot and no shuttle will be allowed to drop off at Cahoon Hollow. All shuttles (Town owned shuttles) would be directed to White Crest with an area in the parking lot for shuttles. Suzanne has the parking lot plans (Coastal Engineering) still and will send them. By expanding the parking lot, we could expand the space for the buses. We could also put the shuttle bus in the parking lot bid so that the cost is on the proposer/i.e. Beach Comber.

2. Develop a modified set of regs that apply to the beach and Rd. What regs are you referring to and what Board/Committee is responsible for this?

3. Limit the number of drop offs? The system that is in place by calling the bus companies is managing the bus drop-offs is already happening. This might not be legal. Maybe have a capacity limit on the beach? The capacity limit on the beach is larger than the amount of parking spaces. So it doesn't seem feasible.

4. Have the FD regularly inspect for capacity limits. Already being done for the Beach Comber Restaurant, and they have crowd managers employed. It hasn't been an issue.

5. Close the beach. (This would impact revenues for daily parking at Whitecrest and might also impact sticker sales). What does closing the Beach mean in that context? No one on the beach? Does this mean closing to

Town of Wellfleet
Police Department

October 20, 2021

To: Wellfleet Select Board
From: Chief Michael P. Hurley

Subject: POLICE DEPARTMENT STAFFING

During the last Select Board meeting, I announced the retirement of Sergeant Geraldine LaPense and the resignation of Patrolman Robert Pimentel. In addition, the department still has a vacancy from a new patrol position that was created July 1st to begin addressing the phasing out of the Reserve Officer program. That open position has still not been filled as only a handful of applications were received. As a result, this has left the department operating with approximately twenty percent of our patrol staff missing.

The next biggest challenge the department faces will be recruiting and hiring new patrol officers. Currently, most police departments across the state have seen a substantial reduction in first time applicants, which is affecting getting these positions filled. This issue along with the Reserve Officer program phasing out will create a staffing challenge for next summer potentially affecting some services.

Finally, with the elimination of the Reserve Officer Program, there will be a need to request two additional full-time patrol positions in the FY23 budget. The level of services needed (beach patrols, parking control, organized events, etc.) along with town event requests during the summer and shoulder seasons cannot be fulfilled with the current staffing levels. Due to the complexity of hiring, academy training and then department training requirements, it can take 12-18 months to get a new officer deployed in the field. In closing, with this timeline and having to wait until July of 2022 to potentially fill new positions, the department will not have these officers available until mid to late 2023.

Respectfully submitted for your information and consideration.



Michael P. Hurley
Chief of Police

cc: Charlie Sumner, Interim Town Administrator
Finance Committee



Ryan Curley <ryan.d.curley@gmail.com>

Labor Day Weekend

Michael Hurley <michael.hurley@wellfleet-ma.gov>

Fri, Sep 3, 2021 at 5:50 PM

To: Charles Sumner <Charles.Sumner@wellfleet-ma.gov>, Ryan Curley <ryan.d.curley@gmail.com>

Cc: Rich Pauley <rich.pauley@wellfleet-ma.gov>

Hi Charlie and Ryan,

The past 24hrs we received higher than anticipated bus numbers for the weekend along with a beautiful weather forecast. We are staffing up the best we can with the remaining available staff. All our summer staff except for one officer has left for the summer which will make this weekend a bigger challenge than usual.

The following message was put out on our social media page advising the public of the anticipated larger crowds.

“As the official summer season is nearing an end, the Wellfleet Police Department is anticipating larger than usual crowds this holiday weekend. The department is expecting approximately 35-40 school busses, limos and rideshares to embark at Cahoon Hollow Beach with the beautiful, forecasted weather. There will be an increased police presence on Ocean View Drive with a direct focus at Cahoon Hollow Beach. The ATV Units will be on the beach patrolling the anticipated crowds and responding to police/medical calls. The Wellfleet and Eastham Police Motor Units will be patrolling Ocean View Drive to manage the traffic and crowds along the roadway. We ask for the public’s patience this weekend in the Ocean View Drive area as we manage the many public safety issues. The department encourages all to enjoy the beautiful ocean beaches in a responsible manner.”

Any issues or concerns don’t hesitate to reach out, I will be around all weekend.

Mike

Michael P. Hurley

Chief of Police

Wellfleet Police Department

36 Gross Hill Road

Wellfleet, MA 02667

Phn: (508) 349 – 3702

Fax: (508) 349 – 7683



Ryan Curley <ryan.d.curley@gmail.com>

July 4th Weekend Cahoon Hollow Beach

3 messages

Michael Hurley <michael.hurley@wellfleet-ma.gov>

Mon, Jul 12, 2021 at 1:13 PM

To: Board of Selectmen <BoS@wellfleet-ma.gov>

Cc: Suzanne Thomas <Suzanne.Thomas@wellfleet-ma.gov>, Kevin LaRocco <kevin.larocco@wellfleet-ma.gov>

Hello All,

We just finished payroll this afternoon so this information was not included in Lieutenant LaRocco's memo that's in your packet. The estimated cost for Police services and details at Cahoon Hollow Beach for the July 4th weekend (Fri 7/2-Mon 7/5) was \$8,074. Due to the hard work and communication by Lieutenant LaRocco with the Beach program, The Beach Comber and two local bus companies (Cape Cab & Cape Destinations) we were able to bill out \$4,028 in Police Details. The remaining \$4,046 came from Police overtime.

Due to the anticipated bus count we received the week prior to the 4th, we increased the Police presence for the weekend. This past weekend (Sat 7/10) we saw 20 busses at Cahoon Hollow Beach. The popularity at this location has only increased over the past three years which is putting a strain on the department and eventually our overall overtime budget. We can explain this in further detail during tomorrow night's agenda topic.

Mike

Michael P. Hurley**Chief of Police**

Wellfleet Police Department

[36 Gross Hill Road](#)[Wellfleet, MA 02667](#)

Phn: (508) 349 – 3702

Fax: (508) 349 – 7683

Janet Reinhart <lifeexercises@comcast.net>

Mon, Jul 12, 2021 at 3:18 PM

To: Michael Hurley <michael.hurley@wellfleet-ma.gov>, Board of Selectmen <BoS@wellfleet-ma.gov>

Cc: Suzanne Thomas <Suzanne.Thomas@wellfleet-ma.gov>, Kevin LaRocco <kevin.larocco@wellfleet-ma.gov>

I would like to know how much the Beachcomber and bus passengers paid.

Janet Reinhart

[Quoted text hidden]

Michael Hurley <michael.hurley@wellfleet-ma.gov>

Mon, Jul 12, 2021 at 5:34 PM

To: "Janet Reinhart (personal)" <lifeexercises@comcast.net>, Board of Selectmen <BoS@wellfleet-ma.gov>

Cc: Suzanne Thomas <Suzanne.Thomas@wellfleet-ma.gov>, Kevin LaRocco <kevin.larocco@wellfleet-ma.gov>

The following is the breakdown and with the bus companies they paid not the individual passengers. Please remember there is nothing official in writing to make this happen and collect any monies. It's been a collaboration between all involved with the popularity increasing and they are giving the Police Department some financial relief as we keep needing to increase staffing to deal with the crowds.

Beachcomber – 12 hrs Detail \$700

Cape Destination – 12 hrs Detail \$700

Cape Cab (Funk Bus) – 12 hrs Detail \$700

Mike

Michael P. Hurley

Chief of Police

Wellfleet Police Department

36 Gross Hill Road

Wellfleet, MA 02667

Phn: (508) 349 – 3702

Fax: (508) 349 – 7683

[Quoted text hidden]



Ryan Curley <ryan.d.curley@gmail.com>

Fwd: Pandemic issues this weekend

1 message

Helen-Miranda Wilson <helmirwil@c4.net>

Fri, Jul 10, 2020 at 12:41 PM

To: Selectboard Wellfleet <bos@wellfleet-ma.gov>

Cc: Butler Courtney <Courtney.Butler@wellfleet-ma.gov>, Dan Hoort <Dan.Hoort@wellfleet-ma.gov>

HI EVERYONE. Barbara Brennessel said I could forward this to you.
The bold face font is mine.

It applies to our COVID -19 agenda item.
Suzanne responded to her.

Sb, no reply please.

Begin forwarded message:

From: Barbara Brennessel <bbrennes@wheatonma.edu>

Subject: Pandemic issues this weekend

Date: July 5, 2020 at 9:04:17 PM EDT

To: helmirwil <helmirwil@c4.net>

Cc: Hilary.Lemos@wellfleet-ma.gov, Suzanne Thomas <suzanne.thomas@wellfleet-ma.gov>

Hello Helen,

I am not one to complain but my daughter is a lifeguard and shared some disturbing images of the crowds at Cahoon Hollow, many arriving in filled buses (not 50% capacity) from out of Town, some parked at the Elementary School, others at Cove Plaza. Is this what the Town is allowing and will this continue at Cahoon Hollow for the rest of the summer?

There are large crowds under the tents in the photos, none of the beachgoers are wearing masks or social distancing. In one of the photos, a green tent is circled. Word has it that it was set up as a "bathroom tent" by one of the groups. Very gross.

You have probably heard about the fights and other disturbances, but my concern is public health.

My sister (an infectious disease doctor), who has a home in Wellfleet was here for the weekend and took her family to the Pearl for dinner. The chefs were not wearing face coverings and she asked them about it. She got a rude response indicating that they were not required to wear face coverings (when phase 2 mandates face coverings for all restaurant employees). She and her family left the restaurant.

Today, parking at Newcomb Hollow was at 100% capacity, not the 75% we were told about. Many people wore face coverings as they entered and exited the beach, but many did not and passed right in front of other people. It was high tide most of the day, so very little beach for all the people who descended from the parking lot. I know that face covering is not enforceable but I feel the Town needs to make more effort to educate visitors about the importance of preventing the spread of this pandemic and a future surge.

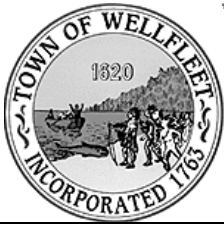
I am also cc'ing Hilary and Suzanne, as they have input and jurisdiction. I appreciate the difficulty in keeping Wellfleet safe in these challenging times.

--

Barbara Brennessel, Ph.D.
Professor Emerita
Wheaton College
Norton, MA 02766

cell:508-479-6553





SELECTBOARD
AGENDA ACTION REQUEST

IX.A

***2022 ATM Warrant Review
PD New Staff Recommendations***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to reconsider the recommendations for the Police Department New Staff Article and to vote to recommend said article.
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

ARTICLE NO. 14 – POLICE DEPARTMENT NEW STAFF:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$186,759.00, or any other sum, for the purpose of funding two (2) new Police Officers, and all associated costs, provided however that no sums shall be expended hereunder unless and until the Town have voted to assess an additional \$186,759.00 in real estate and personal property taxes pursuant to the provisions of Chapter 59, Section 21C of the Massachusetts General Laws (Proposition 2 ½), or to do or act on anything thereon.

(Request of the Selectboard and the
Police Chief)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 4-0-1

Finance Committee -

SUMMARY: This article would fund the cost of adding two (2) additional Police Officers. Funding, if approved, would be through a Proposition 2 ½ override. Costs for each position include starting salary of each position (\$60,120), benefits (\$25,685), holiday (\$2,774), uniform (\$1,000) and education incentive (\$3,800). The total payroll, with estimated benefits for one position is \$93,379. As a result of the Police Reform Law of December 2020, the Reserve Officer Program in Massachusetts is being phased out. This

will result in the loss of approximately six Reserve Police Officers for the town of Wellfleet. The level of services provided (beach patrols, parking enforcement, shift coverage, organized events, etc.) along with special event requests held during the summer and shoulder seasons cannot be fulfilled with the current staffing levels.

Effect on Property Taxes: The cost of \$186,759 would add s.s cents to the tax rate and would cost the owner of a median priced (\$xxx,xxx) single-family home \$ss.ss.



SELECTBOARD
AGENDA ACTION REQUEST

IX.B

***2022 ATM Warrant Review
Plastic Bottle Bylaw***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to reconsider and amend the plastic bottle bylaw as drafted and to delate it from the Annual Town Meeting warrant and insert it into the Special Town Meeting Warrant
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Warrant Article for Wellfleet Town Meeting 2022

Proposed Amendment of Section 49: Commercial Single Use Plastic Water Bottle Ban

Submitted by Wellfleet Recycling Committee

Summary

- The Commercial Plastic Water Bottle Ban has been very successful on Cape Cod. This ban has now been passed in ten Cape Cod towns (Brewster, Chatham, Dennis, Eastham, Falmouth, Harwich, Mashpee, Orleans, Provincetown, and Wellfleet). Alternatives to plastic water bottles are now widely available. Examples include water refill stations, and retail sales of still or sparkling water in aluminum bottles and cans, chilled coffee in aluminum cans, refillable beer growlers, and refillable glass milk bottles.
- The proposed amendment expands the water bottle ban to all non-alcoholic beverage bottles of less than 21 ounces. This targets plastic beverage bottles in single serve sizes, and is based on the New York City municipal ban passed in 2020. Plastic litter has adverse health consequences for ourselves, marine species, and our natural environment. The Section 49 Bylaw will be renamed *Commercial Plastic Non-Alcoholic Beverage Bottle Ban*, and the term “single-use” will be removed from the bylaw to avoid confusion with the new term “single-serve”.

Amendment

Effective on May 1, 2023, the Commercial Single Use Plastic Water Bottle Ban will be amended as printed below.

Section 49. Commercial ~~Single-Use Plastic Water~~ Non-Alcoholic Beverage Bottle Ban

~~Section 1:~~ Sale of ~~Single-use~~ Plastic Water Bottles

Effective on September 1, 2021, it shall be unlawful to sell ~~non-un~~carbonated, unflavored drinking water in ~~single-use~~ plastic bottles of less than one gallon in the Town of Wellfleet. Enforcement of this regulation will begin September 1, 2021.

2. Sale of ~~Other~~ Plastic Non-Alcoholic Carbonated Beverage Bottles

Effective on May 1, 2023, it shall be unlawful to sell non-alcoholic carbonated beverages, ~~other than uncarbonated, unflavored drinking water,~~ in plastic bottles of less than 21 oz. Enforcement of this regulation will begin May 1, 2023.

~~Section 23.~~ Definitions

A ~~single-use~~ plastic beverage bottle is a ~~beverage~~ container made from any type of plastic resin.

~~Section 34.~~ Exemptions

Sales or distribution of ~~non-un~~carbonated, unflavored drinking water in ~~single-use~~ plastic bottles occurring ~~subsequent~~ to a declaration of emergency (by the Emergency Management Director or other duly authorized Town, County, Commonwealth or Federal official) affecting the ability and/or quality of drinking water to residents of the Town shall be exempt from this bylaw until seven days after the declaration has ended.

[Section 45](#). Enforcement

Enforcement of this article shall be the responsibility of the Town Administrator or his/her designee. The Town Administrator shall determine the inspection process to be followed, incorporating the process into other Town duties as appropriate. Any establishment conducting sales in violation of this article shall be subject to a non- criminal disposition fine as specified in G.L. Chapter 40 21D. The following penalties apply:

- First violation: Written Warning
- Second violation: \$150.00 fine.
- Third and subsequent violations: \$300 fine

Each day a violation continues constitutes a separate violation, incurring additional fines. Any such fines collected shall be payable to the Town of Wellfleet. All businesses will be routinely inspected until the Town Administrator deems the inspection to no longer be required.



SELECTBOARD
AGENDA ACTION REQUEST



***2022 ATM Warrant Review Housing
Stabilization Fund A***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to insert the article for establishing a Affordable Housing Stabilization Fund as drafted
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

WHEREAS, The National Academies of Science has determined there is no safe dose of ionizing radiation,

WHEREAS, One radioactive element in Holtec Pilgrim water is Tritium, which concentrates up the food hand from sediment to sea grasses to the fish we eat; and

WHEREAS, Holtec Pilgrim can discharge radioactive water anytime without approval of the Nuclear Regulatory Commission [NRC]; and

WHEREAS, The Attorney General of New Mexico has filed a lawsuit against the NRC for unlawful proceedings and illegal activities involving Holtec; and

WHEREAS, The Commonwealth has the authority to stop the dumping;

Therefore, shall the people of the Town of Wellfleet direct the local government to communicate with Governor Charlie Baker, Attorney General Maura Healey, and the State Legislature to employ all means available to ensure that Holtec commits to immediately withdraw any plans to dump any radioactive water into Cape Cod Bay?

(Citizens Petition)

Majority vote required

Recommendations:

Selectboard –

Finance Committee –

ARTICLE NO. 56 - GOVERNING THE USE OF SHORT-TERM RENTAL COMMUNITY IMPACT FEES (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)):

To see if the Town will vote to adopt the following allocation formula for receipts received under (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)). Thirty-Five percent (35%) shall be deposited in a receipts reserved for appropriation account and appropriated by future votes of Town Meeting as grants to the Wellfleet Affordable Housing Trust to be used exclusively for the purposes of affordable housing; or to do or act on anything thereon.

Author

DOR has stated that the 35% of community impact fees must be deposited in a receipts reserved for appropriation account limited to either affordable housing or infrastructure. This means that the funds must be appropriated at a future town meeting. I do not think Town Meeting can reserve 65% for workforce or market-rate housing because that is not "affordable housing." The vote could, however, reserve more than 35% for affordable housing.

Town Meeting could establish a special purpose stabilization funds pursuant to G.L. c. 40, 55B, for affordable housing, workforce and market-rate housing, but the Town needs to be concerned with whether such this would be a valid public purpose (to spend money on market rate housing). Provincetown addressed this issue in its HRP for a Year-Round Market Rate Rental Trust.

Alternatively, the Town could seek special legislation which Provincetown is doing this year. The HRP provides:

SECTION 5: Thirty per cent of the excise collected under section 3A of chapter 64G of the General Laws by the town of Provincetown shall be credited without further appropriation to any duly established affordable or community housing trust fund within the town of Provincetown, as determined by the Select Board in its discretion before the beginning of each fiscal year.

Of course, the HRP petition could limited it to just the community impact fees.

Reply

Article XX Affordable Housing Stabilization Fund

To see if the Town will vote to establish a special purpose “Affordable Housing Stabilization Fund” fund pursuant to G.L. c. 40, §5B and further to appropriate thirty five percent (35%) received under (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)), to be appropriated by future votes of Town Meeting as grants. Said fund shall be used exclusively for the purposes of affordable housing, for purposes of M.G.L. Ch. 40B sec. 20-23 and shall be in compliance with 760 CMR 56.00 the Local Initiative Program (LIP) and shall meet the guidelines and standards promulgated thereunder by the Department of Housing and Community Development (DHCD) for inclusion in the DHCD Ch 40B Subsidized Housing Inventory as Local Action Units.

Summary: This article asks the town to create a “Affordable Housing Stabilization Fund” funded by receiving 35% of any community impact fees on short term rentals to support affordable housing initiatives within the town. This fund is restricted to supporting housing for residents earning 80% of the Area Median Income. As a special purpose fund a town meeting vote will be required to expend any of its funds. This allows the townspeople flexibility in supporting housing initiatives. It is uncertain how much revenue will be generated by the community impact fees until the receipts are in hand, it will be modest when compared to the overall room tax revenues. Once receipts are in hand it should be a relatively predictable source of revenue that would be available to support housing initiatives within Wellfleet.

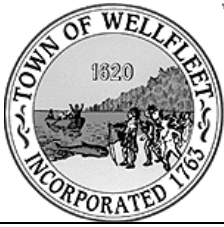
Part I ADMINISTRATION OF THE GOVERNMENT**Title IX** TAXATION**Chapter** ROOM OCCUPANCY EXCISE
64G**Section 3D** COMMUNITY IMPACT FEES

[Text of section added by 2018, 337, Sec. 6 as amended by 2019, 5, Sec. 33 effective March 29, 2019 and effective as provided by 2018, 337, Secs. 14 and 15A as added by 2019, 5, Sec. 37. See 2019, 5, Sec. 46.]

Section 3D. (a) A city or town that accepts section 3A may, by a separate vote and in the same manner of acceptance as set forth in said section 3A, impose a community impact fee of not more than 3 per cent of the total amount of rent upon each transfer of occupancy of a professionally managed unit that is located within that city or town.

(b) A city or town that votes to impose a community impact fee under subsection (a) may, by a separate additional vote and in the same manner of acceptance as set forth in section 3A, also impose the community impact fee upon each transfer of occupancy of a short-term rental unit that is located within a two-family or three-family dwelling that includes the operator's primary residence.

(c) An operator shall pay the community impact fees imposed under this section to the commissioner at the same time and in the same manner as the excise due to the commonwealth under section 3. All sums received by the commissioner under this section as excise, penalties or forfeitures, interest, costs of suit and fines shall, not less than quarterly, be distributed, credited and paid by the state treasurer upon certification of the commissioner to the city or town. **A city or town shall dedicate not less than 35 per cent of the community impact fees collected under this section to affordable housing or local infrastructure projects.**



SELECTBOARD
AGENDA ACTION REQUEST

IX.D

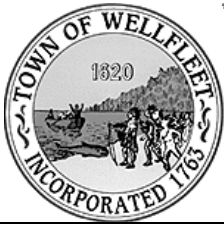
***2022 ATM Warrant Review Mixed
Income Housing Stabilization Fund***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to insert the article for establishing a Mixed Income Housing Stabilization Fund B as drafted
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Article XX Mixed Income Housing Stabilization Fund

To see if the Town will vote to establish a special purpose “Housing Stabilization Fund B” fund pursuant to G.L. c. 40, §5B and further to appropriate sixty five percent (65%) received under (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)), to be appropriated by future votes of Town Meeting as grants or to support housing initiatives within the Town of Wellfleet or to do or act on anything thereon.

Summary: This article asks the town to create a “Mixed Income Housing Stabilization Fund” funded by receiving 65% of any community impact fees on short term rentals to support housing initiatives within the town. There is a large population who’s income is too high to qualify for affordable housing but are unable to afford housing local. As a consequence they are facing extreme housing insecurity and are often forced to relocate off cape. These include a wide range of professions including teachers, health professionals, business managers. This fund would more inclusive by incorporate these residents as well as still support affordable housing. As a special purpose fund a town meeting vote will be required to expend any of its funds. This allows the townspeople flexibility in supporting housing initiatives separate. It is uncertain how much revenue will be generated by the community impact fees until the receipts are in hand, it will be modest when compared to the overall room tax revenues. Once receipts are in hand it should be a relatively predicible source of revenue that would be available to support housing initiatives within Wellfleet.

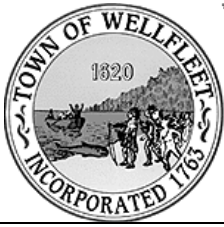


SELECTBOARD
AGENDA ACTION REQUEST

IX.E

***2022 ATM Warrant Review
ATM Article Governing the Use of Short
Term Rental Community Impact Fees***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to reconsider the article governing the use of short-term Community Impact Fees and to delete the article from the Annual Town Meeting Warrant
PROPOSED MOTION:	Reason: it is now redundant
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST

IX.F

***2022 ATM Warrant Review
Amend ATM Article Short Term Rental
Community Impact Fee on Professionally
Managed Units (G.L. c. 64G S 3D(a))***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to reconsider the article Short Term Rental Community Impact Fee on Professionally Managed Units (G.L. c. 64G S 3D(a)) and to amend it as drafted.
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



Ryan Curley <ryan.d.curley@gmail.com>

RE: Community Impact Fees - Short term rentals **EXTERNAL EMAIL**

Scopelleti, Katie (DOR) <scopelletik@dor.state.ma.us>

Thu, Apr 7, 2022 at 7:59 AM

To: Charles Sumner <Charles.Sumner@wellfleet-ma.gov>

Cc: Ryan Curley <ryan.d.curley@gmail.com>, "Guilfoyle, Thomas J. (DOR)" <guilfoylet@dor.state.ma.us>

Hello,

To keep correspondence on same email thread.

As long as the town meeting is before May 31st and you send the notification by May 31st we can get it in the system. We said 1/1/2023 because the email from Charlie said beginning of the calendar year.

The law requires the vote and notification to us be 30 days prior to the start of the next fiscal quarter, so effective date 7/1/2022 we need it by May 31st.

Also, important to remember for revenues, with an effective date of 7/1/2022 the first quarter will be based on fees collected by DOR in August only, resulting in 10 months of collections in the first FY.

Please reach out to Lisa directly if there are more questions at the email provided (I appreciate being copied), or she can be called directly at 617-755-8613.

Katie Scopelleti

Bureau of Accounts

Field Representative

scopelletik@dor.state.ma.us

617-626-2312

[Quoted text hidden]

[Quoted text hidden]

Article XX Short Term Rental Community Impact Fee Investor-Owned Homes (G.L. c. 64G, § 3D(a))

To see if the Town will vote to accept the provisions of G.L. c. 64G, § 3D(a), authorizing then imposition of a community impact fee of ~~3%~~1% on the transfer of occupancy of a short-term rental in a “professionally managed unit,” which term is defined G.L. c. 64G, §1 effective as of October 1, 2022

~~..The local option community impact fee of 1% is hereby adopted under G.L. c. 64G, § 3D(a) and applies to each transfer of occupancy of a "professionally managed unit," which is defined as one of two or more short term rental units in same city/town not located within a single or two or three family dwelling that includes the operator's (owner's) primary residence. The fee applies to transfers of occupancies on or after January 1, 2023 for which a rental contract was entered into on or after January 1, 2023. It does not apply to occupancies for which the rental contract was entered into before January 1, 2023.~~

Summary: This opts the Town into collecting a community impact fee on short-term rentals of "professionally managed" short-term rental units. Professionally managed units are two or more units run by the same operator not located within a two to three family dwelling that includes the operator's primary residence. Three percent (3%) is the maximum allowable local option. The statutory requirement is that 35% of the fee must be used for either affordable housing or capital infrastructure. The Town is proposing to dedicate all of these funds to housing. See preceeding articles. The fees can be initiated by the MA DOR at the start of fiscal quarter. The DOR requires 30 days of notice from a municplity prior to the start of a quarter. As such October 1, 2022 is the first quarter that Wellfleet could start collecting these fees. Article XX Governing the Use of Short Term Rental Community Impact Fees (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)).



SELECTBOARD
AGENDA ACTION REQUEST

IX.G

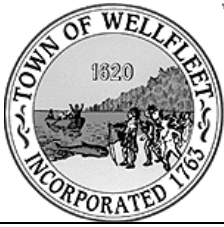
***2022 ATM Warrant Review
Amend ATM Article Short Term Rental
Community Impact Fee on Professionally
Managed Units (G.L. c. 64G S 3D(b))***

REQUESTED BY:	Chair Curley
DESIRED ACTION:	I move to reconsider the article Short Term Rental Community Impact Fee on Professionally Managed Units (G.L. c. 64G S 3D(b)) and to amend it as drafted.
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Article XX Short Term Rental Professionally Managed Community Impact Fee (G.L. c. 64G, § 3D(b))

To see if the Town will vote to accept the provisions of G.L. c. 64G, § 3D(b), authorizing the imposition of a community impact fee of ~~1%-3%~~ on the transfer of occupancy of a short-term rental unit that is located in a two- or three-family dwelling that includes the operator's primary residence effective as of October 1, 2022. ~~The impact fee will apply only to transfers of occupancies on or after January 1, 2023, or to do or act on anything thereon.~~

Summary: This opts the Town into collecting a community impact fee on short-term rental units within a two- or three-family dwelling that includes the operator's primary residence. 3% is the maximum allowable local option. This article requires the adoption of **Article XX Short Term Rental Community Impact Fee Investor-Owned Homes (G.L. c. 64G, § 3D(a))**. The statutory requirement is that 35% of the fee must be used for either affordable housing or capital infrastructure. The Town is proposing to dedicate these funds exclusively to housing. See preceeding articles. The fees can be initiated by the MA DOR at the start of fiscal quarter. The DOR requires 30 days of notice from a municipality prior to the start of a quarter. As such October 1, 2022 is the first quarter that Wellfleet could start collecting these fees.- See Article XX Governing the Use of Short Term Rental Community Impact Fees (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)).



SELECTBOARD
AGENDA ACTION REQUEST



2022 ATM Warrant & Budget Review

REQUESTED BY:	Chair Curley
DESIRED ACTION:	To review and vote on any remaining ATM Warrant articles or amendments
PROPOSED MOTION:	
SUMMARY (Optional)	Fuel Tanks, Others?
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Draft No. 8 - April 20, 2022	Total Request	Raise & Appropriate	Free Cash	New Prop 2 1/2 Override Ques.	Water Enterprise	Marina Enterprise	Ambul. Fund	Beach Fund	Shellfish Fund	SEMASS Fund	Recr. Fund	Stab. Fund	CPA Fund	Waterways Fund	Cemetery Funds	Cable Fund	Other
23 Fuel Tank Marina Funding	\$ 334,500					\$ 334,500.0											
24 Keller's Corner Revetment Eng.	\$ 50,000		\$ 50,000.0														
25 Survey Expense for Heron Point	\$ 3,200	\$ 3,200															
26 CPA Adm, Debt & Allocation	\$ 738,980												\$ 738,980				
27 CPA Affordable Housing Trust	\$ 35,000												\$ 35,000				
28 CPA Buy Down Program	\$ 185,000												\$ 185,000				
29 CPA Lily House	\$ 20,000												\$ 20,000				
30 CPA Lower Cape Housing Institute	\$ 7,500												\$ 7,500				
31 CPA Historical Plan Continuation	\$ 20,300												\$ 20,300				
32 CPA Museum Restoration	\$ 20,000												\$ 20,000				
33 CPA Elem School Playground	\$ 315,000												\$ 315,000				
34 Disposition of Town-Owned Land	\$ -																
35 Affordable Housing Trust Bylaw	\$ -																
36 Special Detail Fund for Fire Dept.	\$ 3,000																\$ 3,000
37 Easement for Herring River Project	\$ -																
38 Rescind Debt Authorization	\$ -																
39 Route 6/Main Street Intersection	\$ -																
40 Access Easement Indian Flats	\$ -																
41 Bylaw Amendment Animal Control	\$ -																
42 Establish Speed Limits	\$ -																
43 Contractor's Yard Zoning Bylaw	\$ -																
44 Pilgrim Power Plant Petition	\$ -																
45 Short-term Rental Comm Impact	\$ -																
46 Short-term Impact Fee Investor	\$ -																
47 Short -term Rental Prof Managed	\$ -																
48 Tree Preservation Resolution	\$ -																
49 Surplus Property Disposal	\$ -																
50 Collection of Taxes	\$ -																
51 MASSDEP Liability Indemn	\$ -																
52 Nauset Schools Assess Formula	\$ -																
53 Annual Reports	\$ -																
54 Any Other Business	\$ -																
Grand Totals	\$ 30,919,179	\$ 24,821,633	\$ 894,200	\$ 393,723	\$ 168,000	\$ 916,150	\$ 475,000	\$ 707,000	\$ 116,000	\$ 400,000	\$ 60,000	\$ -	\$ 1,341,780	\$ 2,000	\$ 12,556	\$ 140,000	\$ 471,137

\$ 24,821,633
\$ 522,700

<u>Date of Appropriation</u>	<u>Article #</u>	<u>Source of Fund</u>	<u>Use of Fund</u>
26-Jun-21	1	Beach	Operating Budget
	1	Shellfish	Operating Budget
	1	SEMASS	Operating Budget
	1	Recreation	Operating Budget
	1	Stabilization Fund	Operating Budget
26-Jun-21	3a.	CPA Fund	Debt Service
	3d.	Shellfish Fund	Purchase P/U Truck
	3e.	Stabilization Fund	Purchase Police Cruisers(2)
	3g.	Ambulance Fund	Mobile Data Terminals
	3h.	Ambulance Fund	Fire & Rescue Command Car
26-Jun-21	4	Beach Fund	FY22 Marina Enterprise Fund
	4	Shellfish Fund	FY22 Marina Enterprise Fund
26-Jun-21	10	Ambulance Fund	Paramedic Training
26-Jun-21	25	Stabilization Fund	Dredge Spoils Study

Amount in fund When
Appropriation was Made.

Amount of Appropriation

694,000.00

8,255.50

400,000.00

20,000.00

514,200.00

30,450.00

24,000.00

100,000.00

25,000.00

58,000.00

10,000.00

5,000.00

10,000.00

25,000.00



ANNUAL TOWN MEETING
Saturday June 11, 2022
10:00 AM
at
Wellfleet Elementary School
100 Lawrence Road, Wellfleet, MA
&
SPECIAL TOWN ELECTION
June 21, 2022
at
12:00 Noon to 7:00 PM
Wellfleet Senior Center
715 Old King's Highway

Edit Date: April 20, 2022
Draft No. 10

TABLE OF CONTENTS

Annual Town Meeting Warrant Booklet Index
--

FINANCIAL & PROPOSITION 2 ½ TERMS			
TOWN MEETING PROCEDURES			
FINANCE COMMITTEE STATEMENT			
ANNUAL TOWN MEETING WARRANT			
SECTION I: BUDGET ARTICLES			
Article No.	Article	Sponsor	Page No.
1	FY2023 Operating Budget	Selectboard	
2	FY2022 Budgetary Transfers	Selectboard	
3	FY2022 Prior Year Invoices	Selectboard	
4	FY2023 Capital Budget	Selectboard	
5	FY2023 Marina Enterprise Fund	Selectboard	
6	FY2023 Water Enterprise Fund	Selectboard	
7	Wellfleet Police Officers Union Contract	Selectboard	
8	Teamsters Union Local 59 Contract	Selectboard	
9	Wellfleet Communications Union Mass Cops Local 326B Contract	Selectboard	
10	Wellfleet Permanent Firefighters Association Union Local 4342 Contract	Selectboard	
11	Non-Union and Other Personnel Salaries & Wages Compensation	Selectboard	
12	Other Post-Employment Benefits (OPEB) Appropriation	Selectboard	
13	Transfer to Stabilization Fund	Selectboard	
SECTION II: ADDITIONAL FINANCIAL ARTICLES			
14	Additional Police Department Positions New Staff	Selectboard & Police Chief	
15	Additional Fire Department Positions New Staff	Selectboard & Fire Chief	
16	Paramedic Training Program Funding	Selectboard & Fire Chief	
17	Fire Engine Replacement	Selectboard & Fire Chief	

18	Wellfleet Harbor Flora & Fauna Survey	Natural Resources Advisory Board	
19	Chapter 90 Funds	Selectboard	
20	Public, Educational and Government (PEG) Access and Cable Related Fund	Selectboard	
21	Shellfish Revolving Fund Spending Limit	Selectboard	
22	Elementary School Fire Suppression System Project	School Committee	
23	Supplemental Funding for the Fuel Storage Tanks at the Marina	Selectboard	
24	Keller's Corner Revetment Engineering Project	Selectboard	
25	Survey Expense for Lt. Island/Heron Point Road	Rights of Public Access Committee	
SECTION III: COMMUNITY PRESERVATION ARTICLES			
26	Administrative, Debt & Allocation Expenses	Community Preservation Committee	
27	Wellfleet Affordable Housing Trust	Community Preservation Committee	
28	Buy Down Program	Community Preservation Committee	
29	Lily House	Community Preservation Committee	
30	Lower Cape Housing Institute	Community Preservation Committee	
31	Historical Plan Continuation	Community Preservation Committee	
32	Museum Renovation & Accessibility of Historical Society Museum	Community Preservation Committee	
33	Wellfleet Elementary School Playground	Community Preservation Committee	
SECTION IV: DISPOSITION OF TOWN PROPERTY ARTICLES			
34	Disposition of Town Land/Transfer	Open Space Committee	
SECTION V: UNCLASSIFIED ARTICLES			
35	Affordable Housing Trust Bylaw Amendment	Affordable Housing Trust	
36	Special Detail Fund Account	Fire Chief	

37	Easement for Herring River Restoration Project	Selectboard	
38	Rescind Debt Authorizations	Selectboard	
39	Route 6A/Main Street Intersection Project	Selectboard	
40	Authorize Acquisition of Access Easement to Indian Neck Tidal Flats	Selectboard	
SECTION VI: BYLAWS, INITIATIVE PETITIONS			
41	Animal Control Bylaw Amendment	Selectboard	
42	Adoption of Enabling Legislation to Establish Speed Limits	Selectboard	
43	Amendment to Zoning Bylaws Contractor's Yard	Planning Board	
44	Pilgrim Power Plant Non-Binding Public Advisory	Citizen Petition	
45	Governing the Use of Short-Term Rental Community Impact Fees	Selectboard	
46	Short-Term Rental Community Impact Fee Investor-Owned Homes	Selectboard	
47	Short-Term Rental Professionally Managed Community Impact Fee	Selectboard	
48	Tree Preservation Resolution	Citizen Petition	
SECTION VII: STANDARD ANNUAL ARTICLES			
49	Surplus Property Disposal	Selectboard	
50	Collection of Taxes	Selectboard	
51	MASSDEP Liability Indemnification	Selectboard	
52	Nauset Schools Assessment Formula	Selectboard	
SECTION VIII: STANDARD CLOSING ARTICLES			
53	Reports of Boards and Committees	Selectboard	
54	Other Business	Selectboard	

FINANCIAL & PROPOSITION 2½ TERMS

Chapter 59, section 21C of the Massachusetts General Laws is commonly referred to as Proposition 2½ (Prop. 2½) or the Tax Limiting Law for Cities and Towns in Massachusetts.

LEVY: The property tax levy is the revenue a Town can raise through real and personal property taxes. The property tax levy is the largest source of revenue for the Town.

LEVY CEILING: This is the maximum the levy can be. The ceiling equals 2.5% of the Town's full and fair cash value. The levy limit is equivalent to a tax rate of \$25.00.

LEVY LIMIT: The maximum the levy can be in a given year. The limit is based on the previous year's levy limit plus certain allowable increases, such as debt exclusions.

LEVY LIMIT INCREASE: The levy limit automatically increases each year by 2.5% of the previous year's levy limit.

NEW GROWTH: New construction and new parcel subdivision may also increase the Town's levy limit.

OVERRIDE: A community can permanently increase its levy limit by successfully voting at a referendum to exceed the limits. A community may take this action as long as it is below the levy ceiling.

DEBT EXCLUSION: This type of override ballot question can be placed on a referendum by a two-thirds vote of the Selectboard. If a majority of the voters approve the ballot question, the Town's levy limit is increased only for the amount voted at the referendum for the life of that debt only. The levy limit increase may exceed the Town's levy ceiling.

DEBT SERVICE: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest owed on any particular bond issue.

ENCUMBRANCE: A reservation of funds to cover obligations chargeable to but not yet paid from a specific appropriation account.

CAPITAL OUTLAY EXPENDITURES EXCLUSION: This type of override ballot question can be placed on a referendum by a two-thirds vote of the Selectboard. If a majority of the voters approve the ballot question, the additional amount for the payment of the capital project cost is added to the levy limit or levy ceiling only for the year in which the project is being undertaken.

CONTINGENT VOTES: Chapter 59, section 21C (m) permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (OVERRIDE/DEBT EXCLUSION). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Selectboard. If a referendum is called by the Selectmen, it must take place within forty-five days of the Town Meeting vote.

TOWN MEETING PROCEDURES

A quorum of 6% of the Town's registered voters must be present in order to conduct business (Charter: Sect. 2-1-3).

Voters are identified by voter cards issued when they check in with the registrars at the beginning of the meeting.

Only voters may participate in voice votes. In case of a counted vote, voters will be identified by their voter cards.

Non-voters who have been admitted to the meeting must sit in the section designated for them. Non-voters who may wish to speak must identify themselves and may address the meeting only by permission of the Moderator (Charter: Sect. 2-1-2).

No voter will be allowed to speak until recognized by the Moderator.

Voters and others recognized to address Town Meeting may only speak twice to any motion or amendment unless authorized by the Moderator (Charter: Sect. 2-7-8).

All motions or amendments must be in writing and be legible. Exceptions for very simple motions or amendments are at the discretion of the Moderator (General Bylaws: Sect. II-2).

The order of consideration of the Articles as printed in the Warrant may be changed only by a 2/3 majority vote (Charter: Sect. 2-7-4).

A motion for indefinite postponement, if passed, ends any proposal under the motion currently being debated. It may only be made after a voter has been recognized and may not come at the end of a speaker's remarks. It is fully debatable to the same extent as the main motion under consideration.

A motion to end debate (known as a "motion for the previous question") must be made by a voter who has been properly recognized. Anonymous cries from voters to "call the question" are out of order and will be ignored by the Moderator. As a motion to end debate requires an additional 2/3 majority vote, it may be more efficient to hear from one or two more speakers and then proceed to a vote on the main motion itself.

A motion to reconsider must be made at the same session as the vote it seeks to reconsider. It can only be made after some intervening business and must be made within one hour of the vote to be reconsidered (Charter: Sect. 2-7-9). It is debatable to the same extent as the motion it seeks to reconsider and requires a majority vote. A motion to reconsider will only be allowed if there is new information that was not available at the time of the original debate. A motion to reconsider will be ruled out of order if, in the judgment of the Moderator, it is simply an attempt at "another bite at the apple."

Some other common motions which require more than a simple majority to pass:

Zoning bylaws (except those subject to majority vote per Housing Choice Act)	2/3 majority
To authorize borrowing or incur debt	2/3 majority
To transfer or sell Town land	2/3 majority
To approve proposed Charter amendments	2/3 majority
To pay unpaid bills of a prior fiscal year	4/5 majority at an Annual Town Meeting 9/10 majority at a Special Town meeting

FINANCE COMMITTEE STATEMENT

[To be Inserted]

ANNUAL TOWN MEETING WARRANT

Saturday, June 11, 2022

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet in the Wellfleet Elementary School, 100 Lawrence Road in Wellfleet on the 11th day of June 2022, at ten o'clock in the morning, then and there to vote upon the following Articles:

SECTION I: BUDGET ARTICLES

ARTICLE NO. 1 - FY2023 OPERATING BUDGET:

To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2023 Operating Budget, as follows:

[Insert Town Budget]

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY: This article will provide funding for the operational budgets for the Cape Cod Technical Regional High School, Wellfleet Elementary School, Nauset Regional School District, and the Town of Wellfleet municipal operations for the period of July 1, 2022, through June 30, 2023.

ARTICLE NO. 2 - FY 2022 BUDGETARY TRANSFERS:

To see if the Town will vote to transfer from available funds and/or authorize the transfer from various line items within FY 2022 appropriations such sums of money necessary to supplement the operating budgets of the various Town Departments as follows:

	From:	Line-Item No.	To:	Line-Item No.	Amount
a.	Nauset Regional School District Expenses	301	Property & Liability - Insurance Expenses	945	\$70,000.00
b.	County Assessment Expenses	830	DPW Facilities Expense - (Rental Expense)	417	\$38,974.00
c.	County Assessment Expenses	830	DPW Highway Expense - Truck Repair	422	\$29,943.00
d.	Community Services Salaries	660	Community Services Expense - Police Details	660	\$8,056.00
e.	Cemetery Receipts	-	DPW Facilities Expense - Prof. Services	17	\$3,000.00
f.	County Assessment Expenses	830	Health Insurance Stipend	917	\$40,000.00
g.	County Assessment Expenses	830	General Administration - Advertising & Office Supplies	124	\$12,000.00
h.	County Assessment Expenses	830	Fire Department Expense -Lodging	220	?

i.	County Assessment Expense	830	DPW- Operating Expenses	420	\$15,000.00
	Grand-Total				\$216,973.00

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert: 5-0-0

Recommend: 5-0-0

Finance Committee -

SUMMARY: This article is seeking permission to transfer funding within the FY 2022 operating budget ending June 30, 2022. We have several shortfalls in various departmental budgets that will be remedied by transferring monies from those areas within the budget that have surpluses. Additional requests may be added at Town Meeting.

ARTICLE NO. 3 - PRIOR YEAR INVOICES:

To see what sum the Town will vote to transfer from available funds for the purpose of paying prior year unpaid bills listed below:

	Vendor	Source	Line-item	Amount
a.	Massachusetts Department of Unemployment Assistance	County Assessment Expenses	830	\$20,000.00
b.	Terminix Commercial	County Assessment Expenses	830	\$153.00
c.	Dell EMC	County Assessment Expenses	830	\$4,163.00
d.	Cape Fishermen's Supply	County Assessment Expenses	830	\$145.00
e.	Visiting Nurse Association of Cape Cod	County Assessment Expenses	830	\$760.00
f.	The Learning Garden Preschool	County Assessment Expenses	830	\$1,990.00
g.	Joyce Tibbetts – Longevity/ Library Department	County Assessment Expenses	830	\$375.00
h.	Rebecca Roughley – Health Insurance Stipend & Wage Adjustment	County Assessment Expenses	830	\$1,542.00
i.	Ann Bronsdon Retiree Reimbursement	County Assessment Expenses	830	\$268.00
j.	Wellfleet Water Department	County Assessment Expenses	830	\$993.00

k.	New England Time Solutions, Inc.	County Assessment Expenses	830	\$33.00
l.	W.B. Mason	County Assessment Expenses	830	\$145.00
m.	KP Law, P.C.	County Assessment Expenses	830	\$19,412.00
o.	General Code Publishing	County Assessment Expenses	830	\$630.00
p.	Xavus Systems	County Assessment Expenses	830	\$1,800.00
q.	Thompson Reuters	County Assessment Expenses	830	\$508.00
r.	The Abrahams Group	County Assessment Expenses	830	\$250.00
	Grand-total			\$37,539.00

or to do or act on anything thereon.

(Requested by the Selectboard)

4/5 Vote Required

Recommendations:

Selectboard:

Insert: 5-0-0

Recommend: 5-0-0

Finance Committee -

SUMMARY: This article will authorize the payment of outstanding bills from a previous fiscal year. According to Massachusetts General Laws, a Town cannot pay a bill from a previous fiscal year with the current year's appropriation. Therefore, Town Meeting authorization is required.

ARTICLE NO. 4 - FY 2023 CAPITAL BUDGET:

To see if the Town will vote to raise and appropriate, borrow or transfer from available funds such sums of money necessary to fund the Fiscal Year 2023 Town Capital Budget, as follows:

	Department & Project	Amount	Funding Source
1.	Town Clerk:		
	a. Records Digitizing Project	\$11,000.00	Transfer from Article No. 3 5/22/2019 ATM
2.	Shellfish Department:		
	a. Shellfish & Beach Office Repair Project	\$42,000.00	Transfer from Beach Fund - \$21,000.00 & Shellfish Fund - \$21,000.00
	b. Truck Replacement	\$30,000.00	Shellfish Fund
3.	Recreation Department:		

	a. Repair & Resurface Basketball Courts at Mayo Beach	\$14,500.00	Raise & Appropriate
4.	Police Department:		
	a. Police Cruiser Replacement (2 units)	\$120,000.00	Transfer from Article No. ?? ?/?/? ATM + Article No. ?? ?/?/? ATM
	b. Bulletproof Vest Replacement	\$15,000.00	Raise & Appropriate
5.	Fire Department:		
	a. Portable Radio Replacement Project	\$80,000.00	Raise & Appropriate
	b. Ambulance Replacement Project	\$340,000.00	Transfer from Ambulance Fund
	c. Mobile Data Terminal Replacement Project	\$25,000.00	Transfer from Ambulance Fund
6.	Department of Public Works:		
	a. Town Hall Irrigation Project	\$5,000.00	Raise & Appropriate
	b. COA HVAC Systems Repair	\$35,000.00	Raise & Appropriate
	c. Fire Station HVAC System Repair Project	\$80,000.00	Transfer from Article No. ?? ?/?/? ATM
	d. Recreation Band Stand Awning Replacement Project	\$50,000.00	Transfer from Free Cash
	e. Water Refill Station Project	\$20,000.00	Transfer from Free Cash
	f. DPW Truck Replacement Project	\$85,000.00	Raise & Appropriate
	g. DPW Loader Replacement Project	\$200,000.00	Raise & Appropriate
	h. Briar Lane Culvert Replacement	\$75,000.00	Transfer from Free Cash
7.	Library Department:		
	a. Computer & Software Upgrade Project	\$35,000.00	Raise & Appropriate
8.	Elementary School:		

	a. School Custodial Equipment	\$5,625.00	Transfer from Article No. 3 (300 Elementary School Fence) 4/22/19 ATM
	Grand-total	\$1,268,125.00	

and that to meet this appropriation the Town Treasurer, with the approval of the Selectboard, be and hereby is authorized to borrow for those purposes itemized above as being funded through borrowing under and pursuant to M.G.L. Chapter 44, Sections 7 and 8, or pursuant to any other enabling authority, to issue bonds notes of the Town therefor, and further, to authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied the payment of the costs of issuance of such bonds or notes, to be applied to the payment of costs approved hereunder in accordance with M.G.L. c. 40 s. 20, thereby reducing by a like amount authorized to be borrowed to pay such costs, or to do or act on anything thereon.

(Requested by the Selectboard)

Two-thirds Vote Required if borrowing is proposed

Recommendations:

Selectboard:

	Item:	Insert:	Recommend
			Yes/No/Abstain
1a	Town Clerk - Records Microfilming Project	5-0-0	
2a	Shellfish - Shellfish & Beach Office Repair Project	4-0-1	
2b	Shellfish - Truck Replacement	4-0-1	
3a	Recreation - Repair & Resurface Basketball Courts at Mayo Beach	5-0-0	
4a	Police - Cruiser Replacement	5-0-0	
4b	Police - Bulletproof Vest Replacement	5-0-0	
5b	Fire - Portable Radio Replacement	5-0-0	
5c	Fire - Ambulance Replacement	5-0-0	
5d	Fire - Mobile Data Terminal Replacement Project	5-0-0	
6a	DPW - Town Hall Irrigation Project	5-0-0	
6b	DPW - Adult Learning Center HVAC Systems Repair	5-0-0	
6c	DPW - Fire Station HVAC System Repair Project	5-0-0	
6d	DPW - Recreation Band Stand Awning Replacement Project	5-0-0	
6e	DPW - Water Refill Station Project	5-0-0	
6f	DPW - Truck Replacement Project	5-0-0	
6g	DPW - Loader Replacement Project	5-0-0	
6h	DPW - Briar Lane Culvert Replacement	5-0-0	
7a	Library - Computer & Software Upgrade Project	5-0-0	

Finance Committee -

SUMMARY: This article represents the Town's proposed capital spending plan for FY 2023 and includes debt service (principal and interest) for existing long-term debt.

ARTICLE NO. 5 - MARINA ENTERPRISE FUND:

To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2023 Marina Enterprise Fund Budget, as follows:

[Insert budget spreadsheet]

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard -

Finance Committee -

SUMMARY: In accordance with Massachusetts General Laws receipts from Marina Department related activities are used to directly offset Marina related expenditures. Voting a spending amount for the Marina Operations allows all receipts and related expenditures to be recorded in one fund.

ARTICLE NO. 6 - WATER ENTERPRISE FUND:

To see if the Town will vote to raise and appropriate and/or transfer from available funds such sums of money necessary to fund the Fiscal Year 2023 Water Enterprise Fund Budget, as follows:

[Insert budget spreadsheet]

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard -

Finance Committee -

SUMMARY: In accordance with Massachusetts General Laws receipts from Water Department related activities are used to directly offset Water related expenditures. Voting a spending amount for the Water Operations allows all receipts and related expenditures to be recorded in one fund.

ARTICLE NO. 7 - WELLFLEET POLICE OFFICERS UNION CONTRACT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money sufficient to fund the collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers Union beginning July 1, 2022, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee -

SUMMARY: The current collective bargaining agreement will expire on June 30, 2022. We are currently engaged in negotiations with this unit; however, we do not have a settlement at the time of the printing of

this warrant. Should we reach an agreement prior to the date of the 2022 Annual Town Meeting the settlement will be presented at Town Meeting.

ARTICLE NO. 8 - TEAMSTERS UNION LOCAL 59 CONTRACT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money sufficient to fund the collective bargaining agreement between the Town of Wellfleet and the Teamsters Union Local 59 beginning July 1, 2022, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee -

SUMMARY: The current collective bargaining agreement will expire on June 30, 2022. We are currently engaged in negotiations with this unit; however, we do not have a settlement at the time of the printing of this warrant. Should we reach an agreement prior to the date of the 2022 Annual Town Meeting the settlement will be presented at Town Meeting

ARTICLE NO. 9 - WELLFLEET COMMUNICATIONS UNION MASS COPS LOCAL 326B CONTRACT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money sufficient to fund the collective bargaining agreement between the Town of Wellfleet and the Wellfleet Communications Union MASS Cops Local 326B beginning July 1, 2022, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee -

SUMMARY: The current collective bargaining agreement will expire on June 30, 2022. We are currently engaged in negotiations with this unit; however, we do not have a settlement at the time of the printing of this warrant. Should we reach an agreement prior to the date of the 2022 Annual Town Meeting the settlement will be presented at Town Meeting.

ARTICLE NO. 10 - WELLFLEET PERMANENT FIREFIGHTERS ASSOCIATION UNION LOCAL 4342 CONTRACT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money sufficient to fund the collective bargaining agreement between the Town of Wellfleet and the Wellfleet Permanent Firefighters Union Local 4342 beginning July 1, 2022, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert: 5-0-0

Recommend

Finance Committee -

SUMMARY: The current collective bargaining agreement will expire on June 30, 2022. We are currently engaged in negotiations with this unit; however, we do not have a settlement at the time of the printing of this warrant. Should we reach an agreement prior to the date of the 2022 Annual Town Meeting the settlement will be presented at Town Meeting

ARTICLE NO. 11 - NON-UNION AND OTHER PERSONNEL SALARIES & COMPENSATION:

To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money sufficient to fund wage and salary adjustments for non-union and other personnel beginning July 1, 2022, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: We have several employees that work under individual employment agreements; this warrant article will be used to fund wage adjustments for some of those individuals.

ARTICLE NO. 12 - OTHER POST-EMPLOYMENT BENEFITS (“OPEB”) APPROPRIATION:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$50,000.00 to be added to the Town’s Other Post-Employment Benefits Liability Trust Fund or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 3-0-2

Finance Committee -

SUMMARY: These funds will help to fund the Town’s share of future health care insurance costs for current employees and retirees. As of June 30, 2021, the actuarial valuation of Wellfleet’s unfunded liability for these costs was \$_____. The fund balance in the OPEB Trust Fund as of _____ is \$_____.

ARTICLE NO. 13 - TRANSFER TO STABILIZATION FUND:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$639,200.00, or any other sum for the purpose of contributing to the Stabilization Fund or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee -

SUMMARY: The purpose of this article is to transfer funds from Free Cash into the Stabilization Fund. We had to use the sum of \$639,200.00 from the Stabilization Fund at the June 26, 2022, Annual Town Meeting to finance the current FY2022 operational budget. This was not a preferred approach but due to the severity of the Town's fiscal condition we had few alternatives at that moment. This action will reestablish the Stabilization Fund to its prior financial status and is important to maintain the Town's bond rating.

SECTION II: ADDITIONAL FINANCIAL ARTICLES

ARTICLE NO. 14 - POLICE DEPARTMENT NEW STAFF:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$186,759.00, or any other sum, for the purpose of funding two (2) new Police Officers, and all associated costs, provided however that no sums shall be expended hereunder unless and until the Town have voted to assess an additional \$186,759.00 in real estate and personal property taxes pursuant to the provisions of Chapter 59, Section 21C of the Massachusetts General Laws (Proposition 2 ½), or to do or act on anything thereon.

(Request of the Selectboard and the
Police Chief)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 4-0-1

Finance Committee -

SUMMARY: This article would fund the cost of adding two (2) additional Police Officers. Funding, if approved, would be through a Proposition 2 ½ override. Costs for each position include starting salary of each position (\$60,120), benefits (\$25,685), holiday (\$2,774), uniform (\$1,000) and education incentive (\$3,800). The total payroll, with estimated benefits for one position is \$93,379. As a result of the Police Reform Law of December 2020, the Reserve Officer Program in Massachusetts is being phased out. This will result in the loss of approximately six Reserve Police Officers for the town of Wellfleet. The level of services provided (beach patrols, parking enforcement, shift coverage, organized events, etc.) along with

special event requests held during the summer and shoulder seasons cannot be fulfilled with the current staffing levels.

Effect on Property Taxes: The cost of \$186,759 would add **s.s** cents to the tax rate and would cost the owner of a median priced (**\$xxx,xxx**) single-family home **\$ss.ss**.

ARTICLE NO. 15 - FIRE DEPARTMENT NEW STAFF:

To see if the Town will vote to raise and appropriate and/or transfer from any available source of funds the sum of \$206,964.00, or any other sum for the purpose of funding two (2) new Firefighter/EMT/Paramedic positions; provided, however that no sums shall be expended hereunder unless and until the Town has voted to assess an additional \$206,964.00 in real estate and personal property taxes pursuant to the provisions of Chapter 59, Section 21C of the Massachusetts General Laws (Proposition 2 ½), or do or act on anything thereon.

(Requested by the Selectboard
and the Fire Chief)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: This article would fund the cost of adding two (2) additional Firefighter/EMT/Paramedics. Funding, if approved would be through a Proposition 2 ½ override. Costs for each position include starting salary of each position (\$62,797), benefits (\$25,685), training (\$7,000), holiday and call back costs (\$6,000) and uniforms and protective clothing (\$2,000). The total payroll, with estimated benefits and training costs of one position is \$103,482.00. Effect on Property Taxes: The cost of \$206,964.00. would add **s.s** cents to the tax rate and would cost the owner of a median priced (**\$xxx,xxx**) single-family home **\$ss.ss**.

ARTICLE NO. 16 - PARAMEDIC TRAINING PROGRAM FUNDING:

To see if the Town will vote to raise and appropriate and/or transfer from the Ambulance Receipts Fund the sum of \$10,000.00, or any other sum, for the purpose of creating and funding a paramedic training fund to pay for paramedic training for current or future Wellfleet Fire and Rescue staff or do or act on anything thereon.

(Request of the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee –

SUMMARY: This article would fund a paramedic training program for the Wellfleet Fire and Rescue Department with the intent to improve recruiting and retention for the Department. Paramedics who leave the department within two (2) full years of employment would be required to reimburse the Town for the full cost. Paramedics who left the department in their third (3rd) year would be required to reimburse 2/3 of the cost and those who left in their fourth (4th) year would be required to reimburse the Town for 1/3 of the costs.

ARTICLE NO. 17 - FIRE ENGINE REPLACEMENT:

To see if the Town will vote to appropriate the sum of **\$745,000.00** or any other sum for the purpose of paying the cost of purchasing, outfitting and equipping a replacement engine/pumper truck for the Fire Department Engine 95 and for the payment of all other costs incidental or related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectboard be and hereby is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (9) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore and further, to authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, to be applied to the payment of costs approved hereunder in accordance with M.G.L. c. 40 sec. 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; or to do or act on anything thereon.

(Requested by the Selectboard
and the Fire Chief)

Two-thirds vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee -

SUMMARY: This article requests funding for the purchase of a new replacement engine/pumper truck to replace Engine No. 95 for the Wellfleet Fire Department. Engine 95 will be twenty-five (25) years old next year, is becoming no longer cost effective to maintain, parts are becoming unavailable, and beyond its useful life span.

ARTICLE NO. 18 - WELFLEET HARBOR FLORA AND FAUNA SURVEY:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$60,000.00, or any other sum, for the purpose of conducting a field survey of the fauna and flora in Wellfleet Harbor, especially shellfish and finfish, as a basis for future actions to preserve and enhance this environment, or to do or act on anything thereon.

(Request of the Natural Resources Advisory Board)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 3-0-2

**Finance Committee –
Shellfish Advisory Board 4-0-0**

SUMMARY: This article seeks funding for an overview survey life in Wellfleet harbor as recommended in the Harbor Management Plan (March 2021). It replicates a Division of Marine Fisheries study, which is now nearly 50 years old. We plan a broad survey of harbor life – finfish and wild shellfish at the top, phytoplankton and harbor grasses at the base. Selected sites of specific interest will be included. Local knowledge will be consulted throughout. NRAB views this work as a critical step in identifying and preserving the health of the harbor in view of climate change and other environmental impacts.

ARTICLE NO. 19 - CHAPTER 90 FUNDS (Consent Calendar):

To see if the Town will vote to authorize the Selectboard to apply for and accept State Grants in the amount of \$245,684.00 from the Massachusetts Department of Transportation Highway Division (Chapter 90), and to expend those funds for the purposes of State approved Chapter 90 projects, services, and purchases; or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: The Chapter 90 program was originally enacted in 1973, by the Commonwealth to provide municipalities with reimbursement for documented expenditures on approved road projects. The funding provided within the State’s Transportation Bond Bill, authorizes such improvement projects for highway construction, preservation and improvement projects that create or extend the life of transportation facilities. Funds must be allocated to roadway projects, such as resurfacing and related incidental work. The Town is required to appropriate these funds as an available fund and is reimbursed by the State upon the completion of the project and payment to the vendor. The current amount of Chapter 90 funding for FY2022 is \$241,985.

ARTICLE NO. 20 - PUBLIC, EDUCATIONAL AND GOVERNMENT (PEG) ACCESS AND CABLE RELATED FUND (Consent Calendar):

To see if the Town will vote to accept the provisions of M.G.L. Chapter 44, Section 53F3/4 for the purpose of establishing a PEG Access and Cable Related Fund, and further to appropriate a sum of money from the PEG Access and Cable Related Fund, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Inset 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: Included within each Comcast customer's cable bill is a line item to provide for the costs of local cable television services. These monies are retained in a special revenue account and are used to enhance local cable programming for the town's public, education, and government channels. These funds will be used to continue these informational and educational services, and may include, but not limited to, equipment purchases, contracted services, construction services, and labor expenses.

ARTICLE NO. 21 - SHELLFISH REVOLVING FUND SPENDING LIMIT (Consent Calendar):

To see if the Town will vote to establish a spending limit for FY2023 of \$50,000.00 for the Shellfish Revolving Fund established pursuant to MGL Chapter 44, Section 53E1/2, or to do or act on anything thereto.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 4-0-0

Finance Committee -

SUMMARY: The purpose of this article is to establish the spending limit for the Shellfish Revolving Fund which was established for propagation efforts. The Shellfish Department's propagation efforts include the seeding of quahogs and oysters in all Wellfleet waterways which also contributes to improving water quality and natural oyster set in our harbor to benefit growers and spat collectors. This revolving fund takes the responsibility for funding the shellfish department's budget line 180 out of the taxpayer's pockets and puts it in the hands of those who make their living in the shellfish industry and those who harvest shellfish recreationally. The Shellfish Propagation Revolving Fund revenues will be derived from shellfish grant revenue and permit fees. The Revolving Fund expenditures may be used for the propagation, cultivation, protection, and study of shellfish only.

ARTICLE NO. 22 - ELEMENTARY SCHOOL FIRE SUPPRESSION SYSTEM PROJECT:

To see if the Town will vote to raise and appropriate, transfer from available funds or borrow the sum of \$2,200,000.00 to fund the installation of a fire suppression system at the Wellfleet Elementary School, including all costs related thereto, and in order to fund this appropriation, the Selectboard will be authorized to borrow said amount pursuant to G.L.C. 44 Sec. 7 or 8, or any other enabling authority, to issue bonds or notes of the Town therefor, and further, to authorize any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, to be applied to the payment of costs approved hereunder in accordance with M.G. L. c. 40 sec. 20, thereby reducing by a like amount the amount authorized to be borrowed to pay such costs; provided, however that the appropriation authorized hereunder shall be contingent on the approval by the voters of the Town of so-called Proposition 2 ½ debt exclusion question under G.L. c. 59, sec. 2C , or to do or act on anything thereto.

(Requested by the School Committee)

Two-thirds vote required

Recommendations:

Selectboard -

Finance Committee -

SUMMARY: (Mary Beth Rodman, School Principal)

ARTICLE NO. 23 - SUPPLEMENTAL FUNDING FOR FUEL STORAGE TANK FOR MARINA:

To see if the Town will vote to appropriate the sum of **\$334,500.00** or any other sum, to supplement the original appropriation in the amount of \$526,208.00 provided under Article No. 23 of the April 22, 2019 Annual Town Meeting, for the purpose of removing the existing fuel storage tanks at the Marina and purchasing and installing new above ground storage tanks at the Wellfleet Marina and for the payment of all other costs incidental and related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectboard be and hereby is authorized to borrow said amount under and pursuant to M.G.L. c.44, s.7, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor, or to do or act on anything thereon.

(Requested by the Selectboard)

2/3 vote required

Recommendations:

Selectboard -

Finance Committee -

SUMMARY: The Town appropriated funds at the 2019 Annual Town Meeting to allow for the removal of the existing fuel tanks and installation of new equipment at the Marina. We recently went out to public bids for this project and unfortunately received bids that greatly exceeded the availability of funds. This article is seeking additional funding to allow for the completion of this project. Debt service for this project will be paid from the Marina Enterprise Fund.

ARTICLE NO. 24 - KELLER'S CORNER REVETMENT ENGINEERING PROJECT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$50,000.00, or any other sum, for the purpose of paying costs associated with conducting a Keller's Corner Revetment Engineering project, including the design and permitted related thereto, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: Keller's Corner (adjacent to Wellfleet Condominiums on Kendrick Ave) is eroding at a high rate which is jeopardizing the infrastructure of the town. This project is proposed to protect the road through means of shorefront stabilization and updated storm-water drainage. This request involves the engineering/permitting only - a request for funds for construction will be sought later. We are actively pursuing grant funding for this project to supplement Town appropriations for both engineering/permitting and construction.

ARTICLE NO. 25 - LIEUTENANT ISLAND/HERON POINT ROAD SURVEY EXPENSE:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$3,200.00, or any other sum, for the purpose of paying costs associated with land survey services for Heron Point Road, or to do or act on anything thereon.

(Requested by the Rights of Public Access Committee)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: The purpose of this article is to survey Heron Point Rd, the road leading to the Lieutenant Island boathouse. The Rights of Public Access Committee has been working to secure the public's right to continue to access the public beach through the boathouse property, Lot 41-178.1. There is evidence that this lot has been used by the public - shell fishermen, fishermen, sailors, kayakers, and beachgoers - to access the beach for several decades, as well as evidence that the Town may have owned it at one point and attempted to establish a Town Landing here in 1962. Today, the lot is owned privately by year-round residents who allow people to pass and who wish to sell it to the Town to prevent future owners from denying access to the public beach. To move forward, the Town needs to secure public access over the dirt road leading to it. Satellite maps overlaid by assessor's maps indicate that the dirt road may either lie on private property to the South, as the latest 2002 survey suggests, or could have possibly shifted over time to exactly where Heron Point Rd was originally laid out in 1967, due to erosion. A current survey of Heron Point Rd is necessary for the Town to determine who to work with when negotiating public access over the dirt road.

SECTION III: COMMUNITY PRESERVATION ARTICLES

ARTICLE NO. 26 - COMMUNITY PRESERVATION – ADMINISTRATIVE EXPENSES, DEBT SERVICE, AND ALLOCATION OF RESERVES:

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2023 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of \$28,684.00 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2023; and further to appropriate from the Community Preservation Fund estimated revenues a sum of \$73,898.00 to the reserve for open space; a sum of \$73,898.00 to the reserve for community housing; and further to reserve a sum of \$73,898.00 for historic resources as recommended by the Community

Preservation Committee, as well as a sum of \$488,602.00 to be placed in the 2023 Budgeted Reserve for general Community Preservation Act purposes or to do or act anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee – Yes 7, No 0.

SUMMARY: This is an annual CPC housekeeping article. Out of a total projected revenue figure of \$738,984.00 for Fiscal Year 2023, \$28,688.00 is 3.9% of estimated revenue allowed for administrative expenses, as provided by the Community Preservation Act. Open Space’s 10%, Community Housing’s 10%, and Historic Resources’ 10% are reserved respectively for open space, housing and historic preservation purposes. The balance of \$488,602 is reserved for approved CPA projects in any category including Outdoor Recreation.

ARTICLE NO. 27 - COMMUNITY PRESERVATION – WELLFLEET AFFORDABLE HOUSING TRUST:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate \$35,000.00 from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues to the Wellfleet Affordable Housing Trust for the support of community housing, or to do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

Affordable Housing Authority -

Housing Partnership -

SUMMARY: The Community Preservation Act allows communities to allocate funds to their Affordable Housing Trust. This offers the Wellfleet Affordable Housing Committee a way to respond in a timely manner to appropriate market opportunities for land acquisition, building purchase, essential maintenance needs and other allowed activities.

ARTICLE NO. 28 - COMMUNITY PRESERVATION – BUY DOWN 2022:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues the sum of \$185,000.00 to contribute to the cost of, and thereby support, for the Affordable Housing Buy Down Program to assist with the purchase of housing for eligible moderate-income first-time buyers and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or to do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

Affordable Housing Authority -

Local Housing Partnership -

SUMMARY: The purpose of the Affordable Housing Buy Down Program is to provide need-based financial assistance to eligible moderate-income first-time homebuyers purchasing existing homes on the open market in the Town of Wellfleet. The goal of the Buy Down Program is to increase the availability of affordable home ownership opportunities in the Town.

ARTICLE NO. 29 - COMMUNITY PRESERVATION – LILY HOUSE:

To see if the Town will vote, pursuant to M.G.L. c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues, the sum of \$20,000.00 to contribute to the cost of establishing the Lily House as a hospice community home and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or to do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

Affordable Housing Authority -

Local Housing Partnership -

SUMMARY: The Lily House, located at 40 Pocahontas Rd., was bequeathed as a community hospice home for individuals who are at risk of being homeless at the end of life or at risk of dying alone. It will provide a home for two terminally ill residents at a time with an average length of stay of one month. Priority admissions will be given to Wellfleet and other Outer Cape residents. Lily House will offer around-the-clock hospice-level care for 20 to 25 residents per year.

**ARTICLE NO. 30 - COMMUNITY PRESERVATION – LOWER CAPE HOUSING INSTITUTE
YEAR 6:**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues the sum of \$7,500.00 to contribute to the cost of, and thereby support, the Community Development Partnership sponsored Lower Cape Housing Institute in Fiscal Year 2023 and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or to do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

Housing Authority -

Local Housing Partnership -

SUMMARY: The Community Development Partnership (CDP) is offering the Lower Cape Housing Institute for a sixth year. The CDP seeks contributions from the eight participating towns towards the costs of continued training and technical assistance to develop better understanding of Community Housing needs and to support the town in meeting its housing production goals. Sessions are free to Town officials and other interested parties. CDP expects to continue large audience virtual sessions on particular topics and hold in-person peer group meetings.

ARTICLE NO. 31 - COMMUNITY PRESERVATION – HISTORICAL PLAN

CONTINUATION:

To see if the Town will vote, pursuant to M.G.L. c.44B, to raise and appropriate from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues the sum of \$20,300.00 to the Wellfleet Historical Commission to continue compilation of the Form B inventories of historic properties in Wellfleet with provisions for storage and seminars on the historic homes and their inhabitants, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

Historical Commission -

SUMMARY: The Historical Commission's goal is to create a comprehensive historical plan which will include an inventory of all buildings and structures over 75 years old. The Historical Commission's consultant will be able to continue compiling "Form B" inventories — fact sheets on historic properties in Wellfleet — which are stored at the Wellfleet Public Library and are available online at the Massachusetts Historical Commission's website: www.mhc-macris.org (Massachusetts Cultural Resource Information System). The project includes shelving for the Form B's and additional seminars on the history of homes in Wellfleet and the people who lived in them.

ARTICLE NO. 32 - COMMUNITY PRESERVATION - RESTORATION & ACCESSIBILITY OF THE WELFLEET HISTORICAL SOCIETY MUSEUM:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues a sum of \$20,000.00 for historic restoration of the mid-section of 262 Main Street and to improve accessibility to the building pursuant to the Americans with Disabilities Act by the Wellfleet Historical Society & Museum, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or to do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

Historical Commission -

SUMMARY: The restoration of the mid-section of 262 Main Street will allow the Wellfleet Historical Society and Museum to connect the East wing and the original museum area and provide greater accessibility to the museum. To ensure accessibility, WHSM plans include for a new entrance and reception area, an elevator, handicap restrooms and increased exhibit space. The Historical Society & Museum has completed the permanent Historical Preservation Restriction agreement with the Massachusetts Historical Commission.

ARTICLE NO. 33 - WELFLEET ELEMENTARY SCHOOL PLAYGROUND:

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues a sum of \$315,000.00 for the restoration and rehabilitation of the land for recreational use by constructing a new playground and swings at the Wellfleet Elementary School, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or to do or act on anything thereon.

(Requested by the Community Preservation Committee)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

Community Preservation Committee - Yes 7, No 0.

School Committee -

SUMMARY: The children have been without a playground since 2020 when an official inspection resulted in its condemnation and demolition. The Wellfleet Elementary School Playground Committee has been working to construct a new outdoor playground environment that is safe, inclusive and accessible for children ages 5-12. The playground is available to the community after school hours, on weekends,

holidays, and school vacations. With a Community Preservation grant and additional fund raising, it will be possible to install the major area of the playground and the swings in the summer of 2022.

SECTION IV: DISPOSITION OF TOWN PROPERTY ARTICLES

ARTICLE NO. 34 - DISPOSITION OF TOWN LAND/ TRANSFER OF MAP #30, PARCEL #186, AND MAP #42, PARCEL #137 TO CONSERVATION COMMISSION:

To see if the Town will vote to transfer the care, custody, management and control of two properties shown on Assessor's Map 30, Parcel 186, described in a Judgement in Tax Lien Case recorded with the Barnstable Registry of Deeds in Book 24924, Page 207 and on Assessor's Map 42, Parcel 137 described in a Judgement in Tax Lien Case recorded with the Barnstable Registry of Deeds in Book 25524, Page 269, from the board having care, custody, management and control thereof and from the purpose of which said parcels are held to the Conservation Commission for purposes of open space and conservation or to do or act on anything thereon.

(Request by the Open Space Committee)

2/3 Majority Vote Required

Recommendations:

Selectboard -

Finance Committee -

Open Space Committee -

Conservation Commission -

SUMMARY: Map 30-Parcel 186 is a 2.06-acre wetlands marsh property in Blackfish Creek abutting conservation lands owned by the Wellfleet Conservation Trust and Mass Audubon Society. Map 42 – Parcel 137 is 3.26 acres of wetlands marsh in the Fresh Brook Estuary and abuts the Town owned Bayberry Hill Conservation Land and Trail property off Lt. Island Road.

SECTION V: UNCLASSIFIED ARTICLES

ARTICLE NO. 35 - AFFORDABLE HOUSING TRUST BYLAW AMENDMENT:

To see if the Town will vote to amend the Affordable Housing Trust bylaw adopted under Article No. 44 of the 2021 Annual Town Meeting by : (1) amending the third sentence of Chapter 3, which reads "A quorum at any meeting shall be a majority of the Trustees qualified and present in person." by striking from it the words "qualified and present in person"; (2) amending the first sentence of Chapter 6 by replacing "G. L. c. 268A" with "G. L. c. 258"; (3) amending the second sentence of Chapter 6 by replacing "G. L. c. 258" with "G. L. c. 268A"; and (4) amending the fourth sentence of Chapter 6 by replacing "G. L. c. 40, section 15" with "G. L. c. 40, section 15A.", or to do or act on anything thereon.

(Request by the Affordable Housing Trust)

Majority Vote Required

SUMMARY: This article proposes corrections to the Affordable Housing Trust bylaw in response to suggestions by the Attorney General's Office in the approval letter of October 25, 2021. The amendment to

Chapter 3 is to clarify that the Trust's quorum provisions are consistent with Massachusetts law. The amendments to Chapter 6 are all to correct typographical errors in the bylaw.

Recommendations:

Selectboard -

Finance Committee -

Affordable Housing Trust -Yes 6, No 0

ARTICLE NO. 36 - SPECIAL DETAIL ACCOUNT FOR THE FIRE DEPARTMENT:

To see if the Town will vote to transfer the sum of \$3,000.00 from available funds to the special detail fund for the Fire Department, said account to be administered by the Fire Chief through the Town Accountant and Town Treasurer, or to do or act on anything thereon.

(Requested by the Fire Chief)

Majority vote required

Recommendations:

Selectboard -

Finance Committee –

SUMMARY: The Town currently has a Fire Detail Fund that allows for the collection of fees from private parties that need to use Fire Department staff resources for a private event. These monies are then used to pay our staff for those services. Currently we must delay these payments until we collect and deposit the fee from the private party. This appropriation will provide cash flow so that we can pay our staff on a timely basis.

ARTICLE NO. 37 - EASEMENT FOR THE HERRING RIVER RESTORATION PROJECT:

To see if the Town will vote to:

- (a) authorize the Selectboard to acquire, by gift, purchase and/or eminent domain on such terms and conditions as the Selectboard shall determine, permanent and temporary easements in parcels of land abutting and/or near Pole Dike Road, Bound Brook Island Road, Old Colony Road, and Way No. 672 for the reconstruction, installation, inspection, maintenance, improvement, repair, replacement and/or relocation of rights of way, drainage, utilities, driveways, slopes, and grading, to enable the Town to undertake the Herring River Restoration Project and for any and all purposes and uses incidental or related thereto, all as approximately shown on plans entitled "Herring River Restoration Project Engineering Design to Elevate Low-Lying Roadways and Replace Associated Culverts, Wellfleet and Truro, Massachusetts, Permanent and Temporary Easement Plan," prepared by WSP for the Town of Wellfleet, dated January 2022, and "Herring River Restoration Project Permit Level Design for Low-Lying Property Impact Prevention, Way #672, Hirsch-Meek Property (25 Way #672) & Ellis Property (27 Way #672), Wellfleet, Massachusetts, Permanent and Temporary Easement Plan," prepared by WSP for the Town of Wellfleet, dated January 2022, copies of which are on file with the Town Clerk, as said plans may be amended from time to time;

- (b) raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing and any and all costs related thereto, including, without limitation, the cost of any easement acquisitions; and
- (c) authorize the Selectboard to enter into any and all agreements and take any and all actions necessary or appropriate to effectuate the foregoing purposes.

or to do or act anything thereon.

(Requested by the Selectboard)

Two-thirds vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend:

Finance Committee -

SUMMARY: The Town of Wellfleet and Cape Cod National Seashore are undertaking the Herring River Restoration Project (“Project”) to restore tidal flow and revive the extensive ecological and economic benefits provided by a healthy estuary. The expected benefits include improved water quality, greater community resilience, and enhanced recreational opportunities. More information about the Project is available at <https://www.wellfleet-ma.gov/home/news/herring-river-project>.

The Project includes the elevation of low-lying road segments and replacement of culverts to ensure that roadways are not over-topped during certain conditions once tidal flow is restored. Temporary easement rights are needed allow the Town and its contractors to access portions of private property near the road segments for purposes such as erosion control, staging or other construction activity. Temporary easement rights will expire once the construction work is completed. Permanent easement rights are needed because work will result in certain permanent changes to private property near the road segments, such as a grade change, or installation of a guardrail or culvert, and to allow the Town Department of Public Works access for maintenance. Plans showing the locations of the easements are available for viewing at the Wellfleet Department of Public Works (DPW) located at 220 West Main Street, and the Wellfleet Town Clerk’s office located at 300 Main Street.

ARTICLE NO. 38 - RESCIND DEBT AUTHORIZATIONS (consent):

To see if the Town will vote to rescind the following funding authorizations, as follows:

Department	Item	Date	Amount
Department of Public Works	South Wellfleet Parking Lot	4/28/14	\$6,948.00
Elementary School	Elementary School Roof	4/28/14	\$338,909.00
DPW Facilities	Town Hall Furnace	4/28/14	\$75,000.00

Police Department	Police Station Construction	11/15/16	\$540,000.00
Selectboard	Land Acquisition	4/22/19	\$1,000,000.00

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: The purpose of this article is to rescind a series of debt authorizations approved by Town Meeting to borrow funds for the identified purposes. These projects have been completed and the debt authorizations were not issued and not necessary for the projects. This proposed action is largely a house keeping matter.

ARTICLE NO. 39 - ROUTE 6A/MAIN STREET INTERSECTION PROJECT:

To see if the Town will vote to:

- (a) authorize the Selectboard to acquire by gift, purchase, and/or by eminent domain, parcels of real property, permanent and temporary easements, for public way purposes, including without limitation, for the construction, installation, maintenance, improvement, repair, replacement and/or relocation of rights of way, drainage, utilities, driveways, slopes, grading, road realignment, sidewalks and landscaping, and other related purposes, as may be necessary to undertake the MassDOT Route 6/Main Street Transportation Improvement Project, and for any and all purposes incidental or related thereto, in, on and under certain parcels and easement areas being generally shown on a plan entitled "Massachusetts Department of Transportation Highway Division Plan and Profile of Route 6/Main Street Intersection and Corridor Improvements" dated February 14, 2022 on file in the Town Clerk's Office as said plans may be amended from time to time and/or incorporated into an easement plan;
- (b) Transfer the care, custody, management and control of a portion or portions of the Town-owned property or properties shown on the aforesaid plans from the board or officer having custody of the same for the purposes for which such properties are currently held to the Selectboard for public way and utility purposes, and further to dedicate said portions of the Town-owned properties to the foregoing purposes;
- (c) raise and appropriate, transfer from available funds, borrow or otherwise provide a sum of money, to fund the foregoing project and any and all expenses incidental or related thereto, including without limitation, the costs of any land/easement acquisitions, appraisals, surveys, engineering, design, and other associated services; and

- (d) authorize the Selectboard to enter into all agreements and take any and all actions as may be necessary or appropriate to carry out the foregoing purposes,
- (e) or to do or act on anything thereon.

(Requested by the Selectboard)

Two-thirds vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 4-1-0

Finance Committee -

SUMMARY: This project request is to allow the Town’s engineering consultant (Stantec) to continue services for the Massachusetts Department of Transportation Route 6/Main Street intersection project. Stantec submitted the 75% design plans to the State in December 2021 and is currently working on the 100% design plans to commence construction in 2023. This article further authorizes the Selectboard to acquire the rights needed to undertake the project, and to pay the costs and expenses related to the acquisition of the necessary property interests.

ARTICLE NO. 40 - AUTHORIZE ACQUISITION OF ACCESS EASEMENT TO INDIAN NECK TIDAL FLATS:

To see if the Town will vote to acquire, by gift, purchase and/or eminent domain, an access easement for vehicular and pedestrian traffic to pass and repass on and along the private roads being King Philip Road, Billingsgate Road and Omaha Road to the Indian Neck Tidal Flats, which are owned by the Town of Wellfleet by an instrument recorded with the Barnstable County Registry of Deeds in Book 32413, Page 327, on such terms and conditions as the Selectboard deems to be in the best interests of the Town, and further to authorize the Selectboard to execute any and all documents, agreements and instruments necessary or convenient to carry out the purposes of this article, or to do or act on anything thereon.

(Requested by the Selectboard)

Two-thirds vote required

Recommendations:

Selectboard -

Finance Committee -

SUMMARY:

SECTION VI: BYLAWS, INITIATIVE PETITIONS

ARTICLE NO. 41 - BYLAW AMENDMENT FOR ANIMAL CONTROL BYLAW:

To see if the town will vote to amend the General Bylaws of the Town of Wellfleet by voting to delete and replace Article XV entitled Animal Control, in its entirety, a copy of which is on file and available for viewing in the Town Clerk’s office and as shown below, and further, to authorize the Town Clerk to

make any non-substantive, ministerial changes to numbering and formatting, so as to ensure consistency with the rest of the Bylaws, as necessary:

15.1 Purpose. The purpose of these by-laws is the control of animals to prevent injury to property, persons and animals.

15.2 Administration. The Selectboard shall appoint an Animal Control Officer who, in addition to any other authorized enforcement officers, shall be responsible for the enforcement of these by-laws.

15.3 Definitions. The terms used in this by-law shall be as defined in Massachusetts General Laws, Chapter 140, Section 136A, unless another meaning is clearly apparent from the manner in which the word is used.

In addition to the terms defined in said statute, for the purposes of this by-law, the following terms shall have the following definitions:

Adequate shelter – A structure that is large enough for the animal to stand naturally, turn around and lie down inside of the structure without being exposed to the elements of weather. The roof and walls of the structure are waterproof and windproof. Bedding must be kept dry and changed regularly to preserve insulating qualities. Insulation and an inner wall must be included in shelter for dogs with short fur (example: Pointers, Staffordshire Terriers, Boxers, Labrador Retrievers) to provide adequate protection from cold. During cold weather a moveable flap must be placed over the entrance to a shelter to preserve the animal's body heat. Adequate shelter from sun may be provided by a tarp placed in a manner to provide deep shade and allow air to pass through for ventilation.

Dangerous Dog – Any dog that either (i) without justification, attacks a person or domestic animal causing physical injury or death; or (ii) behaves in a manner that a reasonable person would believe poses an unjustified imminent threat of physical injury or death to a person or to a domestic or owned animal.

Keeper – Any person, business, corporation, entity, or society, other than the owner, having possession of a dog. If a person under the age of 18 owns or keeps a dog, that person's custodial parent(s) or legal guardian(s) shall be responsible for complying with the requirements of these by-laws.

Commercial boarding or training kennel – An establishment used for boarding, holding, day care, overnight stays or training of animals that are not the property of the owner of the establishment, at which such services are rendered in exchange for consideration and in the absence of the owner of any such animal; provided, however, that this shall not include an animal shelter or animal control facility, a pet shop licensed under section 39A of chapter 129, a grooming facility operated solely for the purpose of grooming and not for overnight boarding or an individual who temporarily, and not in the normal course of business, boards or cares for animals owned by others.

Commercial breeder kennel – An establishment, other than a personal kennel, engaged in the business of breeding animals for sale or exchange to wholesalers, brokers or pet shops in return for consideration.

Kennel – A pack or collection of dogs on a single premise, including a commercial boarding or training kennel, commercial breeder kennel, domestic charitable corporation kennel, personal kennel or veterinary kennel.

Licensing Period – The time between January 1st and the following December 31st of each year, both dates inclusive.

Personal kennel – A pack or collection of more than four (4) dogs, three (3) months of age or older, owned or kept under single ownership, for private personal use; provided, however, that breeding of personally owned dogs may take place for the purpose of improving, exhibiting or showing the breed or for use in legal sporting activity or for other personal reasons; provided further, that selling, trading, bartering or distributing such breeding from a personal kennel shall be to other breeders or individuals by private sale only and not to wholesalers, brokers or pet shops; provided further, that a personal kennel

shall not sell, trade, barter or distribute a dog not bred from its personally-owned dog; and provided further, that dogs temporarily housed at a personal kennel, in conjunction with an animal shelter or rescue registered with the department, may be sold, traded, bartered or distributed if the transfer is not for profit.

Section 15.4 Dogs Must Be Leashed and Licensed. All dogs within the territorial limits of the Town of Wellfleet shall be restrained by a leash held by a responsible person capable of restraining the dog, unless confined to the property of their owners or keepers or confined to the property of another with the consent of the person in lawful control thereof. Any dog found running at large will be removed and impounded. The owner of any dog so removed shall be responsible for boarding expenses at the established rate prior to the release of the dog. The Town of Wellfleet Police Department (including special officers), and the Animal Control Officer shall have the authority to enforce this Section.

Consistent with General Laws Chapter 140, Sections 137-139, the owner or keeper of a dog over the age of six (6) months shall obtain a license for the dog from the Town Clerk, unless the dog is subject to a kennel license as set forth in Section 15.10 of this By-law. No fee shall be charged for a license issued under this section for a service animal as defined by the Americans with Disabilities Act or regulations promulgated thereunder. The fee for an individual dog license shall be \$--- for a dog that is intact and \$---- for a dog that has been spayed or neutered. A late fee of \$----- shall be assessed in addition to the licensing fee for any dog that is not licensed by January 31.

Section 15.5 Dog Waste Removal. All dog owners, keepers or persons having control of a dog are responsible for immediately removing and disposing of all solid wastes produced by said dog on any property (other than the property of the dog owner or keeper) in a sanitary manner and where it will not cause pollution, either directly or indirectly.

Section 15.6. Barking and Other Noise Caused by Dogs. No person owning, keeping or otherwise responsible for a dog shall allow said animal to annoy another person's reasonable right to peace or privacy by making loud or other continuing noise, where such noise is plainly audible at a distance of 100 feet from the building, premises, vehicle, or other means of conveyance or housing of said dog, or where such noise is continuing for fifteen (15) minutes. The fact that such noise is plainly audible at said distance or continuing in excess of fifteen (15) minutes on a daily basis shall be prima facie evidence of a violation.

Section 15.7. Animals in Parked Vehicles. No animal may be left unattended in a parked vehicle at any time of year.

Section 15.8 Licensing and Regulation of Dangerous Dogs.

Section 15.8.1. Determination That A Dog Is Dangerous or a Nuisance. The Animal Control Officer shall investigate all complaints made to the Animal Control Officer, the Town of Wellfleet Police Department, the Selectboard, or the Town Administrator that any dog owned or kept within the Town of Wellfleet is a nuisance or dangerous dog as those terms are defined in Section 136A of Chapter 140 of the Massachusetts General Laws.

Section 15.8.2. The Animal Control Officer shall make whatever inquiry is deemed necessary to determine the accuracy of said complaints referenced in Section 15.8.1, including an examination of the complainant under oath at a public hearing. Based on the facts introduced at the hearing, the Animal Control Officer may find that the dog is a Nuisance Dog or Dangerous Dog and may make such orders as authorized by Massachusetts General Laws, Chapter 140, Section 157.

Section 15.8.3. Nothing in this by-law is intended to limit or restrict the authority of the Selectboard to act in accordance with Massachusetts General Laws, Chapter 140, Section 157.

Section 15.8.4. Petition for Relief to Court. The owner or keeper of a dog who is the subject of an order under this By-law may petition the district court for relief in accordance with Massachusetts General Laws, Chapter 140, Section 157.

Commented [A1]: Please determine and finalize the licensing fees, bearing in mind that the fee for a neutered dog must be less than the fee for an intact dog, under G.L. c. 140, Section 139.

Section 15.9. Control of Dangerous Dogs

Section 15.9.1. The Animal Control Officer shall notify the Town Clerk of all dogs determined to be dangerous, pursuant to the terms of this By-law, and the Town Clerk shall keep a record of all such dogs.

Section 15.10. Kennel Licenses, Inspection, and Regulation.

Section 15.10.1. Requirement for Kennel License. Any owner or keeper of more than four (4) dogs, three (3) months of age or older, being maintained at a single premises, shall secure a Kennel License. The Town Clerk shall not issue a Kennel License unless the owner or keeper provides the Town Clerk with a veterinarian's certificate verifying that each dog which is six (6) months of age or older is currently vaccinated against rabies.

Section 15.10.2. Application and Issuance of Kennel License and Fees. A Kennel License shall be issued annually by the Town Clerk for the licensing period, upon written application by an owner or keeper of dogs and after inspection of the kennel and a determination, made by the Animal Control Officer, that the basic standards of cleanliness, proper care, confinement, and adequate shelter of said dogs exist on the premises. The name and address of the owner or keeper of each dog kept in any kennel, if other than the person maintaining the kennel, and a veterinarian's certificate verifying that each dog, three (3) months of age or older, is currently vaccinated against rabies and kennel cough, shall be kept on file on the premises and available for inspection by the Animal Control Officer or any authorized persons. Such license shall be in the form prescribed by the Town Clerk.

The license fee for a kennel with nine (9) dogs or fewer shall be fifty dollars (\$50.00). The license fee for a kennel with ten (10) or more dogs shall be one hundred fifty dollars (\$150.00). The Town Clerk shall, upon application, issue without charge a Kennel License to any domestic charitable corporation, incorporated exclusively for the purpose of protecting animals from cruelty, neglect or abuse, and for the relief of suffering among animals. The holder of a license for a kennel shall cause each dog kept therein to wear, while it is at large, a collar or harness of leather or other suitable material, to which shall be securely attached a tag upon which shall appear the current dog license information of the town of where the dog resides. A veterinary hospital shall not be considered a kennel unless it contains an area for the selling or boarding of dogs for other than medical purposes, in which case it shall apply for a Kennel License. Kennel licenses are non-transferrable.

Section 15.10.3. Inspection. The Animal Control Officer, Animal Health Inspector, or a police officer may at any reasonable time inspect any kennel or premises for which a Kennel License has been issued.

Section 15.10.4. Loss of Kennel License. If the Animal Control Officer, Animal Health Inspector, or other authorized agent, after inspection, determines that the kennel or premises that are the subject of a kennel license are not kept in a sanitary or humane condition, or if records are not kept as required by law, the inspecting officer shall notify the Selectboard of that determination and the facts upon which it is based. The Selectboard may, by order after a hearing, revoke or suspend such license. If a license has been revoked or suspended, the license may be reinstated after inspection and a reinstatement order by the Selectboard after a new hearing.

Section 15.10.5. Procedure for Complaint to the Selectboard. Upon written petition of any person or persons, filed with the Selectboard, setting forth that they are aggrieved or annoyed to an unreasonable extent by one or more dogs at a kennel because of excessive barking or dangerous disposition of said dogs, or other conditions connected with such kennel constituting a public nuisance, said Selectboard, within seven (7) days after the filing of such a petition, shall give notice to the owner or keeper of the kennel, the petitioner(s), and any other person the Selectboard determine should be given notice, of a public hearing to be held within fourteen (14) days after the date of such notice. Said notice shall also be posted on a Town bulletin board. Within seven (7) days after such public hearing, said Selectboard shall make an order either revoking or suspending such kennel license, or otherwise regulating said kennel or premises, or dismissing said petition.

Section 15.10.6. Petition for Relief to Court. The holder of a kennel license or other person who is the subject of an order under Section 15.10 may petition the district court for relief in accordance with Massachusetts General Laws, Chapter 140, Section 137C.

Section 15.11. Fines and Penalties.

Section 15.11.1. Non-Criminal Disposition. In addition to any other legal remedies that may be available, the Animal Control Officer or other designated enforcing person, may enforce this By-law by Non-Criminal Disposition. If a Non-Criminal Disposition process, as provided in Massachusetts General Laws, Chapter 40, Section 21D and the Town’s Non-Criminal disposition By-law is elected, then any person who violates the provisions of ARTICLE XV, Section 15 of the Town’s General By-laws shall be subject to the following enforcement fines and penalties.

The enforcing officer may give a written warning for the first offense or shall impose the following fines:

First Offense	\$50.00
Second Offense	\$100.00
Third Offense	\$300.00
Fourth and subsequent offenses	\$500.00

Each day or portion thereof shall constitute a separate offense and each provision violated shall constitute a separate offense.

Section 15.11.2. The penalties set forth in Section 15.11.1 shall apply to all violations of this By-law entitled ARTICLE XV ANIMAL CONTROL, Section 15, with the following exceptions:

- (a.) Sections 15.4 Dogs Must be Leashed and Section 15.6. Barking and Other Noise Caused by Dogs. Owners or keepers of dogs found in violation of either such section shall be fined \$50.00 for each offense;
- (b.) Section 15.5 Dog Waste Removal. Owners or keepers of dogs found to be in violation of this section shall be fined immediately as a First Offense and subsequently as listed for the Second, Third, Fourth and subsequent offenses, with no written warning;

Section 15.11.3. The Town may enforce this By-law or enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.

Section 15.12. Severability. If any section, paragraph, sentence clause, or phrase of this By-law is held invalid or unconstitutional, such portion shall be deemed a separate and distinct provision and such decision shall not affect the validity of the remaining portions of these By-law which shall remain in force and effect; and to this end, the provisions of this By-law are hereby declared severable.

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard -

Finance Committee -

SUMMARY: (C. Sumner)

ARTICLE NO. 42 - ADOPTION OF ENABLING LEGISLATION TO ESTABLISH SPEED LIMITS:

To see if the town will vote to accept the provisions of Chapter 90, Section 17C of the General Laws, (Ter. Ed), which allows the Selectboard to establish a speed limit of 25 miles per hour in any thickly settled or business district in the Town that is not a state highway or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SUMMARY: The Selectboard received a petition from residents seeking to reduce the posted speed limit on a local roadway. To effectuate this the Town will have to adopt this enabling legislation.

ARTICLE 43 - AMENDMENT TO WELLFLEET ZONING BY-LAWS CONTRACTOR'S YARD:

To see if the Town will amend the Wellfleet Zoning By-Laws by amending the Use Regulations Table 5.3.2, as follows:

Contractor's Yard in the Use Regulations Table 5.3.2 from "P" (Permitted Use) in the "C" (Commercial District) and "C2" (Commercial 2 District) to "O" (An exclusive or Prohibited Use),

or to do or act on anything thereon.

(Requested by the Planning Board)

Two-thirds vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee –

Planning Board 7-0-0

SUMMARY:

ARTICLE NO. 44 - NON BINDING PUBLIC ADVISORY QUESTION IN PILGRIM POWER PLANT:

Calling upon Holtec Pilgrim, LLC, owner of the closed Pilgrim Nuclear Power Station and Holtec Decommissioning International, LLC, to immediately withdraw any plans to discharge any radioactive water into Cape Cod Bay.

WHEREAS, Cape Cod Bay is a federal and state protected area and habitat for the endangered Right Whale; and

WHEREAS, Cape Cod Bay provides a vital livelihood for fishermen and the tourist industry; and

WHEREAS, The National Academies of Science has determined there is no safe dose of ionizing radiation,

WHEREAS, One radioactive element in Holtec Pilgrim water is Tritium, which concentrates up the food hand from sediment to sea grasses to the fish we eat; and

WHEREAS, Holtec Pilgrim can discharge radioactive water anytime without approval of the Nuclear Regulatory Commission [NRC]; and

WHEREAS, The Attorney General of New Mexico has filed a lawsuit against the NRC for unlawful proceedings and illegal activities involving Holtec; and

WHEREAS, The Commonwealth has the authority to stop the dumping;

Therefore, shall the people of the Town of Wellfleet direct the local government to communicate with Governor Charlie Baker, Attorney General Maura Healey, and the State Legislature to employ all means available to ensure that Holtec commits to immediately withdraw any plans to dump any radioactive water into Cape Cod Bay?

(Citizens Petition)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee –

ARTICLE NO. 45 - GOVERNING THE USE OF SHORT-TERM RENTAL COMMUNITY IMPACT FEES (G.L. c. 64G, § 3D(a) & (G.L. c. 64G, § 3D(b)):

To see if the Town will vote to adopt the following allocation formula for receipts received under (G.L. c. 64G, § 3D(a) & (G.L. c. 64G, § 3D(b)). Thirty-Five percent (35%) shall be deposited in a receipts reserved for appropriation account and appropriated by future votes of Town Meeting as grants to the Wellfleet Affordable Housing Trust to be used exclusively for the purposes of affordable housing; or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee –

Commented [A2]: DOR has stated that the 35% of community impact fees must be deposited in a receipts reserved for appropriation account limited to either affordable housing or infrastructure. This means that the funds must be appropriated at a future town meeting. I do not think Town Meeting can reserve 65% for workforce or market-rate housing because that is not "affordable housing." The vote could, however, reserve more than 35% for affordable housing.

Town Meeting could establish a special purpose stabilization funds pursuant to G.L. c. 40, §5B, for affordable housing, workforce and market-rate housing, but the Town needs to be concerned with whether such this would be a valid public purpose (to spend money on market rate housing). Provincetown addressed this issue in its HRP for a Year-Round Market Rate Rental Trust.

Alternatively, the Town could seek special legislation which Provincetown is doing this year. The HRP provides:

SECTION 5: Thirty per cent of the excise collected under section 3A of chapter 64G of the General Laws by the town of Provincetown shall be credited without further appropriation to any duly established affordable or community housing trust fund within the town of Provincetown, as determined by the Select Board in its discretion before the beginning of each fiscal year.

Of course, the HRP petition could limited it to just the community impact fees.

SUMMARY: This would bind the Town to allocate any funds received from Community Impact Fees on Short Term Rentals to be used exclusively for housing. Statutory requirements are for 35% to be utilized for either affordable housing or infrastructure projects. As proposed, 35% will be used solely for affordable housing by the Wellfleet Housing Trust, 65% would be allocated to the trust and be unencumbered and could be used to support, affordable housing, workforce or market-rate housing. It is uncertain how much revenue will be generated by the community impact fees until the receipts are in hand, it will be modest when compared to the overall room tax revenues. Once receipts are in hand, it should be a relatively predictable source of revenue that would be available to support housing initiatives within Wellfleet.

ARTICLE NO. 46 - SHORT TERM RENTAL COMMUNITY IMPACT FEE PROFESSIONALLY MANAGED UNITS (G.L. c. 64G, § 3D(a)):

To see if the Town will vote to accept the provisions of G.L. c. 64G, § 3D(a), authorizing the imposition of a community impact fee of 1% on the transfer of occupancy of a short-term rental in a "professionally managed unit," which term is defined G.L. c. 64G, §1 with said fee to apply to transfers of occupancies on or after January 1, 2023, or to do or act on anything thereon.

Commented [A3]: In our opinion, the fee should simply take effect on a date certain without getting into the date of contract.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee –

SUMMARY: This opts the Town into collecting a community impact fee on short-term rentals of "professionally managed" short-term rental units. Professionally managed units are two or more units run by the same operator not located within a two to three family that includes the operator's primary residence. Three percent (3%) is the maximum allowable local option. The statutory requirement is that 35% of the fee must be used for either affordable housing or capital infrastructure. The Town is proposing to dedicate all these funds to housing. See Article 56 Governing the Use of Short-Term Rental Community Impact Fees (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)).

ARTICLE 47 - SHORT TERM RENTAL IMPACT FEE – OPERATOR'S PRIMARY RESIDENCE FEE (G.L. c. 64G, § 3D(b)):

To see if the Town will vote to accept the provisions of G.L. c. 64G, § 3D(b), authorizing the imposition of a community impact fee of 1% on the transfer of occupancy of a short-term rental unit that is located in a two- or three-family dwelling that includes the operator's primary residence. The impact fee will apply only to transfers of occupancies on or after January 1, 2023, or to do or act on anything thereon.

Commented [A4]: Same comment as above about the effective date.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend

Finance Committee –

SUMMARY: This opts the Town into collecting a community impact fee on short-term rental units within a two- or three-family dwelling that includes the operator's primary residence. 3% is the maximum allowable local option. This article requires the adoption of Article 56 Short Term Rental Community Impact Fee Investor-Owned Homes (G.L. c. 64G, § 3D(a)). The statutory requirement is that 35% of the fee must be used for either affordable housing or capital infrastructure. The Town is proposing to dedicate these funds exclusively to housing. See Article 57 Governing the Use of Short-Term Rental Community Impact Fees (G.L. c. 64G, § 3D(a)) & (G.L. c. 64G, § 3D(b)).

ARTICLE 48 - TREE PRESERVATION RESOLUTION:

To see if the Town will vote to adopt the following **TREE PRESERVATION RESOLUTION:**

WHERE AS, trees are recognized for their abilities to improve air quality, protect from glare and heat, reduce noise, aid in the stabilization of soil, provide natural flood and drainage control, create habitats for wildlife, enhance aesthetics and property values, contribute to the distinct character of certain neighborhoods and roadways, provide natural privacy to neighbors, and reduce ambient carbon in the atmosphere; and

WHERE AS, the preservation and protection of certain trees on private property, the requirement to replant trees to replace those removed, and the collection of financial contributions to support the Town's tree planting and maintenance efforts are public purposes that protect the public health, welfare, environment, and aesthetics; and

WHERE AS, at our 2021 Town Meeting, the voters of Wellfleet passed a resolution declaring a climate emergency and committing to eliminate the town's carbon emissions by or before 2050; and in order to achieve that goal, we will need not only to maintain, but also to *increase* our net number of trees, to compensate for emissions we are not able to eliminate.

Now, therefore, be it RESOLVED: That the Town vote to authorize the Select Board to cause to be prepared for consideration at the next Town Meeting, a Tree Preservation ByLaw supporting the preservation and protection of trees on residential, municipal and *commercial* lots *preceding or* during significant demolition and/or construction activity, by designating areas of a lot where trees must be protected, and requiring mitigation for trees removed via replanting or collection of fees to support the Town's tree planting and maintenance efforts; and

FURTHER RESOLVED: That in order to effectuate the purposes of the resolution, the Town of Wellfleet's Select Board appoint a committee of five (5) members (Tree Preservation Bylaw Committee), with a recommendation to include one member of the Wellfleet Conservation Commission, and one member of the Wellfleet *Zoning Board*, to be charged with the drafting of the Bylaw for the Select Board's review and approval prior to submission for the Town's approval at the 2023 Town Meeting; and;

FINALLY RESOLVED: That the Tree Preservation Bylaw Committee *consider* the following non-binding recommendations:

1. The Tree Preservation Bylaw only apply to trees that are six (6) inches in diameter or greater and located within a lot's twenty-five (25) foot setback area (Protected Trees);
2. The Tree Preservation Bylaw will prohibit the removal of Protected Trees during construction, or for a period of time not to exceed fifteen (15) months prior to an application for a demolition or building permit for:
 - (a) demolition of an existing structure of 250 gross square feet or greater, (b) construction of any building or structure on a vacant lot, or (c) construction of one or more structures or additions to structures on a lot that increases the Gross Floor Area by 50% or greater;
3. The Tree Preservation Bylaw will provide an option, if it is not practical to save a Protected Tree, for it to be removed and replaced with new trees elsewhere, or pay into a tree fund, which the Town will use to buy and plant trees in residential areas;
4. The Tree Preservation Bylaw will not apply to the subdivision of land under the Town's Subdivision Rules and Regulations, those areas of a property under the jurisdiction of the Wetlands Protection Act, public shade trees pursuant to M.G.L. Chapter 87, emergency projects necessary for public safety, health, and welfare, trees severely damaged as the direct result of a natural disaster, or trees that are hazardous;
5. The Tree Preservation Bylaw will require that mitigation be based upon the DBH (diameter at breast height) of Protected Tree(s) removed. For each inch of DBH of the Protected Tree(s) removed, no less than one half (½) inch caliper of a new native tree(s) shall be replanted with each new tree having a minimum caliper of two (2) inches. If the Protected Tree to be removed is an overstory tree species, the replacement tree(s) to mitigate the removal shall be a native overstory tree species; or to take any other action relative thereto:

(Citizens Petition)

Majority vote Required

Recommendations:

Selectboard –

Finance Committee –

SECTION VII: STANDARD ANNUAL ARTICLES

Voted on together as part of a consent agenda

ARTICLE NO. 49 - SURPLUS PROPERTY DISPOSAL:

To see if the Town will vote to authorize the Town Administrator or his/her designee to dispose of personal property by trade-in or sale, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee –

SUMMARY: This is an annual request that provides the Town Administrator to sell, trade-in or dispose of surplus property on behalf of the Town.

ARTICLE NO. 50 - COLLECTION OF TAXES:

To see if the Town will vote in accordance with G.L. c. 41, sec. 38 to authorize the Town Collector to use all means for collecting taxes, which the Treasurer may use when appointed Collector, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required.

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee –

ARTICLE NO. 51 - MASSDEP LIABILITY INDEMINIFICATION:

To see if the Town will vote to assume liability in the manner provided by G.L. c.91, s.29 and 29A, as most recently amended, for damage that may be incurred for work to be performed by the Department of Environmental Protection of Massachusetts for improvements, development, maintenance and protection of tidal and non-tidal rivers and streams, great ponds, harbors, tidewaters, foreshores and shores along a public beach, excluding the Herring River and Herring River Dike, in accordance with G.L. c. 91, s. 11, and to authorize the Selectboard to execute and deliver a bond on indemnity therefore to the Commonwealth, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required.

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

ARTICLE NO. 52 - NAUSET SCHOOLS ASSESSMENT FORMULA:

To see if the Town will vote to accept the provisions of G.L. c. 71, s.16B, which would reallocate the sum of the member Town's contribution to the Nauset Regional School District in accordance with the Nauset Regional Agreement, rather than the Education Reform Formula, so called, or to do or act on anything thereon.

(Nauset Regional School Committee)

Majority vote required.

Recommendations:

Selectboard –

Finance Committee:

Insert 5-0-0

Recommend 5-0-0

SUMMARY: This article will apportion the Nauset School District's assessment for FY24 to the four (4) member towns based on their proportionate enrollment within the school district. This is the method

provided within the inter-municipal agreement approved by the four towns establishing the Nauset Regional School District and has been applied in each of the last seventeen years by Town Meeting vote.

SECTION VIII: STANDARD CLOSING ARTICLES

ARTICLE NO. 53 - REPORTS OF BOARDS AND COMMITTEES:

To hear reports of the Selectboard, Town Officers, and all other Committees and to act thereon, or do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

ARTICLE NO. 54 - OTHER BUSINESS:

To act on any other business that may legally come before the meeting.

(Requested by the Selectboard)

Majority Vote Required

Recommendations:

Selectboard:

Insert 5-0-0

Recommend 5-0-0

Finance Committee -

SPECIAL TOWN ELECTION WARRANT

Tuesday June 21, 2022

The Commonwealth of Massachusetts

To either of the Constables in the Town of Wellfleet in the County of Barnstable:

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet at the **WELLFLEET ADULT COMMUNITY CENTER, 715 OLD KING'S HIGHWAY in Wellfleet on Tuesday the 21st day of June, 2022, between twelve o'clock noon and seven o'clock p.m.**, then and there to vote for the election of the following Town officer: Selectboard Vote for One, Two years (of a three year term) and to vote on the following questions:

Question 1: Shall the Town of Wellfleet be allowed to assess an additional \$_____.00 in real and personal property taxes for the purpose of funding general school and town operations for the fiscal year beginning July 1st, two thousand and twenty-two?

Question 2: Shall the Town of Wellfleet be allowed to assess an additional \$_____.00 in real and personal property taxes for the purpose of funding equipment replacement, facility repairs and special projects expenses for the fiscal year beginning July 1st, two thousand and twenty-two?

Question 3: Shall the Town of Wellfleet be allowed to assess an additional \$186,759.00 in real and personal property taxes for the purpose of funding two new Police Officer positions for the fiscal year beginning July 1st, two thousand and twenty-two?

Question 4: Shall the Town of Wellfleet be allowed to assess an additional \$206,964.00 in real and personal property taxes for the purpose of funding two new Firefighter/EMT/Paramedic positions for the fiscal year beginning July 1st, two thousand and twenty-two?

Question 5: Shall the Town of Wellfleet be allowed to exempt from the provisions of proposition two and one-half, so called, the amounts required to pay for the bonds issued in order to purchase and install a fire suppression system for the Wellfleet Elementary School, and pay all other costs related thereto?

2022 ANNUAL TOWN ELECTION WARRANT

And you are hereby directed to serve these warrants by posting attested copies thereof, one in the Post Office in Wellfleet and one in the Post Office in South Wellfleet, fourteen (14) days at least before the date of said meetings.

Hereof fail not and make do return of these warrants with your doings thereon, to the Town Clerk, at the time and place of said meetings.

Given under our hands this ____ day of 2022.

Wellfleet Board of Selectmen

Ryan Derek Curley, Chair

Michael F. DeVasto, Vice Chair

Janet M Reinhart , Member

Helen Miranda Wilson, Member

John A. Wolf , Clerk

Constable's Return of Service

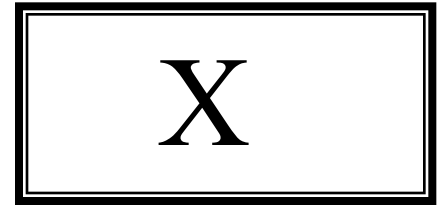
I have served the foregoing warrant by posting attested copies thereof in the Post Office in Wellfleet and the Post Office in South Wellfleet in the Town on _____, which is at least seven (14) days before the date of said meeting, as within directed.

Date: _____

Constable: _____



SELECTBOARD
AGENDA ACTION REQUEST



COA Advisory Board

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	I move to rescind the vote amending the COA Advisory Board Charge Made XX/XX/XX
SUMMARY (Optional)	COA advisory board's charge is in the general bylaws and trumps the previous Selectboard Vote
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

(2) An owner who receives the special assessment shall annually, for the duration of the special assessment, provide the Board of Assessors with written certification that he or she still owns and occupies the property, which is the subject of the special assessment, and that the subject property is still listed on the State Register.

(3) The date of any of the following occurrences shall be considered the date of the end of the special assessment:

- (a) written notice from the owner to the Board of Assessors requesting removal of the special assessment.
- (b) sale or transfer of ownership during the five (5) year period, except in the course of probate proceedings; or
- (c) removal of the property from the State Register.

COUNCIL ON AGING ADVISORY BOARD

Section 1. Name and composition

There shall be a board known as the Council on Aging Advisory Board consisting of eleven residents of the Town of Wellfleet appointed by the Board of Selectmen. Appointments shall be for a term of three years except that initial appointments shall be for shorter terms to insure that the terms of one-third of the Board members expire each year thereafter.

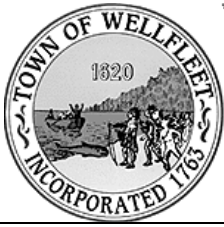
Section 2. Responsibilities

The Board shall, in consultation with the Director of Community Services:

- a. Identify the over sixty-year-old population of the Town of Wellfleet that are eligible for services;
- b. Ascertain the needs of this segment of the population;
- c. Educate the community about these needs;
- d. Enlist the support and participation of all citizens in programs to meet these needs;
- e. Assist the Wellfleet Director of Community Services to design, develop and implement services to fill those needs and/or enhance existing services; and
- f. Support and advocate for Council on Aging programs and budget with the town administration and Board of Selectmen.

TAX TITLE PAYMENT PLANS

Section 1. Pursuant to the provisions of G.L. c. 60, §62A, the Treasurer shall have the authority to enter into written payment agreements with every person entitled to redeem ownership of parcels in tax title which have been taken by the Town as a result of nonpayment of real estate taxes. The payment agreement shall be executed on such terms and conditions for payment of the delinquent taxes, interest and any other costs, fees or charges associated with same, in accordance with G.L. c. 60, §62A and this bylaw. The Treasurer shall not refuse to enter into agreements with eligible taxpayers.

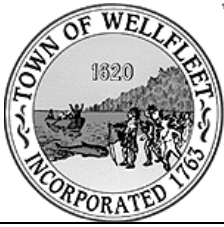


SELECTBOARD
AGENDA ACTION REQUEST



SB Reports

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST



TA Reports

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

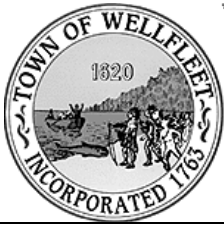


SELECTBOARD
AGENDA ACTION REQUEST



Topics for Future Discussion

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST



Correspondence and Vacancy Reports

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

! 📄 📧 📎	From	Subject	Received	Size	🚩
Today					
	Steven Levin	Get all building materials + finishes direct, from one place	Thu 4/21/2022 ...	63 KB	
	The Flagship of Construction Purchasing Get all building materials and finishes from ONE PLACE. No BS. Manufacturer-direct sourcing				
	Christine Bates	3 10 22 Approved ZBA meeting minutes	Thu 4/21/2022 ...	42 KB	
	For your records and review. Chris Bates Christine Bates Committee Secretary for ZBA and Conservation Commission				
	Mark Kinnane	Harbor Boat Parking	Thu 4/21/2022 ...	145 KB	
	Hi All				
	Rebekah Eldr...	Fwd: Letter to Select Board from Planning Board regarding Contractor...	Thu 4/21/2022 ...	53 KB	
	Please see the following letter from the planning board Rebekah				
	Jude	Re: Wellfleet - Select Board	Thu 4/21/2022 ...	27 KB	
	I want Janet's hateful letter dated April 14 included in the packet as this was this Board's response to my April 4 complaint. I am				
	Smart Cities ...	Smart Cities Week is back! Get tickets before they sell out	Thu 4/21/2022 ...	37 KB	
	Join us in Denver this May.				
Yesterday					
	Ryan Curley	Fyi	Wed 4/20/2022...	14 KB	
	https://provincetownindependent.org/news/2022/04/20/wellfleet-offers-6-5m-for-maurices-campground/ <end>				
	Rebekah Eldr...	Re: LeCount Hollow Beach Rescue	Wed 4/20/2022...	28 KB	
	Great job guys. So proud of all involved and so sorry for the loss ❤️ Get Outlook for iOS < https://aka.ms/o0ukef > _____				
	Michael Hurley	LeCount Hollow Beach Rescue	Wed 4/20/2022...	23 KB	
	Good Afternoon, This morning at around 1045am the Wellfleet Police and Fire departments received several E-911 calls reporting a				
	Ryan Curley	Fwd: HUD FY22 Income Limits	Wed 4/20/2022...	349 KB	
	----- Forwarded message -----				
	Ryan Curley	Re: Wellfleet - Select Board	Wed 4/20/2022...	31 KB	
	Hi the response to the April 4th complaint is already on the Agenda for April 26th.				
	Jude	Fwd: Wellfleet - Select Board	Wed 4/20/2022...	32 KB	
	Great, a special meeting just for me Sent from my iPhone				
	Ryan Curley	Fwd: two things: info about Board of Registrar of Voters and copy of J...	Wed 4/20/2022...	171 KB	
	----- Forwarded message -----				
	Ryan Curley	OneDrive_2_1-6-2022.zip Rt 6/Main St	Wed 4/20/2022...	16 KB	
	Sent from Mail < https://go.microsoft.com/fwlink/?LinkId=550986 > for Windows <end>				
	Even'tide Mo...	beach stickers	Wed 4/20/2022...	19 KB	
	Dear Selectboard, I've just been told that the beach department will no longer allow motels to prepurchase and sell beach stickers				
	Ryan Curley	Fwd: Wellfleet - Select Board	Wed 4/20/2022...	2 MB	
	----- Forwarded message -----				
	Ron Ginsberg	Support for affordable Wellfleet housing	Wed 4/20/2022...	20 KB	
	A short Wellfleet Story offering support for affordable housing In 1989 I vacationed for the first time on Cape Cod, thereafter, each				
	Ryan Curley	Rich Waldo - Wellfleet Forum @7pm	Wed 4/20/2022...	15 KB	
	Hello everyone, I just wanted to make you aware that Rich Waldo will be participating in the Wellfleet Forum tonight.				
	Rhonda Fowler Maurice's		Wed 4/20/2022...	15 KB	
	Hi Gang I couldn't be happier about this!!! What a game changer for Wellfleet and her future. These sorts of opportunities only				
	Wellfleet Cha...	Press Release: Wellfleet Acts to Make a Meaningful Dent in Our Housi...	Wed 4/20/2022...	99 KB	
	From the desk of the Wellfleet Selectboard				
	Ryan Curley	Fwd: You decided to disable video? Wow	Wed 4/20/2022...	17 KB	
	----- Forwarded message -----				
	Jude	Nancy Civetta thinks Maurice's campground isn't "good enough"	Wed 4/20/2022...	16 KB	
	That's how she eliminated all the wild pickers who used to live there. I took one of them in. Now we want to buy it for \$6.5m and....? I				
Tuesday					
	Ryan Curley	Fwd: NPS Land Exchange Project	Tue 4/19/2022 ...	17 KB	
	----- Forwarded message -----				
	Jennifer Con...	RE: Friday April 22 Selectboard Meeting @ 1pm	Tue 4/19/2022 ...	41 KB	
	This is posted. Jennifer M.Congel Town Clerk Town of Wellfleet, Ma				
	Jennifer Con...	RE: Friday April 22 Selectboard Meeting @ 1pm	Tue 4/19/2022 ...	39 KB	
	This agenda has a date of Tuesday April 20.. Jennifer M.Congel Town Clerk Town of Wellfleet, Ma				
	Ryan Curley	Re: Friday April 22 Selectboard Meeting @ 1pm	Tue 4/19/2022 ...	439 KB	
	Corrected Thx Rebecca 🙏 On Tue, Apr 19, 2022 at 4:26 PM Ryan Curley < ryan.d.curley@gmail.com > < mailto:ryan.d.curley@gmail.com >				
	Ryan Curley	Friday April 22 Selectboard Meeting @ 1pm	Tue 4/19/2022 ...	371 KB	
	Hi, Please post this for Friday, April 22nd @ 1pm.				

!	📄	✉️	🔒	From	Subject	Received	Size	🚩
				Charles Sum... FW: OK With You?		Tue 4/19/2022 ...	71 KB	
Good afternoon everyone, I am pleased to report that the contract between the Town and Mr. Waldo is now ready for your								
				lifeexercises RE: FW: LeCount Hollow		Tue 4/19/2022 ...	23 KB	
Thank you! You are all dedicated and wonderful! Janet Reinhart Sent from my Verizon, Samsung Galaxy smartphone								
				Charles Sum... FW: LeCount Hollow		Tue 4/19/2022 ...	21 KB	
Good afternoon all, I simply wanted to share this nice message from Suzanne on the efforts by DPW at LeCount Hollow Beach!								
				Judith Stiles Newcomb land for affordable housing?		Tue 4/19/2022 ...	10 KB	
Hello This is Judith Newcomb Stiles writing and I am so happy to read the press release that BOS is truly working on expanding								
				Denise Baker FREE League of Women in Government webinar this Thursday		Tue 4/19/2022 ...	23 KB	
Women Leading Government (WLG) Member, The League of Women in Government is holding a free webinar on April 21 on the								
				Ryan Curley Fwd: OML Complaint Filed 4.18.22		Tue 4/19/2022 ...	20 KB	
----- Forwarded message -----								
				Ryan Curley Fwd: and the new OML is just that NEW		Tue 4/19/2022 ...	20 KB	
----- Forwarded message -----								
				Ryan Curley Fyi Cape Cod Times		Tue 4/19/2022 ...	14 KB	
https://www.capecodtimes.com/story/news/2022/04/19/wellfleet-buy-maurices-campground-6-5-m-if-voters-approve/7350268001/								
				Ryan Curley OML Complaint Filed 4.18.22		Tue 4/19/2022 ...	122 KB	
Dear Mrs. Ahern,								
				Jennifer Con... FW: new OML complaint		Tue 4/19/2022 ...	2 MB	
Jennifer M.Congel Town Clerk Town of Wellfleet, Ma								
				Town Clerk FW: COA advisory board		Tue 4/19/2022 ...	15 KB	
-----Original Message-----								
Monday								
				Ryan Curley Ex session on Tuesday April 26 @ 5:30		Mon 4/18/2022...	14 KB	
https://www.wellfleet-ma.gov/home/events/85111 <end>								
				lifeexercises Email Request		Mon 4/18/2022...	16 KB	
Who informed Jude Ahern about the email I wrote to this Selectboard last week? Janet Sent from my Verizon, Samsung Galaxy								
				Jude Ahern new OML complaint re: 04/12/22		Mon 4/18/2022...	2 MB	
I would like this to be added to the April 26 agenda and expect my public records request surrounding this to be in hand before then.								
				Nancy Civetta Recreational Shellfish Crier: SPAT Event at the Pearl, Earth Day Beach ...		Mon 4/18/2022...	32 KB	
Town Recreational Shellfish Crier April 18, 2022								
				Nancy Civetta Town Shellfish Crier: SPAT Event at the Pearl, Earth Day Beach Clean U...		Mon 4/18/2022...	32 KB	
Town Shellfish Crier April 18, 2022								
Sunday								
				Wellfleet His... Re: Wellfleet Historical Commission Minutes		Sun 4/17/2022 ...	20 KB	
Thank you, Jennifer! Best, Merrill Wellfleet Historical Commission Town Hall								
Last Week								
				Rebekah Eldr... FW: Wellfleet - 80 State Highway		Sat 4/16/2022 ...	3 MB	
Hi everyone,								
				Ryan Curley 80 State Hwy/Maurices Campground		Fri 4/15/2022 1...	1 MB	
Hello all, attached is the Press Release publicly issued tonight announcing the Purchase and Sale Agreement with the Gauthiers, the								
				Suzanne Tho... Re: WHOI Report on Seals & Sharks around Cape Cod		Fri 4/15/2022 4...	3 MB	
Thank you Suzanne Grout Thomas Director of Community Services Town of Wellfleet www.wellfleet-ma.gov								
				Charles Sum... FY2023 Coll Barg Nego Summery		Fri 4/15/2022 3...	199 KB	
Good morning everyone, Attached is a memo providing a summary of collective bargaining matters that we need to try to resolve								
				Ryan Curley WHOI Report on Seals & Sharks around Cape Cod		Fri 4/15/2022 3...	3 MB	
Hello all, attached is the WHOI Report on Seals & Sharks that was recently completed. Heather Doyle kindly sent it to me. Thanks,								
				Helen Miran... Kathleen's FAQs document.		Fri 4/15/2022 3...	42 KB	
Sb, no reply please! Thank you Kathleen. Please see some suggested amendments and typo corrections in red. <end>								
				Jennifer Con... RE: Wellfleet Historical Commission Minutes		Fri 4/15/2022 1...	21 KB	
All set!								
				Wellfleet His... Wellfleet Historical Commission Minutes		Fri 4/15/2022 1...	492 KB	
Attached please find the approved minutes from our 3-2-2022 meeting. Wellfleet Historical Commission Town Hall								
				Charles Sum... Re: Wellfleet - 80 State Highway		Fri 4/15/2022 9...	31 KB	
More information for tonight Sent from my iPhone								
				Govlaunch N... New smart city pilots, performance scorecards and more 🌟		Fri 4/15/2022 8...	118 KB	
< https://govlaunch.us10.list-manage.com/track/click?u=88b300557f9ef581c3b0d7bf5&id=ee09539c83&e=4c2bfd548c > The								

!	📄	📧	🔒	From	Subject	Received	Size	🚩
				 Rebekah Eldr... Packet for tonight's meeting		Fri 4/15/2022 7...	2 MB	
				Good Morning,				
				Wellfleet Cha... Beach/Pond Clean Up for Earth Day 🌐		Fri 4/15/2022 7...	72 KB	
				Saturday, April 23 // Please consider volunteering!				
				Rebekah Eldr... April 15th packet		Thu 4/14/2022 ...	16 KB	
				Hi,				
				John Wolf Re: FYI Cannabis Community Impact Fee		Thu 4/14/2022 ...	17 KB	
				Is this something we will be taking up in the near future?				
				Jack Peak Marijuana on the Cape: Risky Business?		Thu 4/14/2022 ...	17 KB	
				Hello Friends, We've been concentrating on the Cape housing shortage lately, but our most recent episode explores retail marijuana				
				Janet Reinhart Last Selectboard Meeting		Thu 4/14/2022 ...	20 KB	
				I would like you all to know that I requested Rebekah take down the rude and mean sign regarding Mike Devasto on the Zoom				
				U.S. DOT Fed... FHWA is taking nominations for 2022 Build a Better Mousetrap		Thu 4/14/2022 ...	25 KB	
				Charles Sum... RE: Wellfleet - 80 State Highway		Wed 4/13/2022...	35 KB	
				Good evening all, Please see this message from Katie Klein! Charlie				
				Massachuset... Alert: HOUSE W&M COMMITTEE Releases FY2023 Budget		Wed 4/13/2022...	61 KB	
				< https://www.informz.net/admin31/images/spacer.gif >				
				Ryan Curley FYI Cannabis Community Impact Fee		Wed 4/13/2022...	15 KB	
				https://malegislature.gov/Bills/192/S2801				
				 Kelly, Emily ... Camp Edwards' Final Annual State of the Reservation Report		Wed 4/13/2022...	33 KB	
				Good afternoon,				
				Ryan Curley PB Contractors Yard		Wed 4/13/2022...	15 KB	
				Dear Members of the Planning Board. I am inviting you to present the PB contractors yard bylaw on April 26 @ 7pm. Last night we				
				Rebekah Eldr... purchase and sales agreement		Wed 4/13/2022...	34 KB	
				Good Morning I just wanted to let you know that the document is in the Selectboard office and ready to be signed at your earliest				
				Wellfleet Cul... Contra Dance at Preservation Hall!		Tue 4/12/2022 ...	63 KB	
				Building Community Through Cultural Engagement				
				Michael Hurley RE: Wellfleet Cape Cod Rail Trail Project		Tue 4/12/2022 ...	37 KB	
				That's great news, thanks for the update. Mike Michael P. Hurley Chief of Police Wellfleet Police Department				
				 Charles Sum... FW: Wellfleet - 80 State Highway		Tue 4/12/2022 ...	151 KB	
				FYI				
				Rebecca Rou... FW: Wellfleet Cape Cod Rail Trail Project		Tue 4/12/2022 ...	34 KB	
				FYI please see below. Rebecca Roughley, MCPPO Assistant Town Administrator				
				Capital Strat... We're here to help new employees grow!		Mon 4/11/2022...	65 KB	
				The complexities of municipal government are learned best through experience...				
				 John Duane Wellfleet Shellfish Advisory Board HRRP support letter		Mon 4/11/2022...	124 KB	
				Please see the attached HRRP support letter fom the Wellfleet Shellfish Advisory Board. Sincerely, John Duane Town of Wellfleet				
				Cape Cod Co... OneCape 2022 - Save the Date!		Mon 4/11/2022...	35 KB	
				Wellfleet Cha... After Hours tomorrow at the Bookstore & Restaurant 🍷		Sun 4/10/2022 ...	82 KB	
Two Weeks Ago								
				Thomas Siggia Fwd: Memo re Revolving Fund agenda item for April 6		Sat 4/9/2022 7:...	330 KB	
				At the SAB April 6 meeting, we recommended the approval of the 15k revolving fund per Nancy's request. Vote was 5-0. Sent from				
				Rebekah Eldr... RE: WELLFLEET HARBOR DREDGING TASK FORCE - MINUTES OF MEETI...		Fri 4/8/2022 9:...	17 KB	
				These are all posted.				
				 Chris Allgeier WELLFLEET HARBOR DREDGING TASK FORCE - MINUTES OF MEETING...		Fri 4/8/2022 7:...	78 KB	
				Attached are the DTF March 14, 2022 Minutes of Meeting (approved on April 7, 2022). <end>				
				 Rebekah Eldr... Agenda and Packet.		Fri 4/8/2022 1:41...	19 MB	
				Happy Friday.. I have attached your agenda and packet for Friday's executive session and your regular meeting. I will				
				 Rebekah Eldr... Correspondence		Thu 4/7/2022 1...	292 KB	
				Rebekah L . Eldridge Executive Assistant to the Town Administrator (508) 349-0300 ext 1100				
				 Michael Hurley Thank you Letter		Thu 4/7/2022 1...	62 KB	
				Good morning, I just wanted to pass along a Thank you card from a resident who participates in our Reassurance Program. When				
				MA Division ... Conch Pot Season to Open and Trap Gear Closures to Protect Right W...		Wed 4/6/2022 ...	58 KB	
				Conch Pot Season to Open and Trap Gear Closures to Protect Right Whales				

!				From	Subject	Received	Size	
				Charles Sum...	FW: Wellfleet Home Rule Hearing	Wed 4/6/2022 ...	25 KB	
				Good morning all, Written testimony is due next week on our prevailing wage rate bill. Charlie				
				Rebekah Eldr...	more correspondence	Wed 4/6/2022 ...	94 KB	
				Rebekah L . Eldridge Executive Assistant to the Town Administrator (508) 349-0300 ext 1100				
				Rebekah Eldr...	correspondence	Wed 4/6/2022 ...	109 KB	
				Good Morning, I am currently training myself to go through all the mail because that used to be Jeanne's job and now that she is no				
				Wellfleet Cha...	After Hours Networking in Wellfleet	Wed 4/6/2022 ...	82 KB	
				Register today! < https://r20.rs6.net/on.jsp?ca=d0a24a8b-8c17-4244-892a-0cde942039a5&a=1112873798651&c=176496d0-bf... >				

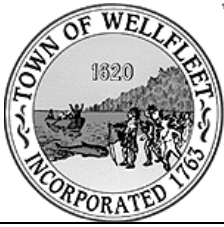


SELECTBOARD
AGENDA ACTION REQUEST

XV.

Minutes

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD
AGENDA ACTION REQUEST



Adjournment

REQUESTED BY:	Chair Curley
DESIRED ACTION:	
PROPOSED MOTION:	
SUMMARY (Optional)	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____