

**Wellfleet Selectboard**  
**Virtual Meeting ~ Zoom**  
**Tuesday August 30, 2022; 7pm**  
**EXECUTIVE SESSION**

**Agenda**

The Wellfleet Selectboard will hold a public meeting on **August 30, 2022, at 7:00 p.m.** This meeting will be conducted solely through the Zoom platform.

**Join the meeting hosted in Zoom by using the following link:**

<https://us02web.zoom.us/j/85689604806?pwd=blplVFFBZzViQ0xNWkZKMm9iMVdrdz09>

By Phone: **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.

**To Participate during public comment:**

- Zoom: Raise hand to be called on to speak.
- Phone: dial \*9 to raise your hand.

It is at the Chair's discretion to call on members of the public. All speakers must to recognized to speak. If attending a meeting in person, please find the closest available microphone and confine any personal conversations to outside the meeting room. Anyone may record the session but must notify the Chair and may not interfere with the meeting to record it.

***I. Announcements, Open Session, 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. Discussion on September meetings***

***A.*** Both September meetings are conflicting with State Election primaries and the town's special election. Dates to be decided in open session.

***III. Adjourn open session to go into executive session, not to return into open session:***

***Purpose 6:*** To consider the purchase, exchange, lease or value of real estate, if the chair declares that an open meeting may have a detrimental effect on the negotiating position of the public body.

- Omaha Road
- NPS Land Exchange

***Purpose 9:*** Executive Session pursuant to G.L. C. 30A, Sec. 21 purpose 3: "To discuss strategy with respect to...litigation if an open meeting may have a detrimental effect on the... litigating position of the public body and the chair so declares." The Board will discuss the following matters:

As amended (added detail) 8-29-2022

1. **Hoeland, Trustee v. Conservation Commission**, Barnstable Superior Court, C.A. No. 1972CV00053 RE: 1440 Chequesett Neck Road – property owner’s appeal of Conservation Commission Order of Conditions
2. **Sexton v. Wellfleet Housing Authority, et al.**, Land Court, C.A. No. 17MISC000728 RE: 324 Old King’s Highway – claim to title of property
3. **Magida, et al. v. Wellfleet ZBA and Habitat for Humanity**, Barnstable Superior Court C.A. No. 1972BACV00408 – abutter appeal of comprehensive permit granted for parcel off Old King’s Highway
4. **Ernest E. Tesson and Katherine L. Tesson v. Town of Wellfleet**, Department of the Land Court; No. 92 Reg. 42904 – petition to register title to 2.83 acres off West Main Street
5. **Great White Realty Group, LLC v. Wellfleet Zoning Board of Appeals**, Department of the Land Court; No. 22 Misc 000087, 000284, 000255 – appeals related to contested operation of contractor’s yard at 1065 State Highway
6. **Mandell, et al. v. Wellfleet ZBA**, Department of the Land Court; No. 21 MISC 000074 – property owner’s appeal of denial of special permit to rebuild house destroyed by fire at 41 and 43 9th Street
7. **Rispoli v. ZBA**, Orleans District Court; 2026 CV 0074 – property owner’s appeal denial of special permit and variance to erect replica of Eiffel Tower on site of PB Boulangerie Bistro on Route 6
8. **Sexton v. ZBA (Zoning Enforcement Appeal)**, Department of the Land Court; No. 21 Misc. 0457 – property owner’s appeal of order to cease cutting of trees and expansion of parking at cottage colony at 420 LeCount Hollow Road

- Meeting Minutes
  - February 3, 2021, ~ **approved, NOT RELEASED**
  - July 7<sup>th</sup> & 12<sup>th</sup>, 2021 ~ **approved, NO ACTION TAKEN**
  - August 10, 2021, ~ **approved, NOT RELEASED**
  - November 9, 2021, ~ **approved. NOT RELEASED**
  - December 17, 2021. ~ **approved, NOT RELEASED**
  - January 20, 2022, ~ **approved, NOT RELEASED**
  - April 12, 2022, ~ **approved, NOT RELEASED**
  - April 15, 2022, ~ **Not approved, not released**
  - April 26, 2022, ~ **approved, NOT RELEASED**
  - May 17, 2022, ~ **approved, NOT RELEASED**
  - May 24, 2022, ~ **approved. NOT RELEASED**
  - June 7, 2022, ~ not voted
  - June 10, 2022, ~ not voted
  - June 16, 2022, ~ not voted

#### ***IV. Adjournment***