



**ANNUAL TOWN MEETING**

**Saturday April 29, 2023**

**10:00 AM**

**at**

**Wellfleet Elementary School**

**100 Lawrence Road, Wellfleet, MA**

**&**

**ANNUAL TOWN ELECTION**

**May 1, 2023**

**at**

**12:00 Noon to 7:00 PM**

**Wellfleet Senior Center**

**715 Old King's Highway**

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## 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 ceiling 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 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 action on 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") may only be made by a voter who has been recognized. Anonymous calls from voters to "call the question" are out of order and will be ignored by the Moderator. A motion to end debate requires a separate 2/3 majority vote, so 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	2/3 majority (with some statutory exceptions)
Zoning bylaws subject to Housing Choice Act	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**

The Finance Committee is comprised of Wellfleet residents chosen by our Town Moderator. Our committee's role is described in the Town Charter. We meet monthly throughout the year and serve as volunteer advisors to the Selectboard, the Town Administrator (TA), and most importantly, to Town Meeting (I.e., the voters) regarding all financial matters affecting the town.

Our meetings are recorded and available for viewing on the Town website. I encourage every Fleeitian to attend or view our meetings.

The past year saw significant progress in stabilizing Town finance under the guidance of interim TA Charlie Sumner and his team of financial professionals, in conjunction with guidance from the Massachusetts Department of Revenue (DOR). In mid-2022 we welcomed our new TA Richard Waldo and his staff. The FinCom has had the opportunity to work closely with his team and department heads, and we have confidence in their ability to rapidly move Wellfleet further away from past issues.

Looking forward, the FinCom has turned its attention to some of the largescale challenges of the coming years, including costs associated with affordable housing development, water and wastewater management, infrastructure development and other major projects.

This year's budget process has seen a great deal of consensus in our committee's votes. This comes from the FinCom's time spent vetting and discussing the budget in detail and our fundamental agreement that the items being budgeted are indeed needed to continue to move our Town forward.

We pledge to continue working to keep budgets transparent and understandable for the citizens of Wellfleet.

Respectfully submitted; Kathy Granlund, Chair

Jenn Rhodes, Vice Chair; Fred Magee; Stephen Polowczyk; Jeff Tash; Bob Wallace;  
Moe Barocas; Ira Wood



**ANNUAL TOWN MEETING WARRANT**

Saturday, April 29, 2023

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 29<sup>th</sup> day of April 2023, at ten o'clock in the morning, then and there to vote upon the following Articles:

**SECTION I: BUDGET ARTICLES**

**ARTICLE NO. 1 – FY2024 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 2024 Operating Budget, including fixing the compensation of elected officials, as shown in the attached Appendix A, provided, however, that no sums shall be expended hereunder unless or until the Town has voted to assess an additional \$635,192.00 in real estate and personal property taxes pursuant to the provisions of General Laws Chapter 59, Section 21C (Proposition 2 ½):as follows:

Budget Division	FY 2023	FY2024	% Change
I. General Government	\$ 1,311,910	\$ 1,464,180	11.61%
II. Finance	\$ 7,252,411	\$ 8,458,526	16.63%
III. Public Safety	\$ 5,166,733	\$ 5,321,917	3.00%
IV. Public Works	\$ 2,452,761	\$ 2,556,711	4.24%
V. Public Service	\$ 3,244,837	\$ 3,475,941	7.12%
<b>Sub-total, Divisions I-V</b>	<b>\$ 19,428,652</b>	<b>\$ 21,277,275</b>	<b>9.51%</b>
VI. Public Schools	\$ 6,390,274	\$ 6,707,258	4.96%
<b>Total Budget,</b>	<b>\$ 25,818,926</b>	<b>\$ 27,984,533</b>	<b>8.39%</b>
<b>All Divisions</b>			

or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**SUMMARY:** This article funds the operating budget for several Town departments for FY2024. It provides 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, 2023, through June 30, 2024. A detail of the budget can be viewed in Appendix A.

**ARTICLE NO. 2 – 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.	Fowler & Sons	DPW	420	\$225.00
b.	M.A. Frazier Inc.	DPW	420	\$444.45
c.	Peggy Sagan (Survey Monkey Reimbursement)	Open Space	177	\$408.00
d.	Greenbacker (Solar)	Free Cash	FC	\$25,364.56
e.	P.M. Environmental	Marina	260	\$650.00
f.	Barnstable County Hazardous Materials Program	BOH	510	\$2,090.44
g.	Segal Consulting	Treasurer	145	\$5,050.00
h.	Powers & Sullivan	Audit	121	\$5,000.00
i.	Kaleidoscope Imprints	Free Cash		\$2,874.10
j.	United Site Services	Free Cash		\$750.00
	<b>Grand-total</b>			<b>\$42,856.55</b>

or to do or act on anything thereon.

(Requested by the Selectboard)

**Four-fifths Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**SUMMARY:** Invoices received after the close of the fiscal year for services rendered or goods received prior to July 1 are considered prior year bills. Per MGL Chapter 44 Section 64, prior year bills to be paid from the Town’s general operating fund may only be paid by a vote of Town Meeting.

**ARTICLE NO. 3 – FY 2023 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 2023 appropriations such sums of money necessary to supplement the operating budgets of the various Town Departments as follows:

	<b>From (Decrease)</b>	<b>Line Item</b>	<b>To (Increase)</b>	<b>Line Item</b>	<b>Amount</b>
a.	General Administration-Salaries	124	General Administration-Expenses	124	\$ 4,000
b.	Reserve Fund (Finance)	132	Property / Liability Insurance-Expenses	945	\$ 14,000
c.	Reserve Fund (Finance)	132	Accountant-Salaries	135	\$ 44,000
d.	Maurice's	STM22/Art 8	Legal-Expenses	151	\$ 40,000
e.	Police-Salaries	210	Legal-Expenses	151	\$ 60,000
f.	Fire-Salaries	220	Stipends - Health Insurance	917	\$ 14,200
g.	Snow and Ice	423	Marina Gas/Diesel	260	\$ 40,000
h.	DPW-Salaries	420	DPW Facilities-Expenses	417	\$ 30,000
i.	DPW-Expenses	420	Consultancy-Salaries	196	\$ 35,000
j.	Treasurer Expenses	145	Treasurer-Wages	145	\$ 5,000
k.	Transfer Station-Expenses	433	Workers Comp Insurance-Expenses	912	\$ 2,265
l.	Transfer Station-Expenses	433	Town Share Health Savings Account	918	\$ 2,000
m.	Human Services-Unallocated	520	Town Administrator-Salaries	123	\$ 4,700
n.	Human Services-Unallocated	520	Tax Work-Off-Expenses	940	\$ 13,000
o.	Group Health Insurance	914	Consultancy-Salaries	196	\$ 75,000
p.	Recreation Fund		Recreation-Operating	630	\$ 3,300
q.	Beach Fund		Beaches	699	\$ 21,672
r.	Treasurer Expenses	145	Unemployment Expenses	913	\$ 10,000
s.	Short Term Interest	753	Unemployment Expenses	913	\$ 30,000
t.	Parking Clerk - Expenses	693	Parking Clerk - Salaries	693	\$ 150
	Grand-Total				\$ 448,287

or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**SUMMARY:** This article is seeking permission to transfer funding within the FY 2023 operating budget ending June 30, 2023. 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. 4 – FY 2024 CAPITAL BUDGET:**

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow such sums of money necessary to fund the Fiscal Year 2024 Town Capital Budget, as follows:

	<b>Department &amp; Project</b>	<b>Amount</b>	<b>Funding Source</b>
<b>1.</b>	<b>Management Information Systems:</b>		
	a. MIS Equipment & Software	\$50,000.00	Raise & Appropriate
<b>2.</b>	<b>Shellfish Department:</b>		
	a. Fleet Replacement	\$42,000.00	Transfer from Shellfish Fund
	b. Oyster Tumbler	\$12,000.00	Transfer from Shellfish Revolving Fund for Propagation
<b>3.</b>	<b>Recreation Department:</b>		
	a. Resurface Tennis & Pickleball Courts	\$20,300.00	Transfer from Recreation Fund
<b>4.</b>	<b>Council on Aging:</b>		
	a. Building Addition Feasibility Study	\$50,000.00	Prop. 2 ½ Override Capital Exclusion
<b>5.</b>	<b>Beaches:</b>		
	a. Replace ATV	\$11,000.00	Transfer from Beach Fund
<b>6.</b>	<b>Marina:</b>		
	a. Pick-up truck Replacement	\$75,000.00	Prop. 2 ½ Override Borrow Debt Exclusion

	b. Marina Master Plan	\$200,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	c. Maintenance Dredge	\$50,000	Prop. 2 ½ Override Borrow Debt Exclusion
<b>7.</b>	<b>Health &amp; Conservation:</b>		
	a. Wastewater Design, Planning & Permitting for the expansion and improvement to the wastewater system	\$250,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	b. Enhanced Innovative/Alternative Septic Subsidies	\$200,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	<b>Police Department:</b>		
<b>8.</b>	a. Fleet Replacement (2 cruisers)	\$130,000.00	Raise & Appropriate
	b. Police Equipment Replacement	\$50,000.00	Raise & Appropriate
	<b>Fire Department:</b>		
<b>9.</b>	a. Office/Training Furniture	\$28,000.00	Transfer from Ambulance Fund
	b. Ambulance Replacement Project	\$365,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	c. Replace Medical/Rescue Equipment	\$135,000.00	Transfer from Ambulance Fund
	<b>Department of Public Works:</b>		
<b>10.</b>	a. Town Hall Bathroom Upgrades	\$60,000.00	Raise & Appropriate
	b. Library – Double Oil Tank	\$10,000.00	<b>ATM 14 / Art. 3</b> \$5,000 DPW Interior Paint <b>ATM 15 / Art. 3</b> \$5,000 Fire Dept. Flooring
	c. Library – Window Replacement	\$15,000.00	Raise & Appropriate
	d. Fire Station Garage Door Replacement	\$350,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	e. Swap Shop Building Replacement	\$110,000.00	Transfer from Free Cash

	f. Beach Restroom Upgrade – White Crest	\$350,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	g. Water Filling Station	\$25,000.00	Transfer from Free Cash
	h. DPW Fleet Replacement – Dump Truck w/ Plow	\$260,000.00	Transfer from Free Cash
	i. DPW Equipment – Mini Excavator w/ Flail Mower	\$85,000.00	<b>ATM 16 / Art. 3</b> \$31,000 Library Flooring <b>ATM 13 / Art. 3</b> \$21,000 Herring River Handrail <b>ATM 13 / Art. 3</b> \$33,000 Herring River Concrete
	j. Transfer Station – Pup trailer w/ Roll-off	\$50,000.00	Raise & Appropriate
	k. DPW Software Upgrades	\$34,000.00	Raise & Appropriate
	<b>Elementary School:</b>		
<b>11.</b>	a. Architectural Access Board/American with Disabilities Act Improvements	\$150,000.00	Prop. 2 ½ Override Capital Exclusion
<b>12.</b>	<b>Water System:</b>		
	a. Meter Replacement Program	\$75,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	b. Billing Software & Reader	\$25,000.00	Transfer from Free Cash
	c. Generator (Coles Neck)	\$35,000.00	Raise & Appropriate
<b>13.</b>	<b>Maurice’s Campground:</b>		
	a. Water Main Extension	\$850,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	b. Housing Development Planning & Development	\$50,000.00	Raise & Appropriate
	c. Wastewater System Design & Construction	\$150,000.00	Prop. 2 ½ Override Borrow Debt Exclusion
	<b>Grand-total</b>	<b>\$4,352,300.00</b>	

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or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required, except for borrowing, 2/3<sup>rd</sup> Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Maurice’s Planning Committee: Yes - 9, No - 0, Abstain – 0 (Exclusive to #13)**

**SUMMARY:** This article represents the Town’s proposed capital spending plan for FY 2024.

**ARTICLE NO. 5 – FY24 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 2024 Marina Enterprise Fund Budget, as follows:

<b>260 Marina Enterprise Fund</b>	<b>FY 2023</b>	<b>FY2024</b>	<b>% Change</b>
Enterprise Fund Cost	\$598,650	\$641,000	7.07%
General Fund Costs	0	0	0.00%
<b>Total Costs</b>	<b>\$598,650</b>	<b>\$641,000</b>	<b>7.07%</b>

or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**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. A detail of the budget can be viewed in Appendix A.



**ARTICLE NO. 6 – FY24 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 2024 Water Enterprise Fund Budget, as follows:

<b>450 Water Enterprise Fund</b>	<b>FY 2023</b>	<b>FY2024</b>	<b>% Change</b>
Enterprise Fund Cost	\$145,000	\$179,000	23.45%
General Fund Costs	\$250,608	\$256,778	2.46%
<b>Total Costs</b>	<b>\$395,608</b>	<b>\$435,778</b>	<b>10.15%</b>

or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 7, No – 1, Abstain – 0.**

**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, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 Annual Town Meeting the settlement will be presented at Town Meeting.

**ARTICLE NO. 8 – 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, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 Annual Town Meeting the settlement will be presented at Town Meeting.

**ARTICLE NO. 9 – 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, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 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, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 Annual Town Meeting the settlement will be presented at Town Meeting

**ARTICLE NO. 11 – WELLFLEET EMPLOYEE ASSOCIATION, UNIT A –  
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 WEA Unit A Union beginning July 1, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 Annual Town Meeting the settlement will be presented at Town Meeting.

**ARTICLE NO. 12 – WELLFLEET EMPLOYEE ASSOCIATION, UNIT B –  
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 WEA Unit B Union beginning July 1, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 Annual Town Meeting the settlement will be presented at Town Meeting.

**ARTICLE NO. 13 – WELLFLEET EMPLOYEE ASSOCIATION, UNIT C –  
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 WEA Unit C Union beginning July 1, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:** The current collective bargaining agreement will expire on June 30, 2023. 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 2023 Annual Town Meeting the settlement will be presented at Town Meeting.

**ARTICLE NO. 14 – 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, 2023, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Reserve recommendation to Town Meeting**

**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. 15 – 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 \$200,000.00 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: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**SUMMARY:** These funds will help to fund the Town’s share of future health care insurance costs for current employees and retirees. The fund balance in the OPEB Trust Fund as of January 31, 2023, was \$2,869,648.48.

**ARTICLE NO. 16 – 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: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**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, 2021, Annual Town Meeting to finance FY2022 operational budget. This was not a preferred approach but due to the severity of the Town’s fiscal condition there were 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. 17 – HOUSING / COMMUNITY PRESERVATION ACT  
SPECIALIST - 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 \$115,000, or any other sum for the purpose of funding a new housing specialist; provided, however that no sums shall be expended hereunder unless and until the Town has voted to assess an additional \$115,000 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)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Housing Authority: Recommends 5 - 0**

**Local Housing Partnership: Yes – 5, No – 0, Abstain – 0.**

**Maurice’s Planning Committee: Yes - 9, No - 0, Abstain - 0**

**SUMMARY:** This article would fund the cost of adding one new position of Housing/CPC Specialist including salary and benefits, to provide administrative support to the Community Preservation Committee and to ensure compliance with the Community Preservation Act. The housing portion of the job would be a community-based position responsible for locating, planning, and administering housing programs and opportunities within the Town of Wellfleet and coordinating with neighboring communities on regional projects. Funding is subject to the approval of a Proposition 2 ½ override

**ARTICLE NO. 18 – WASTEWATER / WATER SUPERINTENDENT – 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 \$145,000.00, or any other sum for the purpose of funding a new wastewater/water superintendent position; provided, however that no sums shall be expended hereunder unless and until the Town has voted to assess an additional \$145,000.00 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)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Maurice’s Planning Committee: Yes - 9, No - 0, Abstain - 0**

**SUMMARY:** This article would fund the cost of adding one new position of wastewater/water superintendent, including salary and benefits, to oversee the operation and expansion of both the water and wastewater system within the Town of Wellfleet. Funding is subject to the approval of a Proposition 2 ½ override. The water superintendent would oversee the enterprise fund operation and develop policies and system approaches to ensure the enterprise fund is fully self-sustaining. The wastewater portion of the position will oversee the implementation of the Targeted Watershed Management Plan (TWMP) currently under review by DEP. It is anticipated that the position will require 75% dedication to wastewater and 25% dedication to water.

**ARTICLE NO. 19 – 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 \$221,400.00, 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 \$221,400.00 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: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**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 (\$65,500.), benefits (\$26,700), training (\$8,500), holiday and call back costs (\$7,000) and uniforms and protective clothing (\$3,000). The total payroll, with estimated benefits and training costs of one position is \$110,700.00.

**ARTICLE NO. 20 – WELLFLEET NATURAL RESOURCE ADVISORY BOARD CONSULTANT:**

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$10,000.00, or any other sum, for the purpose of hiring a consultant to prepare a scope of work, bid documentation, and an estimated project cost associated with conducting a field survey or related study of the fauna and flora in Wellfleet Harbor, 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: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 5, No – 2, Abstain – 1.**

**SUMMARY:** This article seeks funding for a consultant for an overview survey life in Wellfleet harbor as recommended in the Harbor Management Plan (March 2021).

**ARTICLE NO. 21 – PRESCHOOL VOUCHER PROGRAM EXTENSION:**

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$175,000, or any other sum, for the purpose of extending the preschool voucher program to included paying the cost of preschool/daycare for children of Wellfleet residents or employees under the age of three years old, provided, however that no sums shall be expended hereunder unless and until the Town shall have voted to assess an additional \$175,000 in real estate and personal property taxes pursuant to the provisions of G. L. c. 59, §21C (Proposition 2½), or do or act anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 7, No – 1, Abstain – 0.**

**SUMMARY:** In 2015, the Town of Wellfleet voted to support the preschool voucher program under which any child that was four years of age by August 1 and lived in Wellfleet would be eligible to receive up to \$7,000 for pre-school tuition. In 2019, the program was expanded to include three year old as well as four year old.

Given the cost of housing and living expenses on Cape Cod, it is often mandatory that both parents work outside the home and therefore the need for childcare and the expense of childcare is a serious impediment to keeping those young families in our town. To that end, it is recommended that the

preschool voucher program be expanded to include programs that supports daycares with enrollment starting at the age of one month. It is also recommended that the children of Wellfleet employees be eligible for the voucher program.

**ARTICLE NO. 22 – OPIOID SPECIAL PURPOSE FUND:**

To see if the Town will vote pursuant General Laws Chapter 40, Section 5B to create an Opioid Settlement Stabilization Fund; and further to accept the fourth paragraph of G.L. c. 40, Section 5B which allows the dedication, without further appropriation, of all, or a percentage not less than 100 percent, of particular fees, charges or receipts to a stabilization fund to be known as the Opioid Settlement Stabilization Fund, and further, to see if the Town will dedicate all or a percentage, which may not be less than 100 percent, of the receipts received by the Town pursuant to any opioid litigation settlement to the Opioid Settlement Stabilization Fund, said dedication to be effective for the fiscal year beginning on July 1, 2024, or to do or act on anything thereon.

(Requested by the Selectboard)

**2/3<sup>rd</sup> Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**SUMMARY:** The recent opioid multi-district litigation has resulted in two settlements: one with certain pharmaceutical companies and another with pharmacies. The settlement proceeds can only be spent on programs and initiatives to combat opioid addiction, as outlined by the Attorney General, and the Town is required to maintain records to show that the proceeds have been spent appropriately. As a general rule, all funds received by the Town are deposited in the general fund, making it difficult to account for expenditures of settlement proceeds. By creating this special purpose Stabilization Fund, the Town can deposit at least 25% or 100% of the opioid settlement funds into this separate Stabilization Fund, making it easier to track expenditures. This is consistent with the Department of Local Service’s guidance on the handling of these settlement funds.

**ARTICLE NO. 23 – PUBLIC, EDUCATIONAL AND GOVERNMENT (PEG)**

**ACCESS AND CABLE RELATED FUND (Consent Calendar):**

To see if the Town will vote to appropriate the sum of \$140,000, or any other sum, from the PEG Access and Cable Related Fund, created pursuant to the provisions of M.G.L. Chapter 44, Section 53F3/4 for the purpose of funding the Town’s public access studio and cable-related expenditures, or to do or act on anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**



**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**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. 24 – SHELLFISH REVOLVING FUND SPENDING LIMIT**

**(Consent Calendar):**

To see if the Town will vote to establish a spending limit for FY2024 of \$60,000.00 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: Yes – 4, No – 0, Abstain – 1. (Recuse)**

**Finance Committee: Yes – 7, No – 0, Abstain – 1.**

**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. 25 – SCHOOL BREAKFAST / LUNCH PROGRAM**

To see if the town will raise and appropriate \$100,500 (or any other sum) in order to provide free breakfast and lunch for Wellfleet students at Wellfleet Elementary School and at the Nauset Regional Middle and High Schools, provided, however that no sums shall be expended hereunder unless and until the Town shall have voted to assess an additional \$100,500 in real estate and personal property taxes pursuant to the provisions of G. L. c. 59, §21C (Proposition 2½), or do or act anything thereon.

(Requested by the School Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 7, No – 1, Abstain – 0.**

**SUMMARY:** In July, Former Governor Baker agreed to a one year extension of the Pandemic era Free School Meals for all. This is in effect through June 2023. This article would provide free meals permanently for all of our students, regardless of income or emergency.

In the event that the Massachusetts State Legislature passes new legislation (HD 766 / SD 1013), providing permanent free meals to all Massachusetts students, we can remove this article. In the event that the Massachusetts Legislature merely extends Free Meals for All for one year, we can amend the article to read “at the termination of state funded free meals”.

**ARTICLE NO. 26 – SELECTBOARD STIPEND**

To see if the town will raise and appropriate \$14,500 and to include this amount in the operating budget for upcoming years in order to raise the selectboard annual stipend from \$2,500 per person to \$5,000 per regular member and \$7,000 for the selectboard chair. However that no sums shall be expended hereunder unless and until the Town shall have voted to assess an additional \$14,500 in real estate and personal property taxes pursuant to the provisions of G. L. c. 59, §21C (Proposition 2½), or do or act anything thereon.

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 4, No – 4, Abstain – 0.**

**SUMMARY:** This article will increase the selectboard members annual stipend from \$2,500 per person to \$5,000 per regular member and \$7,000 for the chair. This stipend increase brings the incentive in-line with neighboring communities.

**SECTION III: COMMUNITY PRESERVATION ARTICLES**

**ARTICLE NO. 27 – 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 for the Fiscal Year 2024 and to see if the Town will:

- a) Vote to set aside from the Community Preservation Fund estimated annual revenues for later spending the sum of \$78,688.00 for open space, the sum of \$78,688.00 for historic preservation, the sum of \$78,688.00 for community housing, and the sum of \$39,334.00 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2024, pursuant to G.L. c. 44B, Section 6;
- b) Vote to appropriate from the Community Preservation Fund estimated annual revenues the sum of \$25,000.00 to fund a portion of the annual debt service obligations for the purchase of Maurice’s Campground, a previously approved by Town Meeting; and

- c) Vote to set aside the sum of \$513,330.00 to be placed in the 2024 Budgeted Reserve for general Community Preservation Act purposes, or to do or act on anything thereto.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**SUMMARY:** This is an annual CPA housekeeping article. Out of a total projected revenue figure of \$788,668.00 for Fiscal Year 2024, \$39,334.00 is 5% of estimated revenue allowed for administrative expenses, as provided by the Community Preservation Act. Open Space’s 10%, and Historic Resources’ 10% are reserved respectively for open space, and historic preservation purposes. Community Housing’s 10% is divided between \$25,000.00 for debt service for Maurice’s Campground and a housing reserve of \$53,668.00. The balance of \$513,330.00 is reserved for approved CPA projects in any category including Outdoor Recreation.

**ARTICLE NO. 28 – COMMUNITY PRESERVATION – 95 LAWRENCE ROAD:**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2024 Projected Surcharge revenues a sum of \$513,330.00 and from the Undesignated Fund Balance a sum of \$486,670.00 for a total sum of \$1,000,000.00 to contribute to the cost of, and thereby support, the construction of 46 community housing units at 95 Lawrence Rd. by the Preservation of Affordable Housing (POAH) and the Community Development Partners (CDP) and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Housing Authority: Recommends 5-0**

**Local Housing Partnership: Yes – 5, No – 0, Abstain – 0.**

**SUMMARY:** The main goal of community housing, planned across the street from the Wellfleet Elementary School at 95 Lawrence Rd., is to provide 46 units of equitable and affordable housing for a range of household types in Wellfleet’s community. It is meant to serve families, seniors and individuals who are living on modest incomes. Initial residents from the low Area Median Income (AMI) up to

workforce AMI will be chosen by lottery with the intent that preference be given to Wellfleet applicants. Thereafter, rental units become available to future residents from placement on a waiting list.

An upper village, designed with 2- and 3-bedroom townhouses in the mid-century modern architectural style, will have a community building with a laundry and storage areas. Outside amenities include a play area and a community garden. A driveway and walkway will connect to the lower village at the corner of Lawrence and Long Pond Roads. The lower village will offer sixteen 1-bedroom rental units and a laundry.

Everything has been planned with environmental sustainability and minimal impact on the surroundings. Landscaping will be left natural. Solar panels will be installed on the roof tops for a goal of net zero energy consumption. An on-site wastewater treatment system will be shared with the Wellfleet Elementary School and the Wellfleet Police and Fire Departments.

POAH will be responsible for the ongoing maintenance of 95 Lawrence Rd. with a property manager available on the site. The property will remain affordable in perpetuity. The name of the Development is Lawrence Hill.

**ARTICLE NO. 29 – COMMUNITY PRESERVATION – DOWN PAYMENT ASSISTANCE PROGRAM**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Fiscal Year 2024 Projected Surcharge revenues a sum of \$53,668 and from the Undesignated und balance a sum of \$46,332.00 for a total of \$100,000.00 for the purpose of providing funds through the Wellfleet Housing Authority to help with closing costs, down payments, and necessary repairs authorized by the Housing Authority to assist low and moderate income eligible first-time homebuyers with the purchase of workforce or affordable housing for within the Town of Wellfleet, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Housing Authority: Recommends 5-0**

**Local Housing Partnership: Yes – 5, No – 0, Abstain – 0.**

**Wellfleet Affordable Housing Trust: Recommends**

**SUMMARY:** The Housing Authority and the Local Housing Partnership have already successfully helped five income-eligible, first-time homeowners with down payment, closing cost assistance and necessary repairs authorized by the Housing Authority to purchase homes in Wellfleet. This grant will build on this successful program with the goal of increasing the availability of affordable home ownership opportunities to eligible applicants in the Town.

**ARTICLE NO. 30 – COMMUNITY PRESERVATION – ORLEANS**  
**AFFORDABLE HOUSING:**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund undesignated fund balance a sum of \$20,000.00 for the purpose of a regional contribution to Pennrose LLC, for the cost of, and thereby support, construction of 62 rental units, including 52 affordable units and 10 workforce units, to be located at 19 West Rd., Orleans, Massachusetts, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Housing Authority: Recommends 5 - 0**

**Local Housing Partnership: Yes – 5, No – 0, Abstain – 0.**

**Wellfleet Affordable Housing Trust: Recommends**

**SUMMARY:** This is an opportunity for Wellfleet to collaborate regionally and contribute to the repurposing of the Cape Cod 5 office building in Orleans with the addition of 62 affordable rental units in two new buildings. These include 30% Area Median Income (AMI) affordable units, 60% AMI affordable units, and workforce housing. All are year-round rental units. The complex will offer a playground and a community garden. Wellfleet residents who work in Orleans or have children enrolled in the Nauset School System should be eligible for a local preference in the drawing of the initial lottery for the units. Completion of the complex is anticipated in 2024.

**ARTICLE NO. 31 – COMMUNITY PRESERVATION – LOWER CAPE**  
**HOUSING INSTITUTE:**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Undesignated Fund balance the sum of \$7,500.00 to contribute to the cost of, and thereby support community housing, through the continuance of the Community Development Partnership sponsored

Lower Cape Housing Institute in Fiscal Year 2024 and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Housing Authority: Recommends 5-0**

**Local Housing Partnership: Yes – 5, No – 0, Abstain – 0.**

**Wellfleet Affordable Housing Trust: Recommends**

**Maurice’s Planning Committee: Yes - 9, No - 0, Abstain - 0**

**SUMMARY:** The Community Development Partnership (CDP) is offering the Lower Cape Housing Institute for a seventh year. The CDP seeks contributions from the eight participating towns towards the costs of continued education and technical assistance to develop better understanding of community housing needs and to support the town in meeting its housing production goals. Sessions are available at no additional cost 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. 32 – COMMUNITY PRESERVATION – ACCESSIBILITY TO PONDS AND BAY BEACHES:**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Undesignated Fund Balance a sum of \$32,760.00 for the purpose of purchasing and installing mobility mats to create better access at four beach locations and for the purpose of installing a sunshade at Mayo Beach for the preservation and rehabilitation of land for recreational use, and to authorize the Selectboard to enter into a grant agreement with Wellfleet Community Services and the Wellfleet Commission on Disabilities to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Commission on Disabilities: Recommends**

**Wellfleet Community Service: Recommends**

**SUMMARY:** Mobility mats provide a surface that permits people using wheelchairs, canes and walkers access to the beach. Anyone who has difficulty walking on uneven surfaces will find the mats helpful. Part of this request is for the installation of a sunshade, obtained in 2018 through an Impact Melanoma

grant. The sunshade will be installed next to a platform at the end of the Mayo Beach boardwalk. The DPW will be responsible for putting out the mats in spring, removing them, and storing them each year.

**ARTICLE NO. 33 – COMMUNITY PRESERVATION – ADULT COMMUNITY CENTER LANDSCAPE:**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Budgeted Reserve a sum of \$9,890.00 for the purpose of improvements to garden landscaping and therefore to support the preservation of open space, surrounding the Adult Community Center at 715 Old King’s Highway and to authorize the Selectboard to enter into a grant agreement with the Wellfleet Adult Community Center and the Friends of the Council on Aging to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**SUMMARY:** The Friends of the COA/Adult Community Center aim to restore this garden resource to good health with new, drought-resistant plantings, additional irrigation, mulch and weed barriers. There will be minimal disruption of ACC activities. Future maintenance of the landscaping will be budgeted by the ACC.

**ARTICLE NO. 34 – COMMUNITY PRESERVATION – BANDSTAND PAVILION (MARINA)**

To see if the Town will vote, pursuant to MGL c.44B, to appropriate from the Community Preservation Fund Budgeted Reserve a sum of \$63,843 for the purpose of installation of a pavilion for the bandstand at the marina, and therefore to preserve and rehabilitate land for recreational use, and to authorize the Selectboard to enter into a grant agreement to set forth the terms and conditions thereof, or do or act anything thereon.

(Requested by the Community Preservation Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 8, No – 0, Abstain – 0.**

**Community Preservation Committee: Yes – 9, No – 0, Abstain – 0.**

**Wellfleet Recreation Department: Recommends**

**SUMMARY:** A sturdy cover for the bandstand at the end of the pier will maximize use of the bandstand. In addition to the summer square dances, uses can expand to theatrical performances, music, classes, lectures, meetings and other functions. The pavilion, a smaller version of the one at Baker’s Field, will protect equipment and people on stage from the elements.

**SECTION IV: UNCLASSIFIED ARTICLES**

**ARTICLE NO. 35 – LEASE OF TOWN PROPERTY – BEACH EASTERLY OF TOWN PIER:**

To see if the Town will vote to transfer the care, custody, management, and control of a portion of Town-owned parcel located at 255 Commercial Street as shown on Assessors Map 21, Parcel 114, from the Selectboard or other board or commission currently having custody thereof and for the purpose for which said parcel is currently held to the Selectboard for the purpose for which the parcel is currently held and for the purpose of entering into a lease with one or more entities for the non-exclusive use of said land, upon such terms and conditions as the Selectboard deems to be in the best interest 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)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**Finance Committee: Yes – 7, No – 0, Abstain – 0.**

**SUMMARY:** A portion of beach adjacent to Mac’s at the Pier Restaurant and easterly of the Town Pier has recently been offered under a license agreement allowing licensee to use the area for the operation of an outdoor eating and drinking area. This article would allow the area to be leased with certain restrictions for an extended period of time to those that have the most advantageous proposal.

**ARTICLE NO. 36 – TO ACQUIRE AN EASEMENT OFF OLD CHEQUESSETT NECK ROAD:**

To see if the Town will authorize the Selectboard to acquire an easement for the purpose of installing, constructing, operating, maintaining and repairing an access road, for vehicular and pedestrian traffic, from Old Chequessett Neck Road to property of the United States of America (Cape Cod National Seashore), on a portion of property of Wellfleet Conservation Trust, or the current owner thereof, said property known as 575 Old Chequessett Neck Road, Wellfleet, being Assessor’s Map 19, Lot 6, shown as “Wellfleet Conservation Trust to Town of Wellfleet Easement” on a plan entitled “Sketch Plan of



Land ‘Old Chequessett Neck Road’ Wellfleet, MA,” dated September 2, 2022, prepared by Outermost Land Survey, Inc., a copy of which is on file with the Town Clerk, as said plan may be amended, on such terms and conditions as the Selectboard deems to be in the best interests of the Town, and to execute any and all documents 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)

### Majority Vote Required

#### Recommendations:

Selectboard: Yes – 4, No – 0, Abstain – 1. (Recuse)

**SUMMARY:** The Town and Cape Cod National Seashore are undertaking the Herring River Restoration Project to restore tidal flow and revive the extensive ecological and economic benefits provided by a healthy estuary. In connection with the Project, the National Seashore intends to construct and operate a water control structure on its land near or adjacent to 575 Old Chequessett Neck Road. In order to access that water control structure, an easement right will be needed over a portion of 575 Old Chequessett Neck Road. This Article would authorize the Town to accept an easement right from the property’s owner, the Wellfleet Conservation Trust, for the purpose of an access road. The Town intends to provide a license to the National Seashore, which will construct and maintain the roadway.

## SECTION V: BYLAWS, INITIATIVE PETITIONS

### ARTICLE NO. 37 – GENERAL BYLAW AMENDMENT – COUNCIL ON AGING ADVISORY BOARD:

To see if the town will vote to amend Chapter 13, Article II, Section 13-2 and 13-3 of the General Bylaws of the Town of Wellfleet by deleting any text that is ~~struck through~~ and inserting any text that is underlined as follows:

#### Section 13-2. Name and composition

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

#### Section 13-3. 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 these 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~~ Selectboard.

(Request by the Council on Aging Advisory Board)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**SUMMARY:** The rationale for the reduction in the number of members is the difficulty the existing COA Advisory Board has encountered in achieving a quorum for meetings. They were unable to make a quorum from May 2022 to December 2022. It is hoped that this reduction will make it more likely that a quorum can be achieved on a regular basis.

**ARTICLE NO. 38 – GENERAL BY-LAW AMENDMENT – SPECIALIZED ENERGY CODE:**

To see if the Town will vote to replace Chapter 124 (Building Construction), Article II of the Town of Wellfleet General Bylaws, with an Article entitled “Specialized Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including amendments or modifications thereto, with an effective date of January 1, 2024 a copy of which is on file with the Town Clerk, or take any other action relative thereto.

Chapter 124, Article II

**SPECIALIZED ENERGY CODE**

**124-2 Definition**

**124-3 Purpose**

**124-4. Applicability**

**124-5. Stretch Code**

**124-2 Definitions:**

**International Energy Conservation Code (IECC) -The International Energy Conservation Code {IECC} is a building energy code created by the International Code Council. It is a model code adopted by many state and municipal governments in the United States for the establishment of minimum design and construction requirements for energy efficiency, and is updated on a three-year cycle. The baseline energy conservation requirements of the MA State Building Code are the IECC with Massachusetts**

amendments, as approved by the Board of Building Regulations and Standards and published in state regulations as part of 780 CMR.

**Specialized Energy Code** -Codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, the Specialized Energy Code adds residential and commercial appendices to the Massachusetts Stretch Energy Code, based on amendments to the respective net-zero appendices of the International Energy Conservation Code {IECC} to incorporate the energy efficiency of the Stretch energy code and further reduce the climate impacts of buildings built to this code, with the goal of achieving net-zero greenhouse gas emissions from the buildings sector no later than 2050.

**Stretch Energy Code** – Codified by the combination of 225 CMR 22 and 231, not including Appendices RC and CC, the Stretch Energy Code is a comprehensive set of amendments to the International Energy Conservation Code (IECC) seeking to achieve all lifecycle cost-effective energy efficiency in accordance with the Green Communities Act of 2008, as well as to reduce the climate impacts of buildings built to this code.

**124-3 Purpose:**

The purpose of 225 CMR 22.00 and 23.00 including Appendices RC and CC, also referred to as the Specialized Energy Code is to provide a more energy efficient and low greenhouse gas emissions alternative to the Stretch Energy Code or the baseline Massachusetts Energy Code, applicable to the relevant sections of the building code for both new construction and existing buildings.

**124-4 Applicability:**

This energy code applies to residential and commercial buildings.

**124-5 Specialized Code:**

The Specialized Code, as codified by the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including any amendments, or modifications, is herein incorporated by reference into the Town of Wellfleet General Bylaws, Chapter 124, Article II.

The Specialized Code is enforceable by the inspector of buildings or building commissioner.

(Requested by the Energy and Climate Action Committee)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 3, No – 2, Abstain – 0.**

**SUMMARY:**

In 2020, Wellfleet overwhelmingly passed a Climate Policy (Article VII, Section 39 of the General By-laws): The first section reads:

*“The Town of Wellfleet recognizes that the climate emergency, driven by human activity including energy consumption and land use practices and leading to global warming, rising seas, deadly storms,*

*dangerous heat waves, acidifying oceans, and melting ice sheets, poses an imminent threat to the health, safety, and economic security of the residents of the Town.”*

The State, through progressive changes to building codes, is helping us address this emergency. The focus of the codes has been on increasing energy efficiency and more recently reducing fossil fuel use and increasing on-site electricity production. The second version of the initial Stretch code went into effect this year automatically for all Green Communities (90% of the State’s population). The new codes for residential were effective 1/1/23 and will go into effect on 7/1/23 for Commercial and multi-family construction.

The Specialized Opt-in Code requires additional measures beyond the recent Stretch Code update, including more stringent performance standards for some buildings. And:

- nearly all changes affect new residential houses larger than 4,000 square feet and Commercial and Multi-Family construction.
- the Lawrence Road project is already being designed to be consistent with the Opt-in code.
- existing homes are not affected in any way and Additions under 1,000 square feet are not affected. Additions over 1,000 square feet need to meet the new code but there is no requirement to bring the rest of the house up to code.

There are significant benefits:

- Better energy efficiency, lower energy bills, higher indoor air quality, less risk of fire, higher comfort and better performance.
- Additional incentives for Municipalities may be provided by the State.
- Lowered Life Cycle Costs for all building types
- Reduced energy use, fossil fuel use, and greenhouse gas emissions.
- A quieter, more comfortable home

The second part of the Town’s Climate Policy that became part of our General By-laws in 2020 states:

*“The Town of Wellfleet therefore adopts as its policy the objective of reducing net greenhouse gas emissions from human activity within and by the Town to zero at the earliest technically and economically feasible time, but no later than 2050, and directs that all officers, departments, committees, and representatives of the Town take such measures within the scope of their respective responsibilities and authority as may be necessary and prudent to facilitate such policy and objective.”*

From the beginning, the stretch code changes have been hard in various ways. However, they are important because they are hard not because they are easy. They are hard because we are responding to both an urgent and large-scale emergency. This is often the case, and the climate emergency is no different.

**ARTICLE NO. 39 – GENERAL BY-LAW AMENDMENT – DEMOLITION DELAY:**

To see if the Town will vote to repeal and replace General Bylaw, Chapter 156, Article I, Demolition Delay, by deleting the existing Chapter 156 in its entirety and replacing it with the following:

**Chapter 156. Historic Properties and Districts**

**ARTICLE I. Demolition Delay**

**§ 156-1. Purpose.**

The purpose of this ordinance is to protect from demolition historically significant buildings which reflect the historical, cultural, or architectural heritage of the Town of Wellfleet, and to encourage the owners of such buildings to explore and develop acceptable alternatives to demolition such as preservation, renovation, restoration or relocation.

**§ 156-2. Definitions.**

**APPLICANT**

Any person or entity who files an application for a building permit. If the applicant is not the owner of the premises upon which the building is situated, the owner must indicate on or with the application their assent to the filing of the application.

**BUILDING**

Any combination of materials forming a shelter for persons, animals, or property.

**BUILDING COMMISSIONER**

The person occupying the office of Building Commissioner or otherwise authorized to issue demolition permits.

**COMMISSION**

The Historical Commission, established by vote of the Town pursuant to Article 54 of the 1980 Annual Town Meeting.

**DEMOLITION**

The act of pulling down, destroying, removing, or razing a building, in whole or in part (including the demolition of exterior walls or roof), or commencing such work with the intent of completing the same, all as determined by the Building Inspector; provided, however, that the term “demolition” shall not include the ordinary maintenance or repair of any building. In addition, the term “demolition” defined under this bylaw section shall include the act of enclosing or encapsulating an existing building within new exterior walls or roofed areas.

**DEMOLITION PERMIT**

The building permit issued by the Building Commissioner for the demolition of a building, excluding a building permit issued solely for the demolition of the interior of a building.

## PREFERABLY PRESERVED

Any significant building or structure which the Commission determines, following a public hearing, that it is in the public interest to be preserved rather than demolished. A preferably preserved building is subject to the eighteen-month demolition delay period of this bylaw.

## SIGNIFICANT BUILDING OR STRUCTURE

- A. Any building or structure listed on the National or State Register of Historic Places, or which has been found eligible for such a listing.
- B. Any building or structure constructed in whole or in part 75 years or more prior to the date of application for a demolition permit; or
- C. Any building or structure:
  - 1. that is importantly associated with one or more historic persons or events, or with the broad architectural, cultural, political, economic or social history of the Town or the Commonwealth; or
  - 2. that is historically or architecturally significant in terms of period, style, method of building construction, or association with a recognized architect or builder, either by itself or in the context of a group of buildings.

## WELLFLEET STREET SURVEY INDEX

A list or register of buildings and structures which are potentially historically, culturally or architecturally significant and located within the Town of Wellfleet, created and updated from time to time by Historic Preservation Consultants.

### **§ 156-3. Review and decision procedure.**

- A. An applicant proposing to demolish, in whole or in part a building or structure subject to this bylaw shall file with the Building Commissioner an application containing the following information:
  - 1. The address of the building to be demolished.
  - 2. The owner's name, address, and telephone number.
  - 3. A description of the building.
  - 4. The reason for requesting a demolition permit.
  - 5. A brief description of the proposed reuse, reconstruction, or replacement; and
  - 6. A photograph or photograph(s) of the building, including all elevations.
- B. The Building Commissioner shall forward a copy of all proposals to demolish in whole or in part buildings or structures that are potentially significant or are referenced in the Wellfleet Street Survey Index, within ten (10) days of receipt of an application for buildings listed on that Index to the Commission.

- C. The Commission or its designee shall within fifteen (15) days after receipt of the application, inform the Building Commissioner if the building or structure is significant and therefore subject to the hearing process.
- D. Upon determination that the building or structure is not significant, the Commission or its designee shall so advise the Building Commissioner and applicant in writing within fifteen (15) days after receipt of the application. The Building Commissioner may then issue the demolition permit.
- E. Upon determination by the Commission or its designee that the building or structure is significant within fifteen (15) days after receipt of the application, the Commission shall so notify the Building Commissioner and the applicant in writing. No demolition permit may be issued at this time.
- F. If the Commission finds that the building or structure is significant, it shall hold a hearing within forty-five (45) days of the written notification to the Building Commissioner. The public hearing will be held to determine if the intended demolition would materially diminish the building or structure's significance and/or be detrimental to the historical, cultural, or architectural heritage of the town, and to explore alternatives to demolition.
- G. Notice of the time, place and subject matter of hearings hereunder shall be given by publication in a newspaper of general circulation in the Town once a week for two (2) successive weeks, the first notice to appear at least fourteen (14) days before the day of the hearing (including the day of publication and excluding the day of the hearing) and by mailing a notice of hearing to the owner or applicant, all abutters to the subject property, the Planning Board, Historical Society, Conservation Commission, and such other persons as the Board may determine.
- H. Within fourteen (14) working days after the public hearing, the Commission shall decide whether the building or structure shall be preferably preserved. If the Commission determines that the building or structure is not preferably preserved, the Commission or its designee shall so notify the Building Commissioner and applicant in writing. The Building Commissioner may then issue the demolition permit.
- I. If the Commission determines that the building or structure shall be preferably preserved, the Commission shall notify the Building Commissioner and applicant in writing. No demolition permit may then be issued for a period of eighteen (18) months from the date of the determination, to afford the applicant and the Commission time to develop alternatives to demolition.
- J. Upon a determination by the Commission that a building or structure is preferably preserved, no building permit for alterations to the building shall be issued for a period of eighteen months from the date of determination, unless otherwise agreed to by the Commission except for alterations to the interior of the building or to perform repairs necessary to address immediate threats to safety or to secure the historic building from the elements.
- K. The Commission encourages Applicants to submit revised plans and request a review meeting with the Commission at any time during the 18-month demolition delay period. The Building Commissioner may issue a demolition permit prior to the end of the mandated delay upon receipt

of written notice from the Commission that a viable compromise to preserve, renovate, restore or relocate the building or structure has been reached with the Applicant at a duly advertised public hearing. Serious efforts on the part of the Applicant to develop alternatives to demolition will facilitate such a compromise.

- L. If at the end of a Commission-mandated delay, the Commission has not notified the Building Commissioner that an alternative has been agreed to by the owner or applicant, the Building Commissioner, may then issue the demolition permit.

#### **§ 156-4 Emergency demolition.**

If after an inspection, the Building Commissioner finds that a building or structure subject to this bylaw is found to pose an immediate threat to public health or safety due to its deteriorated condition and that there is no reasonable alternative to the immediate demolition of the building or structure, then the Building Commissioner may issue an emergency demolition permit to the owner of the building. The Building Commissioner shall then prepare a report explaining the condition of the building and the basis for his decision, which shall be forwarded to the Commission.

#### **§ 156-5 Administration.**

- A. The Commission may adopt such rules and regulations as are necessary to administer the terms of this bylaw.
- B. The Commission is authorized to adopt a schedule of reasonable fees to cover the costs associated with the administration of this bylaw.

#### **§ 156-6. Enforcement.**

The Building Commissioner shall be authorized to enforce the provisions of this bylaw and to institute any and all actions and proceedings as may be necessary and appropriate to obtain compliance, including injunctive relief to enjoin and restrain any violations or threatened violations thereof.

#### **§ 156-7. Violations and penalties.**

- A. Anyone who undertakes demolition of a preferably preserved building or structure without first obtaining a demolition permit in accordance with the provision of this bylaw shall be subject to a fine of not more than three hundred dollars (\$300.00). Each day the violation exists shall constitute a separate offense until a faithful recreation of the demolished building is completed or unless otherwise agreed to by the Commission.
- B. If a building or structure subject to this bylaw is demolished without first obtaining a demolition permit, no building permit shall be issued for a period of two years from the date of the demolition on the subject parcel of land, unless the building permit is for the faithful recreation referred to above or unless otherwise agreed to by the Commission.



**§ 156-8. Severability.**

If any provision of this bylaw is determined to be invalid or unconstitutional by any court of competent jurisdiction, said determination shall not affect the validity of any other section hereof.

**§ 156-9. Historic District Act.**

If any provisions of this bylaw conflict with Massachusetts General Laws Chapter 40C, the Historic District Act, that Act shall prevail.

ARTICLE I

**Demolition Delay**

**{Adopted as Art. XIII of the General Bylaws}**

**§ 156-1. Purpose.**

~~The purpose of this ordinance is to protect from demolition historically significant buildings which reflect the historical, cultural or architectural heritage of the Town of Wellfleet, and to encourage the owners of such buildings to explore and develop acceptable alternatives to demolition such as preservation, renovation, restoration or relocation.~~

**§ 156-2. Definitions.**

~~BOARD—The Historical Commission, established by vote of the Town pursuant to Article 54 of the 1980 Annual Town Meeting.~~

~~DEMOLITION—The act of pulling down, destroying, removing, or razing a building, in whole or in part (including the demolition of exterior walls or roof), or commencing such work with the intent of completing the same, all as determined by the Building Inspector; provided, however, that the term “demolition” shall not include the ordinary maintenance or repair of any building. In addition, the term “demolition” defined under this bylaw section shall include the act of enclosing or encapsulating an existing building within new exterior walls or roofed areas.~~

~~HISTORICALLY SIGNIFICANT BUILDING—Any building which is either:~~

~~A. Listed in the National Register of Historic Places.~~

~~B. More than 75 years old.~~

~~C. Designated by the Board after public hearing(s) as being historically or architecturally significant in terms of period, style, and method of construction or association with historic persons or events.~~

~~PREFERABLY PRESERVED—Any “historically significant” building, the preservation of which is in the public interest as determined by the Board.~~

**§ 156-3. Review and decision procedure.**

~~A. The Board shall furnish the Building Inspector with a list of all “historically significant buildings.”~~

- B. ~~The Building Inspector shall, within five days of receipt of an application for a demolition permit for a “historically significant building,” forward a copy of the application to the Board.~~
- C. ~~The Board shall determine if the building is “preferably preserved.” If the Board makes an initial determination that the building is “preferably preserved,” then within 45 days of the receipt of the demolition permit application, the Board shall hold a public hearing to explore alternatives to demolition.~~
- D. ~~Notice of the time, place and subject matter of hearings hereunder shall be given by publication in a newspaper of general circulation in the Town once a week for two successive weeks, the first notice to appear at least 14 days before the day of the hearing (including the day of publication and excluding the day of the hearing) and by mailing a notice of hearing to the owner or applicant, all abutters to the subject property, the Planning Board of the Town, the Historical District Commission, the Wellfleet Historical Society, the Conservation Commission, the Selectboard and such other persons as the Board may determine.~~
- E. ~~If, after hearing, the Board determines that the proposed work would destroy or substantially diminish an historic value, it is empowered to impose a demolition delay of up to 18 months from the date of said hearing to afford an opportunity to develop alternatives to demolition.~~
- F. ~~The Board shall with seven days of said hearing notify the owner or applicant and the Building Inspector of its decision.~~
- G. ~~If at the end of a Board mandated delay, no alternatives have been agreed to by the owner or applicant, the Board shall within seven days notify the Building Inspector, who may then issue the permit.~~
- H. ~~In addition to the provisions of Subsection G, the Building Inspector may issue a demolition permit upon written notice from the Board that the building is not “preferably preserved” or that there is no likelihood that either the owner or some other person or group is willing to purchase, preserve, restore or rehabilitate the building or that the applicant has agreed to accept a demolition permit on specified conditions.~~
- I. ~~Nothing in this bylaw shall restrict the Building Inspector from issuing a demolition permit if in his opinion the condition of the building poses an imminent and substantial threat to public health or safety.~~

**~~§ 156-4. Enforcement.~~**

~~The Building Inspector shall be authorized to enforce the provisions of this bylaw.~~

**~~§ 156-5. Violations and penalties.~~**

- A. ~~Anyone who undertakes demolition of any “historically significant” building without a demolition permit shall be subject to a fine of \$1,000. Each day such demolition continues shall constitute a separate offense.~~
- B. ~~No building permit shall be issued or be valid for a period of up to two years after demolition of any “historically significant” building in violation of this bylaw.~~

**§ 156-6. Severability.**

~~If any provision of this bylaw is determined to be invalid or unconstitutional by any court of competent jurisdiction, said determination shall not affect the validity of any other section hereof.~~

**§ 156-7. Historic District Act.**

~~If any provisions of this bylaw conflict with Massachusetts General Laws Chapter 40C, the Historic District Act, that Act shall prevail.~~

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**SUMMARY:**

Wellfleet’s current Demolition Delay Bylaw (DDB) was passed at Town Meeting on 4/22/1996, to “protect from demolition significant buildings which reflect the historical, cultural, or architectural heritage of the town”. Since then, many towns in Massachusetts have updated their DDBs, including Truro, who updated their DDB in 2017, making similar changes to those we are proposing. Twenty-seven years have passed since Wellfleet’s DDB was created, and the Wellfleet Historical Commission (WHC) believes that it is reasonable to propose an update at this time.

Our amendments attempt to clarify definitions and procedures to enable Applicants, the Historical Commission, and the Building Department to work together more efficiently and effectively. We believe an update of Wellfleet’s DDB is needed for four key reasons:

1. To clarify the threshold for referral to the Commission.
2. To clarify the Review and Decision Procedure.
3. To ensure that the Commission is able to protect Wellfleet’s significant mid-century modern buildings as well as significant buildings over 75 years old.
4. To ensure that the WHC has the means to require that an independent evaluation be conducted by a structural engineer re: claims that a building is structurally unsound.

Regarding the **Threshold for Referral to the WHC**, we understand that members of the Selectboard have concerns about defining partial demolition and/or using 50 years as the cutoff for referrals from the Building Department. Our current bylaw states that “The Board shall furnish the Building Inspector with a list of all historically significant buildings” (156-3A), but it doesn’t specify the name of the list or its function.

*Our amendment (156-3B) states that the Building Commissioner shall consult the Wellfleet.*

*Survey Street Index and refer all demolition proposals for buildings on that list to the Historical Commission. This Index, created by Preservation Specialists, includes both midcentury modern buildings and buildings over 75 years old which are historically, architecturally, or culturally significant, so it would be a viable substitute to using 50 years as the cut-off.*

Since the Wellfleet Survey Street Index is updated over time, we define it as a list of “potentially significant buildings”. Many of the buildings on this Index have been researched by Preservation Specialists, who have created updated Historic Inventories (Form Bs) about these buildings. As Form Bs are updated, this list is updated (most recently in 2022). *The Index and the Form Bs are used by the Commission to decide whether buildings are significant and should be preferably preserved.*

**The Review and Decision Procedure** has been changed in order to clarify the procedure for Applicants, the Commission, and the Building Commissioner. It includes deadlines by which each step will be completed, which should improve efficiency.

Our current DDB infers that the Building Inspector should determine whether buildings are historically significant, and that the hearing is primarily about exploring alternatives to demolition. In our amended DDB, the Building Commissioner refers applications of potentially significant buildings to the Historical Commission, the Commission determines whether the building is significant, a hearing is held to determine whether the building is preferably preserved, and alternatives to demolition are explored in the hearing and during the Demolition Delay period. *This amended Review and Design Procedure is similar to the MHC Sample Bylaw and Truro’s amended DDB, and most of the Amended DDBs from other towns in MA that we have reviewed.*

**In order to address claims that a building is structurally unsound**, we have included a new section entitled Administration (156-5), which is modeled after the MHC Sample Bylaw. We hope this section will enable the Commission to require that a Structural Engineer be hired to evaluate a building in cases where Applicants claim that the building is not safe and needs to be demolished.

In the recent past, we have had two Applicants for Demolition Delays who were Contractors claiming that the buildings they wanted to demolish were structurally unsound. Our Building Inspectors at the time stated that an evaluation of structural integrity was not within their purview. *We consulted with Town Counsel about this issue, and he stated that we needed to change our DDB in order to be able to require an evaluation by an independent structural engineer.* We are fortunate that our current Building Commissioner is a licensed engineer who is willing to evaluate the structural integrity of buildings, but we want to be sure the Commission has the option of hiring a qualified impartial engineer to register an opinion if needed in the future.

The following provides more detail about our amendments:

1. As the Selectboard requested, The Purpose of the Bylaw (156-1) and the Definition of Demolition (156-2) have remained the same as Article XIII. Severability (156-8) and Historic District Act (156-9) have also remained the same. The definition of Significant Building is also essentially the same, except that that Section C is set apart because it is the NRHP definition of a Significant Building and enables us to preserve and protect mid- century modern buildings that are not more than 75 years old.

2. Some definitions have been added or changed, in order to define terms that are used in our amended Review and Decision Procedure (156-3).
3. Item I in the Review and Design Procedure of the original DDB states that the Building Inspector can issue a demolition permit if the condition of the building poses a threat to public health or safety. We have included this issue in a new section entitled Emergency Demolition (156-4), which requires that the Building Commissioner prepares a report explaining the condition of the building and the basis for his decision.

These amendments attempt to clarify definitions and procedures in Wellfleet's Demolition Delay Bylaw, so that Applicants, the Historical Commission, and the Building Department can work together more efficiently and effectively. We believe an update of our current bylaw is needed for four key reasons: 1) To clarify the threshold for referral to the Commission; 2) To clarify the Review and Decision Procedure; 3) To ensure that the Commission is able to work to protect Wellfleet's significant mid-century modern buildings as well as significant buildings over 75 years old; 4) To ensure that the Commission has the means to require an independent evaluation by a structural engineer when there are claims that a building is structurally unsound.

Our current Bylaw was passed at Town Meeting in 1996. Since then, many towns in Massachusetts have updated their Demolition Delay Bylaws, including Truro, who updated their Bylaw in 2017. Our proposed amendments, like Truro's, have utilized the Massachusetts Historical Commission's sample bylaw as a guide. The Historical Commission believes it is reasonable to propose an update of our Bylaw at this time, 27 years after our first Bylaw was passed.

## **ARTICLE NO. 40 – ZONING BY-LAW AMENDMENT – FLOODPLAIN DISTRICT:**

To see if the Town will vote to amend the Wellfleet Zoning By-Laws by repealing the existing Chapters 235-6.13, Floodplain District Zoning Regulation, , in their entirety and replacing them with the new Chapters 235-6.13 as follows, or do or act anything thereon:

### **6.13 FLOODPLAIN DISTRICT ZONING REGULATION**

(Added 4/30/85 ATM, Art. 56. Amended 4/28/14, Art. 45.)

6.13.1 Floodplain District - The Floodplain District is herein established as an overlay district.

The purpose of the Floodplain Overlay District is to:

- 1) Ensure public safety through reducing the threats to life and personal injury;
- 2) Eliminate new hazards to emergency response officials;
- 3) Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding.
- 4) Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding.

- 5) Eliminate costs associated with the response and cleanup of flooding conditions.
- 6) Reduce damage to public and private property resulting from flooding waters; and
- 7) Adaptation to climate change to satisfy the public interest and natural floodplain functions.

The District includes all special flood hazard areas within the Town of Wellfleet designated as Zone A, AE, AO, AH or VE on the Barnstable County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program dated July 16, 2014. These maps indicate the 1%-chance regulatory floodplain. The exact boundaries of the District may be defined by the 1% chance base flood elevations shown on the FIRM and further defined by the Barnstable County Flood Insurance Study (FIS) report dated July 16, 2014. The FIRM and FIS report are incorporated herein by reference and are on file with the Building Commissioner and the Conservation Commission. The underlying permitted uses are allowed, provided they meet the following additional requirements, as well as those of the Massachusetts State Building Code dealing with construction within Floodplain (780 CMR).

### 6.13.2 Definitions

**DEVELOPMENT** means any man-made change to improved or unimproved real estate, including but not limited to building or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials. [US Code of Federal Regulations, Title 44, Part 59]

**FLOODWAY.** The channel of the river, creek or other watercourse and the adjacent land areas must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. [Base Code, Chapter 2, Section 202]

**FUNCTIONALLY DEPENDENT USE** means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. [US Code of Federal Regulations, Title 44, Part 59] Also [Referenced Standard ASCE 24-14]

**HIGHEST ADJACENT GRADE** means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. [US Code of Federal Regulations, Title 44, Part 59]

**HISTORIC STRUCTURE** means any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register.
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district.

- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or
  - (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
    - (1) By an approved state program as determined by the Secretary of the Interior or
    - (2) Directly by the Secretary of the Interior in states without approved programs.
- [US Code of Federal Regulations, Title 44, Part 59]

NEW CONSTRUCTION. Structures for which the start of construction commenced on or after the effective date of the first floodplain management code, regulation, ordinance, or standard adopted by the authority having jurisdiction, including any subsequent improvements to such structures. *New construction includes work determined to be substantial improvement.*  
[Referenced Standard ASCE 24-14]

RECREATIONAL VEHICLE means a vehicle which is:

- (a) Built on a single chassis.
  - (b) 400 square feet or less when measured at the largest horizontal projection.
  - (c) Designed to be self-propelled or permanently towable by a light duty truck; and
  - (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- [US Code of Federal Regulations, Title 44, Part 59]

REGULATORY FLOODWAY - see FLOODWAY.

SPECIAL FLOOD HAZARD AREA. The land area subject to flood hazards and shown on a Flood Insurance Rate Map or other flood hazard map as Zone A, AE, A1-30, A99, AR, AO, AH, V, VO, VE or V1-30. [Base Code, Chapter 2, Section 202]

START OF CONSTRUCTION. The date of issuance for new construction and substantial improvements to existing structures, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement or other improvement is within 180 days after the date of issuance. The actual start of construction means the first placement of permanent construction of a building (including a manufactured home) on a site, such as the pouring of a slab or footings, installation of pilings or construction of columns. Permanent construction does not include land preparation (such as clearing, excavation, grading or filling), the installation of streets or walkways, excavation for a basement, footings, piers or foundations, the erection of temporary forms or the installation of accessory buildings such as garages or sheds not occupied as dwelling units or not part of the main building. For a substantial improvement, the actual "start of construction" means the first alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building. [Base Code, Chapter 2, Section 202]

STRUCTURE means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. [US Code of Federal Regulations, Title 44, Part 59]

SUBSTANTIAL REPAIR OF A FOUNDATION. When work to repair or replace a foundation results in the repair or replacement of a portion of the foundation with a perimeter along the base of the foundation that equals or exceeds 50% of the perimeter of the base of the foundation measured in linear feet, or repair or replacement of 50% of the piles, columns or piers of a pile, column or pier supported foundation, the building official shall determine it to be substantial repair of a foundation. Applications determined by the building official to constitute substantial repair of a foundation shall require all existing portions of the entire building or structure to meet the requirements of 780 CMR. [As amended by MA in 9th Edition BC]

VARIANCE means a grant of relief by a community from the terms of a flood plain management regulation. [US Code of Federal Regulations, Title 44, Part 59]

VIOLATION means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in §60.3 is presumed to be in violation until such time as that documentation is provided. [US Code of Federal Regulations, Title 44, Part 59]

#### 6.13.3 Abrogation

The floodplain management provisions found in this Floodplain Overlay District Bylaw shall take precedence over and shall supersede any less restrictive, conflicting local bylaws, codes or regulations of the Town of Wellfleet.

#### 6.13.4 Degree of Protection

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

#### 6.13.5 Severability

The degree of flood protection required by this Floodplain Overlay District Bylaw is based on reasonable scientific and engineering considerations but does not imply total flood protection. This Bylaw shall not create liability on the part of the Town of Wellfleet or any officer or employee thereof for any flood damage that may result from reliance on the provisions hereof, or from any administrative decision made hereunder.

#### 6.13.6 Designation of community Floodplain Administrator

The Town of Wellfleet hereby designates the position of Building Commissioner to be the official floodplain administrator for the Town.



6.13.7 The Town of Wellfleet requires a permit for all proposed construction or other development in the floodplain overlay district, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties.

6.13.8 Wellfleet’s permit review process includes the use of a checklist of all local, state and federal permits that will be necessary in order to carry out the proposed development in the floodplain overlay district. The proponent must acquire all necessary permits and must submit the completed checklist demonstrating that all necessary permits have been acquired.

6.13.9 Requirement to submit new technical data.

If the Town/City acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town/City will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s.) Notification shall be submitted to:

FEMA Region, I Risk Analysis Branch Chief  
99 High St., 6th floor, Boston, MA 02110

And copy of notification to:

Massachusetts NFIP State Coordinator  
MA Dept. of Conservation & Recreation, 251 Causeway Street, Boston, MA 02114

6.13.10 In a riverine situation, the Floodplain Administrator shall notify the following of any alteration or relocation of a watercourse:

- Adjacent Communities, especially upstream and downstream
- Bordering States, if affected
- NFIP State Coordinator

Massachusetts Department of Conservation and Recreation  
251 Causeway Street, 8th floor, Boston, MA 02114

- NFIP Program Specialist  
Federal Emergency Management Agency, Region I  
99 High Street, 6th Floor, Boston, MA 02110

(Requested by the Selectboard)

**Two-thirds Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**SUMMARY:** The bylaw update is mandatory to remain in the National Flood Insurance Program (NFIP). If the town does not comply with NFIP requirements, the 189 policyholders in town will lose

their flood insurance policies, which could affect existing mortgages. Any federally backed mortgage in the floodplain is required to have flood insurance that meets certain coverage requirements set out by the NFIP. No access to NFIP policies will make mortgages in the floodplain particularly hard to obtain in the future and will leave residents exposed to uninsured flood risk. Policies are available through the private market but may not be comparable in terms of cost or coverage.

**ARTICLE NO. 41 – ZONING BY-LAW AMENDMENT – ACCESSORY DWELLING UNIT:**

To see if the Town will vote to amend its Zoning Bylaws, Chapter 235, Section 2.1 – Terms Defined; Section 5.3 - Use Regulations; and Section 6.21 – Accessory Dwelling Units by adding text that is shown as underlined and deleting text that is shown as struck through, as follows, or to do or act on anything thereon:

**Accessory Dwelling Unit** as approved at ATM 06/26/2021.

**Table of Contents** - Page 58 of the Zoning By-Laws <https://www.wellfleet-ma.gov/wellfleet-code-documents>

**Section 2.1 Definition-** Dwelling Unit, Accessory- a self-contained housing unit, inclusive of sleeping, cooking and sanitary facilities on the same lot as a principal dwelling or other principal structure that shall be leased year-round.

**Section 5.3 Use Regulations**

**A. Residential**

	<b>CD</b>	<b>R1</b>	<b>R2</b>	<b>NSP</b>	<b>C</b>	<b>C2</b>
Bed and Breakfast	P	P	P	P	P	P
Boat House, Private	P	P	P	P	P	P
Camper	O	O	O	O	O	O
Cluster Residential Development	O	PB	PB	O	O	O
Conversion of Dwelling Unit	O	A	A	O	O	O
Dwelling, Multiple-Family	O	O	O	O	A	O
Dwelling, One-Family	P	P	P	P	P	P
<u>Dwelling Unit</u> , Accessory	P	P	P	A	P	P
Garage, Private	P	P	P	P	P	P
Guest House, Private	O	P	P	P	P	P
Home Occupation	P	P	P	P	P	P
Parking, Private	P	P	P	P	P	P
Personal Services (Business)	A	O	O	O	A	O

Roadside Stand, Temporary	O	P	P	O	P	P
Service Trade Home Business (STHB)	A	A	A	A	A	A
Signs <sup>1</sup>	P	P	P	P	P	P
Stable, Private <sup>2</sup>	O	A	A	A	A	A
<b>5.3.1 Residential (continued)</b>	<b>CD</b>	<b>R1</b>	<b>R2</b>	<b>NSP</b>	<b>C</b>	<b>C2</b>
Studio, Private	P	P	P	P	P	P
Swimming Pool/Tennis Court, Private	P	P	P	P	P	P
Trailer Home/Mobil Home	O	O	O	O	O	O

### 6.21 ACCESSORY DWELLING UNITS (ADU) (6/29/2021)

**A. Purpose:** To enable an increase of year-round housing opportunities; to encourage greater diversity of housing types appropriate to residents with varying needs, and to support a stable and diverse year-round community and work force.

~~B. An~~ Accessory Dwelling Units, as defined in Section 2.1 DEFINITIONS of the Wellfleet Zoning By-laws is are one or more additional dwelling units allowed on a single lot in all districts of the Town if in compliance with all Town, Commonwealth of Massachusetts and Federal statutes, by-laws and regulations where applicable, unless otherwise allowed by this bylaw.

(1) Accessory Dwelling Units are allowed either as a Detached Building, or as a separate dwelling unit within or attached to a Dwelling, a building used for a Principal Use; or within or attached to any Accessory Building, as defined in Section 2.1 DEFINITIONS of the Wellfleet Zoning By-laws.

(2) Individual Accessory Dwelling Units shall be no larger than one thousand two hundred (1,200) square feet of Livable Floor Area as that term is defined in Section 2.1 DEFINITIONS of the Wellfleet Zoning By-laws.

(3) . In order to maintain its status as an accessory use to the principal use on the same lot, the ADU must be held in the same ownership as the principal use.

(4) . The rights and requirements of this By-law and/or Special Permit, as they apply to each ADU, shall run with the land upon any transfer of ownership of a property containing an Accessory Dwelling Unit built under the provisions of this By-law.

(5) A property owner may choose to cease to use an Accessory Dwelling Unit by formally reporting its change in use to the agent designated by the Town Administrator to administer and monitor such units and altering it to meet the requirements of a permitted use. The agent will then register this change in use with the Building Inspector ~~Inspector~~ **Commissioner**, the Health Agent and the Town Assessor.

**C. Procedure**

- (1) The property owner shall apply for a building permit and/or certificate of occupancy for ~~an~~ **each** ADU. The ~~Board of Health~~ **Health Department** shall also review and inspect ~~the~~ **each** ADU for compliance with the Health Code prior to the issuance of a certificate of occupancy. The Fire Department shall also inspect for working carbon monoxide detectors.
- (2) Prior to the issuance of a certificate of occupancy, ~~the~~ **each** ADU shall be registered with the agent designated by the Town Administrator who will administer and monitor such units, maintain a current record of such units and register them with the Town's Assessor, Building Department, and Health Department.

**D. Monitoring**

An Affidavit of Compliance signed by the property owner shall be submitted initially, when the unit is first occupied or used, and then annually, on September 1st or the nearest business day, to the agent designated by the Town Administrator to monitor and administer such Units to confirm that the Accessory Dwelling Unit or Units are being leased for a minimum of a year, and not otherwise leased or occupied for any other purpose, and that they shall be used as a dwelling, according to the standards and conditions of this By-law.

**E. Enforcement and Penalties**

Upon a written determination by the Building ~~Inspector~~ **Commissioner** that the property owner has failed to comply with these provisions, the property owner shall bring the unit or units into compliance within thirty (30) days of such written notice pursuant to Massachusetts General Law Chapter 40A Section 7. In addition, the Building ~~Inspector~~-Commissioner shall impose any and all fines and penalties referenced in Section 8.3 of these By-laws.

**F. Opportunity for Affordable Housing Property Tax Exemption**

A property owner who leases an Accessory Dwelling Unit affordably and in compliance with this By-law, as specified by the Special Act of 2010 and adopted by Wellfleet voters in May 2011 may apply to the agent designated by the Town Administrator to administer and monitor such units to receive an application for a property tax exemption.

(Requested by the Selectboard)

**Two-thirds Vote Required**

**Recommendations:**

**Selectboard: Yes – 5, No – 0, Abstain – 0.**

**SUMMARY:** The purpose of these small, housekeeping changes, which were suggested by Interim Building Commissioner Victor Staley, is to make the Bylaw easier to interpret. They in no way change the intent or the substance of what was approved by the 2021 Annual Town Meeting.

**ARTICLE NO. 42 – PETITIONED ARTICLE – TOWN OF WELFLEET SCHOLARSHIP PROGRAM:**

To see if the Town will vote to adopt the following resolution:

WHEREAS, to address the very high cost of college and the fact that many Wellfleet families have a very difficult time paying for higher education for their children.

WHEREAS we find this an inequity that should be addressed.

NOW, THEREFORE, The Town Meeting votes to establish a Town of Wellfleet Scholarship for students who are residents of Wellfleet.

Applicants must demonstrate financial need and academic merit and plan to or currently attend an accredited non-profit educational institution. Financial need will be demonstrated in accordance with industry best practices for determining financial need, currently through completing a Free Application for Federal Student Aid (FAFSA) form.

In accordance with an agreement that will be made with the Town of Wellfleet School Committee, The Cape Cod Foundation (CCF) will manage the scholarship program for an annual fee in accordance with its Fee Policy for a nonpermanent fund not held in its investment pool. That fee is currently \$250.

In 2022, The CCF awarded over \$900,000 in scholarships to local students and has a nearly 34-year history of serving the Cape Cod community, distributing more than \$95 million in grants and scholarships during that time. The Town of Wellfleet School Committee will recommend a representative to coordinate with the CCF.

Payment by the Town to CCF will be made by March 1, 2024, with scholarship selection by June 30, 2024. All scholarship payments are made directly to the college or institution. The CCF will provide an annual financial report to the Town School Committee.

And to raise and appropriate \$100,000 for this scholarship program,  
OR TAKE ANY OTHER ACTION RELATED THERETO.

(Citizens Petition)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 1, No – 3, Abstain – 0. (1 Recuse)**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:**

**ARTICLE NO. 43 – PETITIONED ARTICLE – TOWN OF WELLFLEET SCHOLARSHIP PROGRAM:**

To see if the Town will vote to adopt the following resolution:

WHEREAS, to address the very high cost of college and the fact that many Wellfleet families have a very difficult time paying for a 4-year degree program for their children.

WHEREAS, we find this an inequity that should be addressed.

NOW, THEREFORE, the Town Meeting votes to establish a Town of Wellfleet Scholarship Program with the following requirements:

- 1) To be eligible a student must be a Nauset High School graduate whose parent(s) live in Wellfleet.
- 2) Applicants must demonstrate a financial need by submitting a completed FAFSA form and provide data for all 529 plans that the applicant is eligible for.
- 3) Applicants must be either applying to or enrolled in a 4-year bachelor's degree program.
- 4) Applicants may renew their scholarship annually if they maintain good grades.
- 5) Applicants must attend an accredited, not-for-profit college.
- 6) All scholarship payments will be made directly to the colleges.
- 7) The scholarship program will be administered by the Cape Cod Foundation and the Cape Cod Association, which last year provided more than \$54,000 in scholarships to eight (8) Wellfleet families, and more than \$1 million in scholarships to Cape Cod families.

And to raise and appropriate \$100,000 for this scholarship program or take any other action related thereto. (Citizens Petition)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes – 1, No – 3, Abstain – 0. (1 Recuse)**

**Finance Committee: Reserve recommendation to Town Meeting**

**SUMMARY:**

**ARTICLE NO. 44 – NON-BINDING - RAISE RESIDENTIAL PROPERTY EXEMPTION:**

Whereas significant cost increases for government services will have an impact on taxes paid by residents of the town.

Therefore, be it resolved to advise the Wellfleet Selectboard to raise the residential exemption at the FY 24 annual tax classification hearing from 25% to 30%.

(Requested by the Selectboard)

**Majority Vote Required.**

**Recommendations:**

**Selectboard:**

**Insert Yes - 5, No - 0, Abstain - 0.**

**Recommend Yes - 5, No - 0, Abstain - 0.**

**SUMMARY:** There have been significant increases in non-discretionary costs incurred by the town, including insurance, employee benefits, fuel, and electricity costs, as well as the Nauset Regional School System FY24 budget. This has resulted in the need to request an operational override from voters. To offset a significant amount of the cost increases for residents, the Selectboard can set the residential tax exemption at 30%. This would take effect before the tax bills for any spending approved at this town meeting, and the ballot are produced. We are asking the voters for their opinion.

The residential exemption reduces your tax bill by excluding a portion of your residential property's value from taxation if it is your primary residence. The exemption is offset by a slight increase in the property tax for properties that are not the primary residence of the owner/s or very high-value properties. Increasing the exemption to 30% will reduce the effective net tax on a median accessed home by 4.53%. The median assessed value for FY 23 is \$794,041. At the current 25% exclusion and tax rate, an average taxpayer saves \$1,184 on their tax bill. In FY23, 773 properties claimed the exemption out of 4,248. Only 18% of Wellfleet's Residential Properties are primary residences. Increasing the exemption from 25% to 30% would save residents with a median-priced home approximately \$250 on their tax bill and increase the tax on residential properties that are not primary residences by \$56. The Selectboard voted to raise the exemption in 2021 from 20% to 25% last year to mitigate the impact of last year's override.

**ARTICLE NO. 45 – HOME RULE PETITION - PREVAILING WAGE RULE**  
**LEGISLATIVE PETITION:**

To see if the Town will vote to authorize the Selectboard to petition the General Court to enact a special act of the Town of Wellfleet, the text of which is set forth below, and that the General Court be authorized to make clerical or editorial changes of form only to the bill so submitted, unless the Selectboard approves amendments to the bill before enactment by the General Court; and further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

**AN ACT RELATIVE TO THE PREVAILING WAGE IN THE TOWN OF WELLFLEET**

Be it enacted by the Senate and House of Representatives in the General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding any general or special law to the contrary, the Town of Wellfleet shall be exempt from complying with Sections 26 through 27G of Chapter 149 of the General Laws for projects estimated to cost \$75,000 or less.

SECTION 2. This act shall take effect on the first day of the fiscal year following passage of this act and shall apply to taxes levied for fiscal years beginning that fiscal year and thereafter.  
Or to take any other action relative thereto.

(Requested by the Selectboard)

**Majority Vote Required.**

**Recommendations:**

**Selectboard: Yes - 2, No - 2, Abstain - 0.**

**SUMMARY:** In the interest of reducing the costs borne by Wellfleet taxpayers this would exempt construction projects with a total cost under \$75,000 from prevailing wage determinations reducing the overall costs of small projects within the Town. This potentially would also open more Town projects to local tradesfolk.

**ARTICLE NO. 46 – HOME RULE PETITION – AUTHORIZE TOWN OF WELLFLEET TO ESTABLISH A REAL ESTATE TRANSFER FEE:**

To see if the Town will vote to authorize the Selectboard to petition the General Court to enact a special act of the Town of Wellfleet, the text of which is set forth below, and that the General Court be authorized to make clerical or editorial changes of form only to the bill so submitted, unless the Selectboard approves amendments to the bill before enactment by the General Court; and further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

**AN ACT AUTHORIZING THE TOWN OF WELLFLEET TO ESTABLISH A REAL ESTATE TRANSFER FEE**

*Be it enacted by the Senate and House of Representatives in the General Court assembled, and by the authority of the same as follows:*

SECTION 1. For purposes of this act, the words and phrases set forth in this section shall have the following meanings:

"Purchaser" shall refer to the transferee, grantee or recipient of any real property interest.

"Purchase price", all consideration paid or transferred by or on behalf of a purchaser to a seller or his nominee, or for his benefit, for the transfer of any real property interest, and shall include, but not be limited to, all cash or its equivalent so paid or transferred; all cash or other property paid or transferred by or on behalf of the purchaser to discharge or reduce any obligation of the seller; the principal amount of all notes or their equivalent, or other deferred payments, given or promised to be given by or on behalf of the purchaser to the seller or his nominee; the outstanding balance of all obligations of the seller which are assumed by the purchaser or to which the real property interest transferred remains subject after the transfer, determined at the time of transfer, but excluding real estate taxes and other municipal liens or assessments which are not overdue at the time of transfer; the fair market value, at the time of transfer, of any other consideration or thing of value paid or transferred by or on behalf of the



purchaser, including, but not limited to, any property, goods or services paid, transferred or rendered in exchange for such real property interest.

"Real property interest", shall refer to any present or future legal or equitable interest in or to real property, and any beneficial interest therein, including the interest of any beneficiary in a trust which holds any legal or equitable interest in real property, the interest of a partner or member in a partnership or limited liability company, the interest of a stockholder in a corporation, the interest of a holder of an option to purchase real property, the interest of a buyer or seller under a contract for purchase and sale of real property, and the transferable development rights created under chapter 183A of the General Laws; but shall not include any interest which is limited to any of the following: the dominant estate in any easement or right of way; the right to enforce any restriction; any estate at will or at sufferance; any estate for years having a term of less than 30 years; any reversionary right, condition, or right of entry for condition broken; and the interest of a mortgagee or other secured party in any mortgage or security agreement.

"Seller" shall refer to the transferor, grantor or immediate former owner of any real property interest.

"Seasonal" shall be defined as a period commencing April 1 of each calendar year and termination November 30 of the same calendar year.

"Time of transfer" of any real property interest shall mean the time at which such transfer is legally effective as between the parties thereto, and, in any event, with respect to a transfer evidenced by an instrument recorded with the appropriate registry of deeds or filed with the assistant recorder of the appropriate registry district, not later than the time of such recording or filing.

"Town" shall refer to the Town of Wellfleet acting by and through its Selectboard.

SECTION 2. There is hereby imposed a Real Estate Transfer Fee equal to (A.) fee in the amount of one (1) percent of said purchase price shall be due and payable by the seller; and (B.) a fee in the amount of one (1) percent of said purchase price shall be due and payable by the purchaser upon the transfer of any real property interest in any real property situated in the Town of Wellfleet. Said fee shall be the liability of the buyer and seller of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the purchaser. The fee shall be paid to the Town of Wellfleet. The first \$50,000 collected in each fiscal year shall be deposited in the Town's Capital Improvement Stabilization Fund. The remaining funds collected each fiscal year shall be deposited into the Wellfleet Affordable Housing Trust.

SECTION 3. The following transfers of real property interests shall be exempt from the Real Estate Transfer Fee:

A. First-time homebuyers who live in the home for at least five (5) years. A lien shall accompany the deed stating that "There is running with the land a lien equal to the amount of fee exempted, plus accumulated interest and penalties until such time as all conditions of this sub-section are met."

B. Transfers to the Government of the U.S., The Commonwealth, the Town of Wellfleet and any of their instrumentality's agencies or sub-divisions, such as the Wellfleet Housing Authority and The Wellfleet Housing Trust.

C. Transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made.

D. Transfers of convenience with consideration under \$100.00 which include: name change, into trusts, out of trust, etc.

E. Transfers to any charitable organization as defined in Clause Third of Section Five of Chapter 59 of the General Laws or any religious organization providing that the real property interests so transferred will be held solely for public charitable or religious purposes.

F. Transfers between immediate family members, marriage partners, parents and children, grandchildren, stepparents and step-children, brothers and sisters, or beneficiaries of an estate.

G. 120% of the previous fiscal year's median single-family home assessed value as assessed by the Wellfleet Town Assessor. This exemption shall not apply to properties occupiable on a seasonal basis only. This exemption shall not apply to properties with a sale price above \$2,000,000.

#### SECTION 4.

A. The fee imposed shall be due at the time of the transfer of the real property interest.

B. The buyer shall pay interest on any unpaid amount of the fee at the rate the Town collects on unpaid Real Estate Taxes.

C. The Town shall notify a buyer by Registered or Certified Mail of any failure to discharge the amount in full of fee due.

E. The fee shall be paid to the Wellfleet, or its designee, and shall be accompanied by a copy of the deed or other instrument evidencing such transfer, if any, and an affidavit signed under oath or under the pains and penalties of perjury by the purchaser or his legal representative and the seller or his legal representative, attesting to the true and complete purchase price and the basis, if any, upon which the transfer is claimed to be exempt in whole or in part from the fee imposed hereby. The Town, or its designee, shall promptly thereafter execute and issue a certificate indicating that the appropriate fee has been paid or that the transfer is exempt from the fee, stating the basis for the exemption. The register of deeds for Barnstable County, and the assistant recorder for the registry district of Barnstable County, shall neither record nor register, or receive or except for recording or registration, any deed, except a mortgage deed, to which has not been affixed such a certificate executed by the Town or its designee. The Town is authorized to provide for the collection and securing a lien of any outstanding transfer fee. The Town shall have such remedies to collect said amount as provided by law with respect to the collection of real property taxes. Failure to comply with this requirement shall not affect the validity of any instrument.

SECTION 5. Annual Report. The Town shall prepare and issue an annual report that (i) identifies fee receipts by payer category and unit type; and (ii) quantifies housing programs funded, including type and purpose.

SECTION 6. Severance Clause. The determination or declaration that any provision of this act is beyond the authority of the General Court or is preempted by law or regulation shall not affect the validity or enforceability of any other provisions.

SECTION 7. This Act shall take effect on passage.

(Requested by the Selectboard)

**Majority Vote Required.**

**Recommendations:**

**Selectboard: Yes - 5, No - 0, Abstain - 0.**

**SUMMARY:** This home rule petition establishes a real estate transfer fee within the Town of Wellfleet. The income generated by this fee will solely fund small capital projects and housing in the town. Wellfleet needs as many funding sources as possible to address our housing crisis. This fee is assessed on the sale of a property 120% over the median home value and excludes transfers between family members or beneficiaries of estates. Only the sale value over 120% of the median would be subject to the fee. This fee creates a modest but consistent source of revenue of approximately \$250,000 in a typical year and is sorely needed to start addressing Wellfleet's housing issues. The median sale price in of a single-family home in Wellfleet was \$940,000 in 2022.

**ARTICLE NO. 47 –HOME RULE PETITION - ACQUISITION OF YEAR-ROUND HOUSING OCCUPANCY RESTRICTIONS:**

To see if the Town will vote to authorize the Selectboard to petition the General Court for special legislation to provide as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to the bill so submitted, unless the Selectboard approves amendments to the bill before enactment by the General Court; and further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

**AN ACT AUTHORIZING THE TOWN OF WELLFLEET TO ACQUIRE YEAR-ROUND HOUSING OCCUPANCY RESTRICTIONS**

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. As used in this Act the following words shall, unless a different meaning clearly appears from the context, have the following meanings:

Selectboard – the duly elected Selectboard of the Town of Wellfleet.

Town – the Town of Wellfleet

Year-Round Housing Occupancy Restriction – is a right, either in perpetuity or for a specified number of years, whether or not stated in the form of a restriction, easement, covenant, condition in any deed, mortgage, will, agreement or other instrument executed by or on behalf of the owner of the land appropriate to (a) limiting the use of all or part of the land to residential housing occupancy by persons or families who occupy either rental or ownership housing as their primary residence for not less than 11 months during any 1-year period, or (b) in any way limiting or restricting the use or enjoyment of all or any portion of the land for the purpose of encouraging or assuring creation or retention of rental and ownership housing for occupancy to persons or families who occupy either rental or ownership housing as their primary residence for not less than 11 months during any 1-year period.

SECTION 2. Notwithstanding any special or general law to the contrary in the Commonwealth, an authorized municipal board or agency approved by the Selectboard, may acquire a year-round housing occupancy restriction for rental or ownership housing.

SECTION 3. The year-round housing occupancy restriction shall be recorded with the Barnstable County Registry of Deeds, or if on registered land, filed with the Barnstable Registry District of the Land Court, and contain a description of the land upon which the restriction is to be imposed provided it specifies that the land lies in the Town and is shown on a recorded or registered plan in the Barnstable County Registry of Deeds or the Barnstable Registry District of the Land Court, gives the boundaries of the land by metes and bounds, with reference to said plan or instrument and if the land is registered, specifies the certificate or certificates of title thereof. The restriction imposed shall run with the title of the land on which it is imposed.

SECTION 4. The acquisition of a year-round housing occupancy restriction must be approved by a vote of the Selectboard prior to its acquisition.

SECTION 5. The year-round housing occupancy restriction may be enforced by the holder of the restriction, by injunction or other proceeding, and shall entitle representatives of the holder to enter the land in a reasonable manner and at reasonable times to assure compliance. If the court in any judicial enforcement proceeding, or the decision maker in any arbitration or other alternative dispute resolution enforcement proceeding, finds that there has been a violation of the restriction then, in addition to any other relief ordered, the petitioner bringing the action or proceeding may be awarded reasonable attorneys' fees and costs incurred in the action proceeding. The restriction may be released, in whole or in part, by the holder for consideration, if any as the holder may determine, in the same manner as the holder may dispose of land or other interests in land, but only after a public hearing upon reasonable public notice, by the Selectboard, whose approval shall be required. The release of the restriction must be recorded or registered in the Barnstable County Registry of Deeds or the Barnstable Registry District of the Land Court, as applicable to its acquisition.

SECTION 6. Acceptance of the restrictions and releases shall be evidenced by certificates of approval or release and executed by the holder of the restriction and the Selectboard, and duly recorded or registered.

SECTION 7. This act shall take effect upon its passage.

Or to take any other action relative thereto.

**Majority Vote Required.**

**Recommendations:**

**Selectboard: Yes - 5, No - 0, Abstain - 0.**

**SUMMARY:** This article would create a Home Rule Petition to allow the Town of Wellfleet to create a year-round deed restriction program to promote year-round housing occupancy. This would allow the Town to purchase deed restrictions from homeowners and developers to permanently limit the occupancy of a given unit via a year-round housing occupancy restriction for rental or ownership housing. This would be a voluntary program where homeowners could sell a deed restriction to the Town, for a yet to be determined amount, whereby the deed restriction would live with the property in perpetuity and would only allow for the property to be occupied by an owner or renter who lived at the property year-round with no Area Median Income (AMI) restrictions.

**ARTICLE NO. 48 – HOME RULE PETITION – EXPANDED RESIDENTIAL PROPERTY EXEMPTION TO YEAR-ROUND RENTAL UNITS:**

To see if the Town will vote to authorize the Selectboard to petition the General Court to enact a special act of the Town of Wellfleet, the text of which is set forth below, and that the General Court be authorized to make clerical or editorial changes of form only to the bill so submitted, unless the Selectboard approves amendments to the bill before enactment by the General Court; and further that the Selectboard is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

**AN ACT EXPANDING THE EXEMPTION FOR RESIDENTIAL PROPERTY IN THE TOWN OF WELLFLEET**

***Be it enacted by the Senate and House of Representatives in the General Court assembled, and by the authority of the same as follows:***

SECTION 1. Notwithstanding section 5C of chapter 59 of the General Laws or any other general or special law to the contrary, with respect to each parcel of real property classified as class one residential in the town of Wellfleet as certified by the Commissioner of Revenue to be assessed all local property at its full and fair cash valuation, and with the approval of the Selectboard, there shall be an exemption equal to not more than 35 per cent of the average assessed value of all class one residential parcels within the town of Wellfleet, or such other maximum percentage as may be established from time to time by the General Court; provided, however, that the exemption shall be applied only to: (i) the principal residence of the taxpayer as used by the taxpayer for income tax purposes; or (ii) a residential parcel occupied by a resident of the Town of Wellfleet, other than the taxpayer, occupied on a year-round basis and used as the resident's principal residence for income tax purposes. The town of Wellfleet may adopt and amend criteria to determine who qualifies as a resident under this act. This exemption shall be in addition to any exemptions allowed under section 5 of said chapter 59; provided, however, that the taxable valuation of the property, after all applicable exemptions, shall not be reduced to below 10% of its full and fair cash valuation, except through the applicability of clause eighteenth of said section 5 of said chapter 59. Where, under the provisions of said section 5 of said chapter 59, the

exemption is based upon an amount of tax rather than on valuation, the reduction of taxable valuation for the purposes of the preceding sentence shall be computed by dividing the amount of tax by the residential class tax rate of the town of Wellfleet and multiplying the result by \$1,000. For the purposes of this paragraph, "parcel" shall mean a unit of real property as defined by the board of assessors of the town of Wellfleet in accordance with the deed for the property and shall include a condominium unit.

SECTION 2. A taxpayer aggrieved by the failure to receive the residential exemption authorized under this act may apply for the residential exemption to the Board of Assessors of the Town of Wellfleet in writing on a form approved by the board of assessors, on or before the deadline for an application for exemption under section 59 of said chapter 59. For the purposes of this act, a timely application filed under this section shall be treated as a timely filed application pursuant to section 59 of chapter 59 of the General Laws.

SECTION 3. This act shall take effect on the first day of the fiscal year following passage of this act and shall apply to taxes levied for fiscal years beginning that fiscal year and thereafter.

Or to take any other action relative thereto.

(Requested by the Selectboard)

**Majority Vote Required.**

**Recommendations:**

**Selectboard: Yes - 5, No - 0, Abstain - 0.**

**SUMMARY:** In the interest of creating and retaining year-round rental housing for residents of Wellfleet this article would allow the Selectboard to petition the General Court to expand the Residential Tax Exemption (RTE) to property owners who rent their property on a year-round basis. In order to qualify, the property would need to be rented on a year-round basis to a resident of Wellfleet who declares the property to be their principal residence for income tax purposes.

**SECTION VI: 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: Yes - 5, No - 0, Abstain - 0.**

**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: Yes - 5, No - 0, Abstain - 0.**

**ARTICLE NO. 51 - 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: Yes - 5, No - 0, Abstain - 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 VII: STANDARD CLOSING ARTICLES**

**ARTICLE NO. 52 - 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: Yes - 5, No - 0, Abstain - 0.**

**ARTICLE NO. 53 - OTHER BUSINESS:**

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

(Requested by the Selectboard)

**Majority Vote Required**

**Recommendations:**

**Selectboard: Yes - 5, No - 0, Abstain - 0.**

**ANNUAL TOWN ELECTION WARRANT**

Monday May 1, 2023

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 Monday the 1st day of May, 2023, between twelve o'clock noon and seven o'clock p.m.**, then and there to vote for the election of the following Town officer: one Moderator for one year; one for Selectboard for three years; two for the Wellfleet Elementary School Committee for three years; two for the Board of Library Trustees for three years; one for the Cemetery Commission one for three years and one for two years (to fill the remaining of a three year term); one for the Nauset Regional School Committee for three years. Also, to vote on the following questions:

**Question 1:** Shall the Town of Wellfleet be allowed to assess an additional \$635,192 in real and personal property taxes for the purpose of funding general school and town operations including collective bargaining agreements for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 2:** Shall the Town of Wellfleet be allowed to assess an additional \$115,000 in real and personal property taxes for the purpose of funding one Housing Coordinator and Community Preservation Act Specialist position for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 3:** Shall the Town of Wellfleet be allowed to assess an additional \$145,000 in real and personal property taxes for the purpose of funding a Wastewater/Water Superintendent position for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 4:** Shall the Town of Wellfleet be allowed to assess an additional \$221,400 in real and personal property taxes for the purpose of funding two new Firefighter/EMT/Paramedic positions for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 5:** Shall the Town of Wellfleet be allowed to assess an additional \$175,000 in real and personal property taxes for the purpose of funding a Preschool Voucher Program Extension for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 6:** 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 pay costs associated with connecting to and extending the water main from the Town of Eastham to Maurice's Campground in Wellfleet?

**Majority Vote Required**

**Question 7:** 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 pay costs associated with Wastewater Design, Planning and Permitting for the expansion and improvements to the wastewater system?

**Majority Vote Required**

**Question 8:** Shall the Town of Wellfleet be allowed to assess an additional \$100,500 in real and personal property taxes for the purpose of funding the School Breakfast/Lunch Program for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 9:** 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 pay costs associated with the design, expansion and construction of the Wastewater system to serve Maurice's Campground?

**Majority Vote Required**

**Question 10:** Shall the Town of Wellfleet be allowed to assess an additional \$150,000 in real estate and personal property taxes for the purpose of funding improvements to make the Wellfleet Elementary School more accessible for fiscal year beginning July 1, 2023?

**Majority Vote Required**

**Question 11:** 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 pay costs associated with the purchase of a new ambulance?

**Majority Vote Required**

**Question 12:** 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 pay costs associated with Maintenance Dredging of the Harbor?

**Majority Vote Required**

**Question 13:** 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 pay costs associated with the Replacement of Water Meters?

**Majority Vote Required**

**Question 14:** Shall the Town of Wellfleet be allowed to assess an additional \$50,000 in real and personal property taxes for the purpose of funding a Feasibility Study for an addition to the Adult Community Center building for the fiscal year beginning July 1st, two thousand and twenty-three?

**Majority Vote Required**

**Question 15:** 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 pay the costs of purchasing of a Pickup Truck for the marina?

**Majority Vote Required**

**Question 16:** 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 pay costs of developing a Marina Master Plan?

**Majority Vote Required**

**Question 17:** 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 pay costs associated with Enhanced Innovative/Alternative Septic System Subsidies?

**Majority Vote Required**

**Question 18:** 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 pay costs associated with replacing five of the Fire Station Garage Doors?

**Majority Vote Required**

**Question 19:** 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 pay costs associated with upgrading the Restroom at White Crest Beach?

**Majority Vote Required**

**Question 20:** Shall the Town of Wellfleet be allowed to assess an additional \$100,000 in real and personal property taxes for the purpose of funding the Wellfleet Scholarship Program for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

**Question 21:** Shall the Town of Wellfleet be allowed to assess an additional \$14,500 in real and personal property taxes for the purpose of increasing stipends paid to members of the Selectboard for the fiscal year beginning July 1<sup>st</sup>, two thousand and twenty-three?

**Majority Vote Required**

## **2023 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 23<sup>rd</sup> day of March 2023.

**Wellfleet Selectboard**

\_\_\_\_\_  
Ryan Derek Curley, Chair

\_\_\_\_\_  
Michael F. DeVasto, Vice Chair

\_\_\_\_\_  
Barbara Carboni, Member

\_\_\_\_\_  
Kathleen Bacon, 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: \_\_\_\_\_

**APPENDIX A**  
(BUDGET DETAIL)

**I. GENERAL GOVERNMENT**

FY2024 Operating Budget			Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard	
General Government			FY2021	FY2022	FY2023	FY2024	FY2024	FY2024	Increase
114	Moderator								
		Salaries	225.00	225.00	225.00	225.00	225.00	225.00	
		Expenses	20.00	30.00	400.00	400.00	400.00	400.00	
		Total	245.00	255.00	625.00	625.00	625.00	625.00	0.00%
115	Constable								
		Salaries	50.00	-	100.00	100.00	100.00	100.00	
		Total	50.00	-	100.00	100.00	100.00	100.00	0.00%
122	Selectboard								
		Salaries	12,499.84	12,499.96	12,500.00	12,500.00	12,500.00	12,500.00	
		Expenses	1,971.68	300.00	7,300.00	27,675.00	27,675.00	27,675.00	
		Total	14,471.52	12,799.96	19,800.00	40,175.00	40,175.00	40,175.00	102.90%
123	Town Administrator								
		Salaries	313,102.19	273,159.81	328,133.00	336,091.00	336,091.00	336,091.00	
		Expenses	7,973.78	4,552.98	14,000.00	14,000.00	14,000.00	14,000.00	
		Total	321,075.97	277,712.79	342,133.00	350,091.00	350,091.00	350,091.00	2.33%
124	General Administration								
		Salaries	138,619.64	196,416.59	200,468.00	230,215.00	230,215.00	230,215.00	
		Expenses	18,396.71	48,090.39	57,180.00	56,180.00	56,180.00	56,180.00	
		Total	157,016.35	244,506.98	257,648.00	286,395.00	286,395.00	286,395.00	11.16%
131	Finance Committee								
		Expenses	373.44	-	-	170.00	170.00	170.00	
		Total	373.44	-	-	170.00	170.00	170.00	
132	Reserve Fund								
		Expenses	-	54,701.48	89,500.00	91,500.00	91,500.00	91,500.00	
		Total	-	54,701.48	89,500.00	91,500.00	91,500.00	91,500.00	2.23%
151	Legal Expense								
		Expenses	97,362.78	243,710.97	125,000.00	250,000.00	175,000.00	175,000.00	
		Total	97,362.78	243,710.97	125,000.00	250,000.00	175,000.00	175,000.00	40.00%
153	Computerization								
		Salaries	-	-	-	90,000.00	90,000.00	90,000.00	
		Expenses	172,723.05	156,105.02	156,500.00	102,000.00	102,000.00	102,000.00	
		Total	172,723.05	156,105.02	156,500.00	192,000.00	192,000.00	192,000.00	22.68%
160	Human Resources								
		Salaries	-	-	90,000.00	92,250.00	92,250.00	92,250.00	
		Expenses	-	-	-	3,750.00	3,750.00	3,750.00	
		Total	-	-	90,000.00	96,000.00	96,000.00	96,000.00	6.67%

161	Town Clerk									
		Salaries	83,314.95	90,280.24	103,596.00	103,596.00	103,596.00	103,596.00		
		Expenses	5,674.84	5,020.00	11,520.00	12,615.00	12,615.00	12,615.00		
		Total	88,989.79	95,300.24	115,116.00	116,211.00	116,211.00	116,211.00	0.95%	
162	Elections/Registrations									
		Salaries	6,594.95	2,356.74	9,478.00	7,978.00	7,978.00	7,978.00		
		Expenses	13,131.99	5,828.27	10,660.00	12,585.00	12,585.00	12,585.00		
		Total	19,726.94	8,185.01	20,138.00	20,563.00	20,563.00	20,563.00	2.11%	
174	Planning Board									
		Expenses	352.91	-	8,000.00	8,000.00	8,000.00	8,000.00		
		Total	352.91	-	8,000.00	8,000.00	8,000.00	8,000.00	0.00%	
182	Chamber of Commerce									
		Expenses	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00		
		Total	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	10,000.00	0.00%	
183	Natural Resources Advisory Board									
		Expenses	-	-	1,050.00	1,050.00	1,050.00	1,050.00		
		Total	-	-	1,050.00	1,050.00	1,050.00	1,050.00	0.00%	
195	Town Reports									
		Expenses	21,050.32	13,900.59	23,100.00	23,100.00	23,100.00	23,100.00		
		Total	21,050.32	13,900.59	23,100.00	23,100.00	23,100.00	23,100.00	0.00%	
196	Consulting Expense									
		Expenses	-	12,920.00	50,000.00	50,000.00	50,000.00	50,000.00		
		Total	-	12,920.00	50,000.00	50,000.00	50,000.00	50,000.00	0.00%	
690	Historical Commission									
		Expenses	110.00	-	200.00	200.00	200.00	200.00		
		Total	110.00	-	200.00	200.00	200.00	200.00	0.00%	
692	Holiday Celebrations									
		Expenses	-	108.40	1,000.00	1,000.00	1,000.00	1,000.00		
		Total	-	108.40	1,000.00	1,000.00	1,000.00	1,000.00	0.00%	
696	Cultural Council									
		Expenses	2,000.00	300.00	2,000.00	2,000.00	2,000.00	2,000.00		
		Total	2,000.00	300.00	2,000.00	2,000.00	2,000.00	2,000.00	0.00%	
	<b>General Government</b>									
		Total	905,548.07	1,130,506.44	1,311,910.00	1,539,180.00	1,464,180.00	1,464,180.00	11.61%	

## II. FINANCE

FY2024 Operating Budget									
			Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard	
Finance			FY2021	FY2022	FY2023	FY2024	FY2024	FY2024	Increase
121	Audit								
		Expenses	22,900.00	16,600.00	30,000.00	30,750.00	30,750.00	30,750.00	
		Total	22,900.00	16,600.00	30,000.00	30,750.00	30,750.00	30,750.00	2.50%
135	Accountant								
		Salaries	217,101.66	316,483.38	159,238.00	170,000.00	210,000.00	250,000.00	
		Expenses	9,430.13	9,275.92	13,650.00	14,000.00	14,000.00	14,000.00	
		Total	226,531.79	325,759.30	172,888.00	184,000.00	224,000.00	264,000.00	29.56%
141	Assessors								
		Salaries	137,603.12	143,259.29	148,330.00	148,480.00	148,480.00	148,480.00	
		Expenses	55,246.71	37,500.68	56,195.00	56,595.00	56,595.00	56,595.00	
		Total	192,849.83	180,759.97	204,525.00	205,075.00	205,075.00	205,075.00	0.27%
145	Treasurer								
		Salaries	198,480.95	255,197.10	214,422.00	226,585.00	226,585.00	226,585.00	
		Expenses	35,134.73	28,239.28	70,365.00	60,200.00	60,200.00	60,200.00	
		Total	233,615.68	283,436.38	284,787.00	286,785.00	286,785.00	286,785.00	0.70%
158	Tax Title								
		Expenses	10,911.68	6,869.76	10,000.00	11,000.00	11,000.00	11,000.00	
		Total	10,911.68	6,869.76	10,000.00	11,000.00	11,000.00	11,000.00	10.00%
	Finance								
		Total	686,808.98	813,425.41	702,200.00	717,610.00	757,610.00	797,610.00	13.59%
<b>Interest Expense</b>									
752	BAN (Bond Anticipated Notes)								
		Expenses		490,648.36	623,825.00	931,993.00	931,993.00	931,993.00	
		Total	-	490,648.36	623,825.00	931,993.00	931,993.00	931,993.00	49.40%
753	Short Term Interest								
		Expenses	39,443.68	-	40,000.00	20,000.00	20,000.00	20,000.00	
		Total	39,443.68	-	40,000.00	20,000.00	20,000.00	20,000.00	-50.00%
756	Interest on RE Tax Refunds								
		Expenses	-	-	150.00	150.00	150.00	150.00	
		Total	-	-	150.00	150.00	150.00	150.00	0.00%
	Interest Expenses (753-756)								
		Total	39,443.68	490,648.36	663,975.00	952,143.00	952,143.00	952,143.00	43.40%
<b>Unclassified</b>									
820	State & County Assessments								
		Expenses	279,872.00	302,134.00	-	On Recap	On Recap	On Recap	
		Total	279,872.00	-	-	-	-	-	-
830	County Assessments								
		Expenses	205,398.00	203,776.00	-	On Recap	On Recap	On Recap	
		Total	205,398.00	203,776.00	-	-	-	-	-

911	County Retirement								
	Expenses		1,431,823.00	1,522,803.00	1,574,968.00	1,747,350.00	1,747,350.00	1,747,350.00	
	Total		1,431,823.00	1,522,803.00	1,574,968.00	1,747,350.00	1,747,350.00	1,747,350.00	10.95%
912	Workers' Comp Insurance								
	Expenses		83,027.00	90,815.00	69,841.00	75,000.00	75,000.00	75,000.00	
	Total		83,027.00	90,815.00	69,841.00	75,000.00	75,000.00	75,000.00	7.39%
913	Unemployment Compensation								
	Expenses		44,037.34	17,942.96	30,000.00	30,000.00	30,000.00	30,000.00	
	Total		44,037.34	17,942.96	30,000.00	30,000.00	30,000.00	30,000.00	0.00%
914	Group Health Insurance								
	Expenses		1,471,361.70	1,355,318.26	1,484,300.00	1,657,802.00	1,561,144.00	1,561,144.00	
	Total		1,471,361.70	1,355,318.26	1,484,300.00	1,657,802.00	1,561,144.00	1,561,144.00	11.69%
915	Group Life Insurance								
	Expenses		6,487.71	5,597.15	7,750.00	7,850.00	7,850.00	7,850.00	
	Total		6,487.71	5,597.15	7,750.00	7,850.00	7,850.00	7,850.00	1.29%
916	Town Share of Medicare								
	Expenses		144,225.21	140,215.96	175,000.00	165,000.00	165,000.00	165,000.00	
	Total		144,225.21	140,215.96	175,000.00	165,000.00	165,000.00	165,000.00	-5.71%
917	Health Insurance Stipends								
	Expenses		34,472.10	67,380.53	53,667.00	75,000.00	75,000.00	75,000.00	
	Total		34,472.10	67,380.53	53,667.00	75,000.00	75,000.00	75,000.00	39.75%
918	Town Share of Health Savings Account								
	Expense		15,500.00	15,500.00	16,000.00	18,000.00	18,000.00	18,000.00	
	Total		15,500.00	15,500.00	16,000.00	18,000.00	18,000.00	18,000.00	12.50%
940	Tax Work Off								
	Expense		8,411.63	2,613.75	8,000.00	12,500.00	12,500.00	12,500.00	
	Total		8,411.63	2,613.75	8,000.00	12,500.00	12,500.00	12,500.00	56.25%
945	Property & Liability Insurance								
	Expenses		379,759.21	419,035.29	445,100.00	500,000.00	500,000.00	500,000.00	
	Total		379,759.21	419,035.29	445,100.00	500,000.00	500,000.00	500,000.00	12.33%
	Unclassified (820-945)								
	Total		4,104,374.90	3,840,997.90	3,864,626.00	4,288,502.00	4,191,844.00	4,191,844.00	8.47%
<b>Excluded (In Capital Budget)</b>									
710	L/T Prin		1,213,342.48	1,652,635.00	1,526,451.00	1,520,529.00	1,978,975.00	1,978,975.00	
751	L/T Int		346,818.80	590,004.43	495,159.00	442,771.00	537,954.00	537,954.00	
	Total		1,560,161.28	2,242,639.43	2,021,610.00	1,963,300.00	2,516,929.00	2,516,929.00	24.50%
	<b>Finance</b>								
	Total		6,390,788.84	7,387,711.10	7,252,411.00	7,921,555.00	8,418,526.00	8,458,526.00	16.63%



### III. PUBLIC SAFETY

<b>Public Safety</b>			Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard	
			FY2021	FY2022	FY2023	FY2024	FY2024	FY2024	Increase
210	Police								
		Salaries	1,456,918.73	1,594,433.15	1,886,549.00	1,955,801.00	1,955,801.00	1,955,801.00	
		Expenses	131,557.04	206,533.02	209,400.00	225,700.00	225,700.00	225,700.00	
		Total	1,588,475.77	1,800,966.17	2,095,949.00	2,181,501.00	2,181,501.00	2,181,501.00	4.08%
215	Communications Dispatch								
		Salaries	373,414.49	384,307.00	426,934.00	436,481.00	436,481.00	436,481.00	
		Expenses	27,114.63	35,349.58	46,500.00	48,788.00	48,788.00	48,788.00	
		Total	400,529.12	419,656.58	473,434.00	485,269.00	485,269.00	485,269.00	2.50%
220	Fire								
		Salaries	1,594,145.65	1,975,346.97	2,262,347.00	2,252,830.00	2,252,830.00	2,252,830.00	
		Expenses	212,685.35	274,318.84	322,503.00	388,647.00	388,647.00	388,647.00	
		Total	1,806,831.00	2,249,665.81	2,584,850.00	2,641,477.00	2,641,477.00	2,641,477.00	2.19%
291	Emergency Management								
		Expenses	4,473.46	1,658.76	5,000.00	5,000.00	5,000.00	5,000.00	
		Total	4,473.46	1,658.76	5,000.00	5,000.00	5,000.00	5,000.00	0.00%
293	Traffic/Parking								
		Salaries	2,250.00	2,550.56	2,250.00	2,370.00	2,370.00	2,370.00	
		Expenses	2,270.00	2,931.65	5,250.00	6,300.00	6,300.00	6,300.00	
		Total	4,520.00	5,482.21	7,500.00	8,670.00	8,670.00	8,670.00	15.600%
	<b>Public Safety</b>								
		Total	3,804,829.35	4,477,429.53	5,166,733.00	5,321,917.00	5,321,917.00	5,321,917.00	3.00%

#### IV. PUBLIC WORKS

		Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard	
<b>Public Works</b>		FY2021	FY2022	FY2023	FY2024	FY2024	FY2024	Increase
176	Zoning Board of Appeals							
	Expenses	1,656.75	479.90	300.00	300.00	300.00	300.00	
	Total	1,656.75	479.90	300.00	300.00	300.00	300.00	0.00%
417	DPW Facilities							
	Expenses	338,884.19	367,918.62	376,350.00	350,300.00	350,300.00	380,300.00	
	Total	338,884.19	367,918.62	376,350.00	350,300.00	350,300.00	380,300.00	1.05%
420	DPW							
	Salaries	1,062,839.30	1,010,454.87	1,201,381.00	1,288,181.00	1,288,181.00	1,288,181.00	
	Expenses	134,172.62	121,104.66	235,400.00	180,700.00	180,700.00	180,700.00	
	Total	1,197,011.92	1,131,559.53	1,436,781.00	1,468,881.00	1,468,881.00	1,468,881.00	2.23%
422	Highway							
	Expenses	43,783.57	96,874.61	96,200.00	96,200.00	96,200.00	96,200.00	
	Total	43,783.57	96,874.61	96,200.00	96,200.00	96,200.00	96,200.00	0.00%
423	Snow & Ice							
	Salaries	30,983.89	45,608.71	45,000.00	45,000.00	45,000.00	45,000.00	
	Expenses	75,363.28	110,499.56	83,180.00	86,380.00	86,380.00	86,380.00	
	Total	106,347.17	156,108.27	128,180.00	131,380.00	131,380.00	131,380.00	2.50%
424	Streetlighting							
	Expenses	654.69	5,326.48	10,600.00	10,600.00	10,600.00	10,600.00	
	Total	654.69	5,326.48	10,600.00	10,600.00	10,600.00	10,600.00	0.00%
433	Transfer Station							
	Expenses	345,927.78	309,548.90	402,850.00	467,550.00	467,550.00	467,550.00	
	Total	345,927.78	309,548.90	402,850.00	467,550.00	467,550.00	467,550.00	16.06%
434	Recycling Committee							
	Expenses	398.18	1,203.08	1,500.00	1,500.00	1,500.00	1,500.00	
	Total	398.18	1,203.08	1,500.00	1,500.00	1,500.00	1,500.00	0.00%
	<b>Public Works</b>							
	Total	2,034,664.25	2,069,019.39	2,452,761.00	2,526,711.00	2,526,711.00	2,556,711.00	4.24%

## V. PUBLIC SERVICE

			Actual FY2021	Actual FY2022	Budget FY2023	Dept. Head FY2024	Town Admin. FY2024	Selectboard FY2024	Interest
<b>Public Service</b>									
171	Conservation								
	Expenses		4,764.99	1,599.47	4,160.00	5,880.00	5,880.00	5,880.00	
	Total		4,764.99	1,599.47	4,160.00	5,880.00	5,880.00	5,880.00	41.35%
177	Open Space Committee								
	Expenses			-	1,500.00	1,500.00	1,500.00	1,500.00	
	Total		-	-	1,500.00	1,500.00	1,500.00	1,500.00	0.00%
178	Herring Warden								
	Salaries		2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	
	Expenses		-	-	-	-	-	-	
	Total		2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	2,400.00	0.00%
179	Shellfish								
	Salaries		251,084.06	261,818.84	284,294.00	301,563.00	301,563.00	301,563.00	
	Expenses		22,183.03	26,197.64	28,560.00	31,860.00	31,860.00	31,860.00	
	Total		273,267.09	288,016.48	312,854.00	333,423.00	333,423.00	333,423.00	6.57%
180	Shellfish Propagation								
	Expenses		1,705.67	5,958.14	6,000.00	6,000.00	6,000.00	6,000.00	
	Total		1,705.67	5,958.14	6,000.00	6,000.00	6,000.00	6,000.00	0.00%
181	Shellfish Advisory Committee								
	Expenses		-	-	100.00	100.00	100.00	100.00	
	Total		-	-	100.00	100.00	100.00	100.00	0.00%
189	Housing Authority								
	Expenses		2,186.81	412.19	7,800.00	7,800.00	7,800.00	7,800.00	
	Total		2,186.81	412.19	7,800.00	7,800.00	7,800.00	7,800.00	0.00%
193	Maurice's Campground								
	Expenses		-	-	225,000.00	225,000.00	225,000.00	225,000.00	
	Total		-	-	225,000.00	225,000.00	225,000.00	225,000.00	0.00%
241	Building								
	Salaries		212,313.91	231,375.04	231,347.00	232,447.00	226,447.00	226,447.00	
	Expenses		4,975.40	7,701.23	10,557.00	10,800.00	16,800.00	16,800.00	
	Total		217,289.31	239,076.27	241,904.00	243,247.00	243,247.00	243,247.00	0.56%
	Public Services								
	Total		501,613.87	537,462.55	801,718.00	825,350.00	825,350.00	825,350.00	2.95%
<b>Human Services</b>									
510	Board of Health								
	Salaries		185,489.98	178,003.85	197,087.00	252,237.00	252,237.00	252,237.00	
	Expenses		36,345.00	42,604.11	65,171.00	70,012.00	70,012.00	70,012.00	
	Total		221,834.98	220,607.96	262,258.00	322,249.00	322,249.00	322,249.00	22.87%

520	Human Services									
		Expenses	205,182.66	218,345.00	305,000.00	312,500.00	305,000.00	305,000.00		
		Total	205,182.66	218,345.00	305,000.00	312,500.00	305,000.00	305,000.00	0.00%	
541	Council on Aging									
		Salaries	216,539.83	233,126.41	247,538.00	308,944.00	308,944.00	308,944.00		
		Expenses	21,431.82	39,429.20	53,375.00	59,875.00	59,875.00	59,875.00		
		Total	237,971.65	272,555.61	300,913.00	368,819.00	368,819.00	368,819.00	22.57%	
543	Veterans Services									
		Expenses	31,676.36	28,183.78	32,708.00	34,540.00	34,540.00	34,540.00		
		Total	31,676.36	28,183.78	32,708.00	34,540.00	34,540.00	34,540.00	5.60%	
	Human Services (510-543)									
		Total	696,665.65	739,692.35	900,879.00	1,038,108.00	1,030,608.00	1,030,608.00	14.40%	
<b>Culture &amp; Recreation</b>										
610	Library									
		Salaries	343,916.12	342,909.12	397,047.00	397,509.00	397,509.00	397,509.00		
		Expenses	111,322.09	138,884.59	149,200.00	154,550.00	154,550.00	154,550.00		
		Total	455,238.21	481,793.71	546,247.00	552,059.00	552,059.00	552,059.00	1.06%	
630	Recreation									
		Salaries	240,882.47	276,390.35	302,208.00	329,455.00	329,455.00	329,455.00		
		Expenses	64,284.22	71,959.16	84,221.00	98,406.00	98,406.00	98,406.00		
		Total	305,166.69	348,349.51	386,429.00	427,861.00	427,861.00	427,861.00	10.72%	
660	Community Services Director									
		Salaries	105,572.01	102,344.79	106,555.00	106,655.00	106,655.00	106,655.00		
		Expenses	265,833.31	41,361.63	55,750.00	75,750.00	75,750.00	75,750.00		
		Total	371,405.32	143,706.42	162,305.00	182,405.00	182,405.00	182,405.00	12.38%	
699	Beaches									
		Salaries	369,819.29	318,530.49	377,959.00	386,558.00	386,558.00	386,558.00		
		Expenses	49,578.58	55,743.82	69,300.00	71,100.00	71,100.00	71,100.00		
		Total	419,397.87	374,274.31	447,259.00	457,658.00	457,658.00	457,658.00	2.33%	
	Culture & Recreation (610-699)									
		Total	1,551,208.09	1,348,123.95	1,542,240.00	1,619,983.00	1,619,983.00	1,619,983.00	5.04%	
	<b>Public Service</b>									
		Total:	2,749,487.61	2,625,278.85	3,244,837.00	3,483,441.00	3,475,941.00	3,475,941.00	7.12%	

## VI. PUBLIC SCHOOLS

FY2024 Operating Budget									
			Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard	
Public Schools			FY2021	FY2022	FY2023	FY2024	FY2024	FY2024	Increase
300	Elementary School								
	Salaries		1,916,021.26	1,865,539.09	2,251,281.00	2,891,002.00	2,891,002.00	2,891,002.00	
	Expenses		613,849.67	713,948.18	603,417.00	-	-	-	
	Total		2,529,870.93	2,579,487.27	2,854,698.00	2,891,002.00	2,891,002.00	2,891,002.00	1.27%
301	Nauset Regional School District								
	Expenses		3,141,399.00	3,196,398.00	3,180,341.00	3,275,751.00	3,510,229.00	3,440,154.00	
	Total		3,141,399.00	3,196,398.00	3,180,341.00	3,275,751.00	3,510,229.00	3,440,154.00	8.17%
302	C.C. Regional Technical H.S.								
	Expenses		389,504.00	473,889.00	355,235.00	365,892.00	376,102.00	376,102.00	
	Total		389,504.00	473,889.00	355,235.00	365,892.00	376,102.00	376,102.00	3.00%
	<b>Schools (300-302)</b>								
	Total		6,060,773.93	6,249,774.27	6,390,274.00	6,532,645.00	6,777,333.00	6,707,258.00	4.96%

## 260 MARINA ENTERPRISE FUND

FY2024 Marina Enterprise Fund Budget									
		Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard		
		FY2021	FY2022	FY2023	FY2024	FY2024	FY2024		
<b>Revenues</b>									
	Charges for Services	413,068.88	345,000.00	360,000.00	410,653.00	410,653.00	410,653.00		
	Resale Gas/Diesel	91,863.61	150,000.00	150,000.00	143,050.00	143,050.00	143,050.00		
	Dockage	30,132.19	56,000.00	56,000.00	69,122.00	69,122.00	69,122.00		
	Winter Storage	6,500.00	10,000.00	10,000.00	14,000.00	14,000.00	14,000.00		
	Other Income	10,131.72	5,000.00	12,500.00	6,110.00	6,110.00	6,110.00		
	Parking-Seasonal	19,420.00	15,000.00	5,000.00	22,500.00	22,500.00	22,500.00		
	Refunds		-	-					
	Interest Income	1,203.64	-	-					
	<b>Total Revenues</b>	<b>572,320.04</b>	<b>581,000.00</b>	<b>593,500.00</b>	<b>665,435.00</b>	<b>665,435.00</b>	<b>665,435.00</b>		<b>12.12%</b>
<b>Other Receipts</b>									
	Retained Earnings Transfer		-	-					
	Waterways Fund	2,000.00	2,000.00	2,000.00	-				
	Beach Fund	10,000.00	10,000.00	10,000.00	-				
	Shellfish Fund	5,000.00	5,000.00	5,000.00	-				
	<b>Total Other</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>17,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>		
	<b>Total Receipts</b>	<b>589,320.04</b>	<b>598,000.00</b>	<b>610,500.00</b>	<b>665,435.00</b>	<b>665,435.00</b>	<b>665,435.00</b>		<b>9.00%</b>
<b>Personnel:</b>									
	Salaries & Wages-Full time	161,984.38	142,225.68	164,200.00	164,200.00	164,200.00	164,200.00		
	Salaries & Wages- Temp./Seasonal	76,287.00	63,961.00	80,000.00	80,000.00	80,000.00	80,000.00		
	Overtime	20,224.06	16,832.76	10,000.00	10,000.00	10,000.00	10,000.00		
	Weekends	520.00	675.00	2,000.00	1,500.00	1,500.00	1,500.00		
	Holiday	2,750.40	3,897.76	2,500.00	3,000.00	3,000.00	3,000.00		
	Longevity	3,545.00	-	375.00	425.00	425.00	425.00		
	<b>Total Personnel</b>	<b>265,310.84</b>	<b>227,592.20</b>	<b>259,075.00</b>	<b>259,125.00</b>	<b>259,125.00</b>	<b>259,125.00</b>		<b>0.02%</b>
<b>Operating Expenses:</b>									
	Electricity	7,845.45	7,318.61	6,500.00	7,000.00	7,000.00	7,000.00		
	Propane Gas	2,635.75	3,707.74	3,000.00	4,000.00	4,000.00	4,000.00		
	Repairs & Maint. Services	5,940.75	7,519.95	15,000.00	15,000.00	15,000.00	15,000.00		
	Service Contract-Copier	986.50	975.00	1,500.00	1,000.00	1,000.00	1,000.00		
	Contract Services	34,750.11	19,697.13	15,000.00	15,000.00	15,000.00	15,000.00		
	Legal	-	-	1,000.00	1,000.00	1,000.00	1,000.00		
	Education & Training	70.00	379.00	4,000.00	3,000.00	3,000.00	3,000.00		
	Telephone/Internet	1,493.61	1,244.32	1,000.00	1,600.00	1,600.00	1,600.00		
	Postage	-	-	100.00	100.00	100.00	100.00		
	Printing	-	149.00	100.00	100.00	100.00	100.00		
	Advertising	762.17	40.48	200.00	200.00	200.00	200.00		
	Internet	-	-	-	-	-	-		
	Office Supplies	1,215.15	1,369.94	2,500.00	2,000.00	2,000.00	2,000.00		
	Repairs & Maint. Supplies	5,437.89	19,637.84	25,000.00	25,000.00	25,000.00	25,000.00		
	Vehicle Supplies	1,385.30	317.48	2,000.00	2,000.00	2,000.00	2,000.00		
	Gasoline/Diesel	270.85	772.09	1,500.00	1,500.00	1,500.00	1,500.00		
	Resale Gas/Diesel	105,576.53	97,543.04	140,000.00	140,000.00	140,000.00	140,000.00		
	Other Supplies	413.00	888.99	2,000.00	2,000.00	2,000.00	2,000.00		
	Uniforms	926.70	614.68	3,000.00	3,000.00	3,000.00	3,000.00		
	Travel	-	-	500.00	250.00	250.00	250.00		
	Dues/Memberships	300.00	620.41	500.00	500.00	500.00	500.00		
	Credit Card Fees	2,768.58		-					
	Insurance	126.00		125.00	125.00	125.00	125.00		
	Small Equipment	592.45	1,054.57	2,000.00	2,000.00	2,000.00	2,000.00		
	Engineering/Marina	14,818.45		-					
	Debt-Principal	105,000.00	100,000.00	100,000.00	100,000.00	100,000.00	100,000.00		
	Debt-Interest	19,125.00	16,050.00	13,050.00	10,500.00	10,500.00	10,500.00		
	Reserve Contingency	-		-					
	Indirect Costs	55,300.00	64.57	-	45,000.00	45,000.00	45,000.00		
	<b>Total Operating</b>	<b>367,740.24</b>	<b>279,964.84</b>	<b>339,575.00</b>	<b>381,875.00</b>	<b>381,875.00</b>	<b>381,875.00</b>		
	<b>Total Expenses</b>	<b>633,051.08</b>	<b>507,557.04</b>	<b>598,650.00</b>	<b>641,000.00</b>	<b>641,000.00</b>	<b>641,000.00</b>		<b>7.07%</b>
	<b>Net Income (Loss)</b>	<b>(43,731.04)</b>	<b>(2,550.00)</b>	<b>11,850.00</b>	<b>24,435.00</b>	<b>24,435.00</b>	<b>24,435.00</b>		

### 450 WATER ENTERPRISE FUND

FY2024 Water Enterprise Fund Budget								
		Actual	Actual	Budget	Dept. Head	Town Admin.	Selectboard	
		FY2021	FY2022	FY2023	FY2024	FY2024	FY2024	
Estimate Revenue								
	Water Use Charges	93,155.17	172,241.66	145,000.00	147,500.00	147,500.00	147,500.00	
	System Development Fee					15,000.00	15,000.00	
	Loan Principal Interest	89,207.89	111,967.70	-	15,000.00	15,000.00	15,000.00	
	Other Income	625.90	2,749.33	-	1,500.00	1,500.00	1,500.00	
	General Fund Transfer	119,463.00	84,214.00	41,087.00				
	<b>Total Revenue</b>	<b>302,451.96</b>	<b>371,172.69</b>	<b>186,087.00</b>	<b>164,000.00</b>	<b>179,000.00</b>	<b>179,000.00</b>	<b>-11.87%</b>
Personnel								
	Secretary & Clerk	13,655.66	21,056.71	27,087.00	27,087.00	27,087.00	27,087.00	
	<b>Total</b>	<b>13,655.66</b>	<b>21,056.71</b>	<b>27,087.00</b>	<b>27,087.00</b>	<b>27,087.00</b>	<b>27,087.00</b>	<b>0.00%</b>
Operating Expenses								
	Utilities-Electric/Telephone	11,202.83	11,106.74	13,000.00	13,325.00	13,325.00	13,325.00	
	Contract Services	90,021.04	136,056.57	85,000.00	117,125.00	117,125.00	117,125.00	
	Services-Contingency	39,990.32	1,762.88	30,000.00	30,750.00	30,750.00	30,750.00	
	Services-Other	13,372.36	5,213.13	29,000.00	28,550.00	28,550.00	28,550.00	
	Supplies	149.95	86.66	250.00	275.00	275.00	275.00	
	Other Charges	1,343.16	2,340.00	1,750.00	13,100.00	13,100.00	13,100.00	
	<b>Total</b>	<b>156,079.66</b>	<b>156,565.98</b>	<b>159,000.00</b>	<b>203,125.00</b>	<b>203,125.00</b>	<b>203,125.00</b>	<b>27.75%</b>
Debt Service								
	Principal & Interest	109,031.22	108,326.07	209,521.00	205,566.00	205,566.00	205,566.00	
	<b>Total</b>	<b>109,031.22</b>	<b>108,326.07</b>	<b>209,521.00</b>	<b>205,566.00</b>	<b>205,566.00</b>	<b>205,566.00</b>	<b>-1.89%</b>
General Fund Costs								
	Salaries	796.00	-	-				
	<b>Total</b>	<b>796.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
	<b>Total Operating Expenses</b>	<b>279,562.54</b>	<b>285,948.76</b>	<b>395,608.00</b>	<b>435,778.00</b>	<b>435,778.00</b>	<b>435,778.00</b>	<b>10.15%</b>