



Wellfleet Selectboard

Note: Start Time of 6pm

The Wellfleet Selectboard will hold a public meeting on **Tuesday, January 11, 2022, at 6:00 p.m.** **This meeting will be held via Zoom Video Conference** in accordance with the temporary suspension and enhancement of the Open Meeting Law requirements by the General Court of the Commonwealth of Massachusetts. Instructions for a Zoom video conference meeting which also allows phone dial-in are given below:

1. Join the meeting hosted in Zoom by using the following link:
<https://us02web.zoom.us/j/85689604806?pwd=blplVFFBZzViQ0xNWkZKMm9iMVdrdz09>
2. Audio, video, chat, and screen sharing functions will be disabled during the public session. Request to participate by using the “raise hand” function. **Meeting ID: 856 8960 4806 | Passcode: 611877**
 - a. Raise hand in smartphone app – touch bottom of your screen and select “more” - hit “raise hand” button
 - b. Raise hand on a computer – click “reactions” and select “raise hand” button on the bottom of the panel.



- c. Please make sure you properly identify yourself before speaking, rename yourself by selecting the participants button and choosing “more” (or by holding down on your name on a smartphone app) and selecting “rename” - full, legal names only.
3. You may also listen to the meeting by calling in on a phone to **+1 929 205 6099** and enter **Meeting ID: 856 8960 4806 | Passcode: 611877** Landline callers can participate by **dialing *9 to raise their hand.**
4. You may submit questions and comments to the Town using the following email: executive.assistant@wellfleet-ma.gov Comments made during the meeting via e-mail will be sent to Selectboard members **AFTER** the meeting.
5. Meeting materials are attached to this agenda, available online at Wellfleet-ma.gov. It is recommended that phone participants access materials in advance of the meeting.
6. **Please follow the following general instructions:**
 - a. Keep your phone muted at all times when not talking; no one is allowed to unmute themselves during the meeting.
 - i. Selectboard meetings are **NOT** interactive. If public comments are allowed that’s all, comments only, not questions.
 - ii. If the Chair is allowing comments during the meeting the number of comments will be limited and may be **no longer than one minute.**
 - b. Do not use speakerphone; do not use Bluetooth devices; mute all background noise.
 - c. Please do not speak until the Chair asks for public comments or questions and you have been recognized by the moderator and unmuted.

- d. After the business section is complete no public comments are permitted. Future agenda items are from the Selectboard, no one else.
 - 7. It is anticipated that the meeting will be recorded by the Town. Anyone else desiring to record the meeting may do so only after notifying the chair and may not interfere with the conduct of the meeting in doing so.
-

I. *Announcements, Open Session and Public Comments*

Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.

II. *County ARPA Funds ~ Vaira Harik, Assistant County Administrator*

III. *Covid 19 Updates & Recommendations*

IV. *Public Hearings*

A. Annual CPC Hearing ~ Gary Sorkin

V. *Licenses*

A. Automatic Amusement:

Bob's Sub & Cone

B. Common Victualler

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

2. Moby Dick's

A. Sunday Entertainment

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

D. Weekday Entertainment

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

VI. Use of Town Property

- A. Well Easement - Chequessett Neck Rd
- B. Wellfleet Main Street Garden ~ Stacey Faris ~ Saturday July 16, 2022, ~ 3-5pm

VII. Board/Committee Appointments and Updates

- A. TA Search Committee Alternate ~ Chair Curley
- B. Energy & Climate Action Committee ~ Dick Elkin

VIII. Business

- A. Marina Fuel Tanks Update ~ Will Sullivan
- B. Town Media Services Progress Report
- C. Financial Management Workplan ~ Charlie Sumner
- D. Draft Annual Town Meeting Warrant ~ Charlie Sumner
- E. Affordable Lots Zoning Bylaw ~ Chair Curley
- F. Feeding of Wild Animals Bylaw ~ Member Wilson
- G. Letter Regarding the Potential Release of Radioactive Water in Cape Cod Bay ~ Chair Curley

IX. Selectboard Reports

X. Town Administrator's Report

- Town Administrator to give a verbal report this week

xi. Topics for Future Discussion

xii. Correspondence and Vacancy Reports

- Please see Selectboard Packet for full report

xiii. Minutes

- December 14, 2021

xiv. Adjournment



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

I

ANNOUNCEMENTS, OPEN SESSION & PUBLIC COMMENTS

REQUESTED BY:	Public in attendance and board members
DESIRED ACTION:	No action required
PROPOSED MOTION: SUMMARY:	Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements and Public Comments
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

II

COUNTY ARPA FUNDS

REQUESTED BY:	The Selectboard ~ Vaira Harik, Assistant County Administrator
DESIRED ACTION:	To discuss planning for the county's ARPA funding
PROPOSED MOTION:	Motion to be made at the time of the meeting
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Wellfleet: Invitation to ARPA Planning Discussion with County

Vaira Harik <vharik@barnstablecounty.org>

Tue 1/4/2022 5:56 PM

To: Ryan Curley <Ryan.Curley@wellfleet-ma.gov>; Lilli-Ann Green <lilli-ann.green@barnstablecounty.org>; Charles Sumner <Charles.Sumner@wellfleet-ma.gov>

Cc: Beth Albert <balbert@barnstablecounty.org>

Dear Colleagues,

We wish to meet with your town's team to discuss planning for the County's ARPA funding. We are approaching your town's elected and appointed leadership first in order to make sure the meeting takes place at the time, in a format, and with the participants of your choosing.

Please let me know by close of business on Tuesday 1/11/22 what your preferences are for having this discussion and of any discussion items (in addition to those below) you wish to address.

As you are aware, both the County of Barnstable and your town are recipients of grant funding under the federal American Rescue Plan Act (ARPA). The County has been allocated \$41.3 million by the US Treasury, one half of which has already been received.

The Barnstable County Board of Commissioners has initiated a public engagement process to gain the perspective of citizens, stakeholders, and town elected and appointed officials as to how to make the best use of these funds. This process will extend through the month of January.

As representatives of your town, we wish to:

- Gain your insight on the questions below,
- Discuss with you a number of potential County-wide projects we have in mind, and
- Learn about your town's priorities for expenditure of your ARPA funds.

You will notice that the discussion questions are very similar to several of those being asked of the public via the ARPA survey (<https://forms.office.com/g/zPczsLxhbb>):

1. How will your town prioritize the following potential expenditure categories?
 - a. Infrastructure (Water/Sewer/Broadband)
 - b. Public Health (Vax/Testing/Mental Health & Subst. Use Services)
 - c. Economic Impacts (Financial Aid/Supports to persons/businesses/non-profits)
 - d. Community Services (Affordable Housing)
 - e. Community Services (Childcare, Education)
 - f. Premium Pay (to Essential Workers)
 - g. Revenue Replacement (to Local Government)
2. With regard to the County of Barnstable's ARPA funding (\$41.3 million), does your town think that the County should allocate the funds to regional projects to benefit all residents, allocate them to the 15 towns based on population, or a combination?
3. If the County allocates some or all of its ARPA funds to the 15 Towns, based on population some towns with very small year-round populations will receive relatively small amounts. Does your town favor an allocation approach that sets a base amount for each town, regardless of

population size, and then allocates additional amounts based on population?

We look forward to these discussions and invite you to share any preliminary thoughts and information if you wish to do so.

Sincerely yours,

Vaira Harik

Vaira Harik, M.S.
Assistant County Administrator
Barnstable County, MA
Cell: 774-487-9435
Email: vharik@barnstablecounty.org



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

III

COVID-19 UPDATES AND RECOMMENDATIONS

REQUESTED BY:	Chair Curley/Health Agent Lemos
DESIRED ACTION:	A report will be given to the town regarding the statistics of the Covid-19 pandemic
PROPOSED MOTION:	TBD
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

IV

PUBLIC HEARINGS

REQUESTED BY:	Community Preservation Committee ~ Gary Sorkin
DESIRED ACTION:	To discuss the needs and funding for the CPC
PROPOSED MOTION:	A motion will be made at the meeting
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

2021 NEEDS LIST FOR ANNUAL HEARING

Community Housing 2021

1. Continue work to create 120 units of affordable housing to meet the needs of low and moderate income residents to meet the State guideline of having 10% of year-round housing be affordable.
2. Complete the development of up to 46 units of affordable rental housing at 95 Lawrence Road.
3. Complete development of 8 units of rental housing on Paine Hollow Rd.
4. Complete development of 4 Habitat homes for ownership on Old King's Highway
5. Pursue development of one home on Freeman Ave. parcel.
6. Seek Community Preservation Funds, other local, State and Federal funds, and grants to secure an adequate funding base for the Wellfleet Affordable Housing Trust to support a range of housing initiatives.
7. Identify and request Town owned land for development of community housing.
8. Identify private land for purchase and development of ownership and rental homes.
9. Develop programs to support the creation of ADUs.
10. Pursue adoption of an inclusionary zoning bylaw to create affordable homes.
11. Rally public support, understanding and creative involvement in affordable housing initiatives.

Historic Preservation 2021 (Listed by category in priority order)

1. HISTORIC PLACES

- a. Documenting Wellfleet's historic properties on building inventory forms (Form B's)
- b. Posting signs identifying points of historical interest at the marina
- c. Conducting a survey of Wellfleet's school houses
- d. Identifying buildings relocated from Billingsgate Island and Bound Brook Island
- e. Locating and mapping Wellfleet's historic brooks and springs

2. NEW ENGLAND INDUSTRIES (Wellfleet and Region)

- a. Creating an on-line historical maps room
- b. Producing a monograph on saunas and ice houses in Wellfleet (Fire and Ice)
- c. Documenting shipbuilding in Wellfleet
- d. Producing a monograph on cranberry bogs

3. CULTURAL HISTORY

- a. Updating the 2005 Guide to Wellfleet's monuments, memorials and burial grounds
- b. Documenting Wellfleet's Native American cultural history
- c. Documenting the history of Wellfleet's immigrant populations, including Finns and Jamaicans
- d. Digitizing oral histories of fishermen, oystermen, and other Wellfleet people
- e. Digitizing the Town of Wellfleet Photograph Collection
- f. Working conjointly with the Wampanoag Advisory Council and Cape Cod National Seashore to update a memorial recognizing a 16th century Wampanoag woman on Great Island
- g. Creating a survey of local slang and place names
- h. Placing a plaque to identify the Women's Christian Temperance Union water Fountain at Town Hall
- i. Identifying and mapping local paths, cart ways and historic vistas

Open Space 2021

1. Preserve threatened resources especially in ACEC land.
2. Protect regional water supply/aquifer.
3. Protect regional wetlands and bordering areas.
4. Protect shellfishing/wildlife habitat.
5. Preserve special and unique native vegetation.
6. Provide links with existing conservation land for wildlife corridors.
7. Protect for limited and appropriate public access land near ocean, bay and ponds.
8. Seek land for passive recreation.
9. Continue to educate the population regarding the benefits of conservation, and the relationship between excessive growth and ground water quality, waste disposal, harbor health, natural resources and town character.

Outdoor Recreation 2021

1. Replace the bandstand at the end of the pier.
2. Re-Seal the Basketball Courts.
3. Construct a Bocce/ Boule Court
4. Continue current programs while exploring new ways to serve the recreational needs of the town's citizens of various ages given current growth and changing demographics
 - Contribute to community efforts to construct a dog park
 - Contribute to regional effort to extend bike trail from Wellfleet-P-Town.
5. Coordinate with town members, existing groups, departments and institutions in the active pursuit of recreational goals and needs.
 - Preserve and enhance Town owned ponds and ocean/bay beach facilities with water fountains, showers and/or foot showers.
 - Preserve and enhance historic walking trails and fire roads in and around town ponds, ocean/bay beaches & woodlands

2022 Applications
Wellfleet CPC

grant #	category	project	applicant	request	approved amt.	CPC date	ATM date
22-08	Rec	Elementary School Playground	WES Playground Committee	\$ 370,000.00	\$ 315,000.00	12/16/2021	
22-01	C Housing	Housing Buy-Down 2022	Housing Authority	\$185,000	\$ 185,000.00	12/16/2021	
		original request	\$210,000.00				
22-02	C Housing	Trust Fund	Affordable Housing Trust	\$ 35,000.00	\$ 35,000.00	12/16/2021	
		original request	\$70,000.00				
22-03	C Housing	Lily House	Lily House	\$ 92,000.00	\$ 20,000.00	12/16/2021	
22-04	C Housing	Lower Cape Housing Institute	CDP	\$ 7,500.00	\$ 7,500.00	12/16/2021	
22-05	C Housing	Orleans Cape Cod Five	Pennrose, LLC defer to 2021	\$ 100,000.00			
22-06	Historic	Historic Plan Phase 3	Historical Commission	\$ 20,300.00	\$ 20,300.00	12/16/2021	
22-07	Historic	Renovation and Accessibility of Historical Society & Musuem	Historical Society & Museum	\$ 375,000.00	\$ 20,000.00	12/16/2021	
				\$ 714,800.00	\$ 287,800.00		



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

V

LICENSES

~ A ~

REQUESTED BY:	Principal Clerk
DESIRED ACTION:	To approve Automatic Amusement Licenses
PROPOSED MOTION:	I move to approve the automatic amusement license for 2022 to Bob's Sun & Cone
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

01/11/2022

LICENSES:

Automatic Amusement

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

Sunday Entertainment

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

Weekday Entertainment

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



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

V

LICENSES

~ B 1 ~

REQUESTED BY:	Principal Clerk																								
DESIRED ACTION:	To approve Common Victualler																								
PROPOSED MOTION:	I move to approve the following Common Victualler Licenses:																								
SUMMARY:	<table><tr><td>Bob's Sub & Cone</td><td>Bookstore & Restaurant</td><td>Box Lunch</td></tr><tr><td>Ceraldi</td><td>Chequessett Yacht & Country Club</td><td>C Shore</td></tr><tr><td>Emack & Bolio's</td><td>Even Tide</td><td>Lobster & Chowder House</td></tr><tr><td>Maurice's Campground</td><td></td><td>Pearl Restaurant</td></tr><tr><td>PJ's Family Restaurant</td><td>Van Rensselaer's</td><td>Wellfleet Beachcomber</td></tr><tr><td>Wellfleet Cinemas</td><td>Wellfleet Marketplace</td><td>Wellfleet Motel & Lodge</td></tr><tr><td>Wellfleet Miniature Golf, Dairy Bar & Grill</td><td></td><td></td></tr><tr><td>Wellfleet Preservation Hall</td><td>The Wicked Oyster</td><td>Winslow's Tavern</td></tr></table>	Bob's Sub & Cone	Bookstore & Restaurant	Box Lunch	Ceraldi	Chequessett Yacht & Country Club	C Shore	Emack & Bolio's	Even Tide	Lobster & Chowder House	Maurice's Campground		Pearl Restaurant	PJ's Family Restaurant	Van Rensselaer's	Wellfleet Beachcomber	Wellfleet Cinemas	Wellfleet Marketplace	Wellfleet Motel & Lodge	Wellfleet Miniature Golf, Dairy Bar & Grill			Wellfleet Preservation Hall	The Wicked Oyster	Winslow's Tavern
Bob's Sub & Cone	Bookstore & Restaurant	Box Lunch																							
Ceraldi	Chequessett Yacht & Country Club	C Shore																							
Emack & Bolio's	Even Tide	Lobster & Chowder House																							
Maurice's Campground		Pearl Restaurant																							
PJ's Family Restaurant	Van Rensselaer's	Wellfleet Beachcomber																							
Wellfleet Cinemas	Wellfleet Marketplace	Wellfleet Motel & Lodge																							
Wellfleet Miniature Golf, Dairy Bar & Grill																									
Wellfleet Preservation Hall	The Wicked Oyster	Winslow's Tavern																							
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):																								
VOTED:	Yea _____ Nay _____ Abstain _____																								

01/11/2022

LICENSES:

Automatic Amusement

Bob's Sub & Cone

Common Victualler

Bob's Sub & Cone

Bookstore & Restaurant

Box Lunch

Ceraldi

Chequessett Yacht & Country Club

C Shore

Emack & Bolio's

Even'Tide

Lobster & Chowder House

Maurice's Campground

Moby Dick's

Pearl Restaurant

PJ's Family Restaurant

Van Rensselaer's

Wellfleet Beachcomber

Wellfleet Cinemas

Wellfleet Marketplace

Wellfleet Miniature Golf, Dairy Bar and Grill

Wellfleet Motel & Lodge

Wellfleet Preservation Hall

The Wicked Oyster

Winslow's Tavern

Sunday Entertainment

Bookstore & Restaurant

Harbor Stage Company

Lobster & Chowder House

PB Boulangerie Bistro

Wellfleet Beachcomber

Wellfleet Drive In-Flea Market

Wellfleet Preservation Hall

The Wicked Oyster

Weekday Entertainment

Bookstore & Restaurant

Chequessett Yacht & Country Club

C Shore

Lobster & Chowder House

Pearl Restaurant

Van Rensselaer's

Wellfleet Beachcomber

Wellfleet Cinemas

Wellfleet Miniature Golf, Dairy Bar and Grill

Wellfleet Preservation Hall

The Wicked Oyster

Winslow's Tavern



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

V

LICENSES

~ B 2 ~

REQUESTED BY:	Principal Clerk
DESIRED ACTION:	To approve Common Victualler
PROPOSED MOTION:	I move to approve the following Common Victualler Licenses: Moby Dick's
SUMMARY:	
ACTION TAKEN:	_____ Seconded By: _____
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

V

LICENSES

~ C ~

REQUESTED BY:	Principal Clerk								
DESIRED ACTION:	To approve the Sunday Entertainment Licenses								
PROPOSED MOTION:	I move to approve the following businesses for Sunday Entertainment Licenses:								
SUMMARY:	<table><tr><td>Bookstore & Restaurant</td><td>Harbor Stage Company</td></tr><tr><td>Lobster & Chowder House</td><td>PB Boulangerie Bistro</td></tr><tr><td>Wellfleet Beachcomber</td><td>Wellfleet Drive-In & Flea Market</td></tr><tr><td>Wellfleet Preservation Hall</td><td>The Wicked Oyster</td></tr></table>	Bookstore & Restaurant	Harbor Stage Company	Lobster & Chowder House	PB Boulangerie Bistro	Wellfleet Beachcomber	Wellfleet Drive-In & Flea Market	Wellfleet Preservation Hall	The Wicked Oyster
Bookstore & Restaurant	Harbor Stage Company								
Lobster & Chowder House	PB Boulangerie Bistro								
Wellfleet Beachcomber	Wellfleet Drive-In & Flea Market								
Wellfleet Preservation Hall	The Wicked Oyster								
Project	Moved By: _____ Seconded By: _____ Condition(s): _____								
VOTED:	Yea _____ Nay _____ Abstain _____								

01/11/2022

LICENSES:

Automatic Amusement

Bob's Sub & Cone

Common Victualler

Bob's Sub & Cone

Bookstore & Restaurant

Box Lunch

Ceraldi

Chequessett Yacht & Country Club

C Shore

Emack & Bolio's

Even'Tide

Lobster & Chowder House

Maurice's Campground

Moby Dick's

Pearl Restaurant

PJ's Family Restaurant

Van Rensselaer's

Wellfleet Beachcomber

Wellfleet Cinemas

Wellfleet Marketplace

Wellfleet Miniature Golf, Dairy Bar and Grill

Wellfleet Motel & Lodge

Wellfleet Preservation Hall

The Wicked Oyster

Winslow's Tavern

Sunday Entertainment

Bookstore & Restaurant

Harbor Stage Company

Lobster & Chowder House

PB Boulangerie Bistro

Wellfleet Beachcomber

Wellfleet Drive In-Flea Market

Wellfleet Preservation Hall

The Wicked Oyster

Weekday Entertainment

Bookstore & Restaurant

Chequessett Yacht & Country Club

C Shore

Lobster & Chowder House

Pearl Restaurant

Van Rensselaer's

Wellfleet Beachcomber

Wellfleet Cinemas

Wellfleet Miniature Golf, Dairy Bar and Grill

Wellfleet Preservation Hall

The Wicked Oyster

Winslow's Tavern



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

V

LICENSES

~ D ~

REQUESTED BY:	Principal Clerk														
DESIRED ACTION:	To approve the weekday entertainment licenses														
PROPOSED MOTION: Summary:	I move to approve the following businesses for Weekday Entertainment Licenses: <table><tr><td>Bookstore & Restaurant</td><td>Chequessett Yacht & Country Club</td></tr><tr><td>C Shore</td><td>Lobster & Chowder House</td></tr><tr><td>Pearl Restaurant</td><td>Van Rensselaer's</td></tr><tr><td>Wellfleet Beachcomber</td><td>Wellfleet Cinemas</td></tr><tr><td>Wellfleet Miniature Golf, Dairy Bar & Grill</td><td>The Wicked Oyster</td></tr><tr><td>Wellfleet Preservation Hall</td><td></td></tr><tr><td>Winslow's Tavern</td><td></td></tr></table>	Bookstore & Restaurant	Chequessett Yacht & Country Club	C Shore	Lobster & Chowder House	Pearl Restaurant	Van Rensselaer's	Wellfleet Beachcomber	Wellfleet Cinemas	Wellfleet Miniature Golf, Dairy Bar & Grill	The Wicked Oyster	Wellfleet Preservation Hall		Winslow's Tavern	
Bookstore & Restaurant	Chequessett Yacht & Country Club														
C Shore	Lobster & Chowder House														
Pearl Restaurant	Van Rensselaer's														
Wellfleet Beachcomber	Wellfleet Cinemas														
Wellfleet Miniature Golf, Dairy Bar & Grill	The Wicked Oyster														
Wellfleet Preservation Hall															
Winslow's Tavern															
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):														
VOTED:	Yea _____ Nay _____ Abstain _____														

01/11/2022

LICENSES:

Automatic Amusement
Bob's Sub & Cone
Common Victualler
Bob's Sub & Cone
Bookstore & Restaurant
Box Lunch
Ceraldi
Chequessett Yacht & Country Club
C Shore
Emack & Bolio's
Even'Tide
Lobster & Chowder House
Maurice's Campground
Moby Dick's
Pearl Restaurant
PJ's Family Restaurant
Van Rensselaer's
Wellfleet Beachcomber
Wellfleet Cinemas
Wellfleet Marketplace
Wellfleet Miniature Golf, Dairy Bar and Grill
Wellfleet Motel & Lodge
Wellfleet Preservation Hall
The Wicked Oyster
Winslow's Tavern
Sunday Entertainment
Bookstore & Restaurant
Harbor Stage Company
Lobster & Chowder House
PB Boulangerie Bistro
Wellfleet Beachcomber
Wellfleet Drive In-Flea Market
Wellfleet Preservation Hall
The Wicked Oyster
Weekday Entertainment
Bookstore & Restaurant
Chequessett Yacht & Country Club
C Shore
Lobster & Chowder House
Pearl Restaurant
Van Rensselaer's
Wellfleet Beachcomber
Wellfleet Cinemas
Wellfleet Miniature Golf, Dairy Bar and Grill
Wellfleet Preservation Hall
The Wicked Oyster
Winslow's Tavern



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VI

USE OF TOWN PROPERTY

~ A ~

REQUESTED BY:	Town Administrator Sumner
DESIRED ACTION:	To discuss the Well Easement for Chequessett Neck Road
PROPOSED MOTION:	To be determined at the meeting
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Rebekah Eldridge

From: Ryan Curley <ryan.d.curley@gmail.com>
Sent: Friday, January 7, 2022 9:12 AM
To: Rebekah Eldridge
Subject: Fwd: FW: Easement for well - related insurance requirements

----- Forwarded message -----

From: Charles Sumner <Charles.Sumner@wellfleet-ma.gov>
Date: Mon, Dec 20, 2021, 10:48 AM
Subject: FW: Easement for well - related insurance requirements
To: Jay Norton <Jay.Norton@wellfleet-ma.gov>
Cc: Ryan Curley <ryan.d.curley@gmail.com>

Good morning Jay,

Not sure if you were involved in this matter in the past. Anyway it appears the only option is to hold money in escrow in the event that there is damage as a result of the water line easement. Do you think that this is a reasonable number to utilize for this purpose?

Thanks Charlie

From: Katharine L. Klein <KKlein@k-plaw.com>
Sent: Tuesday, December 14, 2021 6:58 AM
To: Charles Sumner <Charles.Sumner@wellfleet-ma.gov>
Cc: John Giorgio <JGiorgio@k-plaw.com>
Subject: FW: Easement for well - related insurance requirements

Charlie:

It looks like Mr. Douglass has exhausted the possibilities for obtaining insurance relative to the water pipe under Chequessett Neck Road to the Country Club property. Mr. Douglass would have insurance (through a contractor) when work was actually being conducted at the site.

Karen Lavoie, whose client sold him the property, has suggested an "escrow" account, of perhaps \$10,000, to be held by the Town to cover any damage to the road, in "perpetuity." I am not familiar with a Town holding money of this nature, basically forever. It does sound cumbersome, in any event.

The Town does have an indemnification, and in the event there was damage, the Town, of course, would have the option of suing Mr. Douglass and being awarded its attorney's fees. I recognize that there is no guarantee that there would be monies to satisfy a judgment.

At this point, these appear to be the Town's options – unless the Town elects not to grant the easement at all.

Please advise.

Katie

Katharine Lord Klein

KP | LAW
101 Arch Street, 12TH Floor
Boston, MA 02110
O: (617) 654 1834
F: (617) 654 1735

Cell: (617) 275 6742
kklein@k-plaw.com
www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.

From: Karen A. LaVoie <kaulaw@verizon.net>
Sent: Thursday, December 9, 2021 3:25 PM
To: Katharine L. Klein <KKlein@k-plaw.com>; SteveDouglass@greencourtepartners.com;
george@deliaandcavanaugh.com
Cc: Charles.Sumner@wellfleet-ma.gov; Carolyn M. Murray <CMurray@k-plaw.com>
Subject: Re: Easement for well - related insurance requirements

Hi Katie:

I am back to asking if the Town would accept a Bond or an escrow amount in a reasonable amount to be held by the Town to cover when repair work might be completed in the easement area on the water lines? Please advise when able. Thank you.

Best Regards,

Karen

Karen A. LaVoie, Esquire
P.O. Box 1900, 3 Main Street, Unit29
North Eastham, MA 02651
Phone: 508-255-6950
Fax: 508-255-4250
kaulaw@verizon.net

WIRE FRAUD ALERT. If you receive an e-mail from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. E-mail accounts of attorneys, other professionals and businesses are being targeted by hackers in an attempt to initiate fraudulent wire requests.

Confidentiality Notice: This electronic transmission and the information contained herein is being transmitted to and is intended for the use of the individual to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that the dissemination, distribution or copying of this transmission is strictly prohibited. This transmission may also constitute an attorney-client communication that is privileged. If you have received this transmission in error, please notify the sender by return e-mail or by telephone at (508) 255-6950 and delete the transmission in its entirety.

-----Original Message-----

From: Karen A. LaVoie <kaulaw@verizon.net>
To: KKlein@k-plaw.com <KKlein@k-plaw.com>; SteveDouglass@greencourtepartners.com <SteveDouglass@greencourtepartners.com>
Cc: Charles.Sumner@wellfleet-ma.gov <Charles.Sumner@wellfleet-ma.gov>; CMurray@k-plaw.com <CMurray@k-plaw.com>
Sent: Thu, Dec 9, 2021 1:46 pm
Subject: Re: Easement for well - related insurance requirements

Hi Steve:

Please be reminded Seller's funds in the amount of \$50,000.00 are being held in escrow until this easement matter is resolved. Back on 9/1 you thought you might have a solution. Could we please get this back on the front burner. Sellers funds have been tied up for 23 months now. Thank you in advance for your prompt attention.

Best Regards,

Karen

Karen A. LaVoie, Esquire
P.O. Box 1900, 3 Main Street, Unit29
North Eastham, MA 02651
Phone: 508-255-6950
Fax: 508-255-4250
kaulaw@verizon.net

WIRE FRAUD ALERT. If you receive an e-mail from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. E-mail accounts of attorneys, other professionals and businesses are being targeted by hackers in an attempt to initiate fraudulent wire requests.

Confidentiality Notice: This electronic transmission and the information contained herein is being transmitted to and is intended for the use of the individual to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that the dissemination, distribution or copying of this transmission is strictly prohibited. This transmission may also constitute an attorney-client communication that is privileged. If you have received this transmission in error, please notify the sender by return e-mail or by telephone at (508) 255-6950 and delete the transmission in its entirety.

-----Original Message-----

From: Karen A. LaVoie <kaulaw@verizon.net>

To: KKlein@k-plaw.com <KKlein@k-plaw.com>; SteveDouglass@greencourtepartners.com <SteveDouglass@greencourtepartners.com>

Cc: Charles.Sumner@wellfleet-ma.gov <Charles.Sumner@wellfleet-ma.gov>; CMurray@k-plaw.com <CMurray@k-plaw.com>

Sent: Fri, Nov 5, 2021 3:58 pm

Subject: Re: Easement for well - related insurance requirements

Thank you, Katie.

Steve: Any updates?

Best Regards,

Karen

Karen A. LaVoie, Esquire
P.O. Box 1900, 3 Main Street, Unit29
North Eastham, MA 02651
Phone: 508-255-6950
Fax: 508-255-4250
kaulaw@verizon.net

WIRE FRAUD ALERT. If you receive an e-mail from this office requesting that you wire or otherwise transfer funds, you must confirm the request and any corresponding instructions by telephone with this office before you initiate any transfer. E-mail accounts of attorneys, other professionals and businesses are being targeted by hackers in an attempt to initiate fraudulent wire requests.

Confidentiality Notice: This electronic transmission and the information contained herein is being transmitted to and is intended for the use of the individual to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby advised that the dissemination, distribution or copying of this transmission is strictly prohibited. This transmission may also constitute an attorney-client communication that is privileged. If you have received this transmission in error, please notify the sender by return e-mail or by telephone at (508) 255-6950 and delete the transmission in its entirety.

-----Original Message-----

From: Katharine L. Klein <KKlein@k-plaw.com>
To: 'Steve Douglass' <SteveDouglass@greencourtepartners.com>; Karen A. LaVoie <kaulaw@verizon.net>
Cc: Charles Sumner <Charles.Sumner@wellfleet-ma.gov>; Carolyn M. Murray <CMurray@k-plaw.com>
Sent: Fri, Nov 5, 2021 3:49 pm
Subject: RE: Easement for well - related insurance requirements

This is the last communication I recall on this.

Katie

Katharine Lord Klein

KP | LAW
101 Arch Street, 12TH Floor
Boston, MA 02110
O: (617) 654 1834
F: (617) 654 1735

Cell: (617) 275 6742

kklein@k-plaw.com

www.k-plaw.com

This message and the documents attached to it, if any, are intended only for the use of the addressee and may contain information that is PRIVILEGED and CONFIDENTIAL and/or may contain ATTORNEY WORK PRODUCT. If you are not the intended recipient, you are hereby notified that any dissemination of this communication is strictly prohibited. If you have received this communication in error, please delete all electronic copies of this message and its attachments, if any, and destroy any hard copies you may have created and notify me immediately.

From: Steve Douglass <SteveDouglass@greencourtepartners.com>

Sent: Wednesday, September 1, 2021 2:02 PM

To: Karen A. LaVoie <kaulaw@verizon.net>

Cc: Katharine L. Klein <KKlein@k-plaw.com>

Subject: RE: Easement for well - related insurance requirements

Karen, Katie,

I am finally getting close to a solution for this – hopefully will give you details by the end of the week or early next week.

Thanks for your patience!

Steve

Stephen F. Douglass

312-925-6422



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VI

USE OF TOWN PROPERTY

~ B ~

REQUESTED BY:	Stacey Faris
DESIRED ACTION:	To approve the use of Main Street Garden
PROPOSED MOTION:	I move to approve the use of the Wellfleet Main Street Garden to Stacey Faris on Saturday July 16, 2022 from 3pm to 5pm for a fee of \$200.
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

APPLICATION FOR PERMIT TO USE TOWN OWNED PROPERTY

TOWN OF WELFLEET
300 MAIN STREET
WELFLEET, MA 02667

Applicant Stacey Faris Affiliation or Group _____
Telephone Number 508-520-1785 Mailing Address 172 Pine Bluff Rd.
Email address kpekodra@comcast.net Brewster, MA 02637

Town Property to be used (include specific area) Small garden/Park next to the Wellfleet Preservation Hall

Date(s) and hours of use: July 16, 2022 3-5pm (approx.)

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

Wedding Ceremony to take place at 4pm
125 guests including the Wedding Party.
Several chairs will be used for elderly + handicap
Persons. (No food or beverages) String trio to play +

Describe any Town services requested (police details, DPW assistance, etc.) Provide their own equip.
None

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

Action by the Board of Selectmen:

_____ Proof of Insurance Required
_____ Approved as submitted
_____ Approved with the following condition(s): _____

_____ Disapproved for following reason(s): _____

Date: _____ Processing Fee: \$50.00 paid
Fee: 200.00

APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSPECTIONS

Health/Conservation Agent:

11/6/2022

Area must be returned to pre party condition.
Comments/Conditions:
Grass in the park is highly sensitive to water and can be damaged by large groups of people congregating when wet.
Permits/Inspections needed:

Inspector of Buildings:

Comments/Conditions:

Permits/Inspections needed:

X

Police Department:

NA

Comments/Conditions:

12/01/21

okay

Fire Department:

Comments/Conditions:

12/01/21

okay

DPW:

okay 12/01/21

Comments/Conditions

Community Services Director:

Comments/Conditions:

X

Harbormaster:

Comments/Conditions

X

Shellfish:

Comments/Conditions

X

Recreation:

Comments/Conditions

X



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VII

BOARD/COMMITTEE APPOINTMENTS AND UPDATES

~ A ~

REQUESTED BY:	Chair Ryan Curley
DESIRED ACTION:	Discuss and appoint an alternate person for the TA Search Committee
PROPOSED MOTION: SUMMARY:	<ul style="list-style-type: none">• I move to amend the membership of the Town Administrators Search Committee from seven members to seven members and one alternate and to appoint Chief Michael Hurley as said alternate.
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VII

BOARD/COMMITTEE APPOINTMENTS AND UPDATES ~B~

REQUESTED BY:	Energy & Climate Action Chair Dick Elkin
DESIRED ACTION:	Present an amendment to the Local Comprehensive Plan
PROPOSED MOTION: SUMMARY:	TBD
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s): _____
VOTED:	Yea _____ Nay _____ Abstain _____

Wellfleet Comprehensive Plan, 2020rev

Section 10 - Climate Change Mitigation and Adaptation Strategies

Main Goal:

To reduce the community's contribution to climate change, with a focus on ensuring our energy infrastructure is cleaner, leaner, and more resilient, and to prepare mitigation actions and adaptation strategies that respond to the effects of climate change.

Goal 1: Integrate climate change mitigation and adaptation as a focus for all Town Departments, Boards, and Committees.

1. Designate a Town staff position to coordinate with the Energy and Climate Action Committee and other community groups to implement the climate change mitigation and adaptation goals set forth here.
2. Create climate change-ready standards and offer training opportunities for Town decision-makers and committee members.
3. Implement the resolution passed at 2020 Town Meeting that requires regulatory and advisory bodies and Town departments to evaluate decisions and actions against climate change-ready standards.

Goal 2: Reduce the Town of Wellfleet's non-renewable energy consumption and encourage energy conservation. In alignment with Commonwealth goals, achieve a reduction of greenhouse gas emissions over 1990 levels by at least: 50% by 2030, 75% by 2040 and 100% "net-zero" by 2050.

1. Continue to identify strategies and projects that will help us reach the Green Communities Act goal of reducing energy consumption by 20% every five years.
2. Identify and apply for Green Communities grants, proposing projects that fully maximize potential funding (\$250,000 projects).
3. Identify and implement appropriate solar energy Power Purchase Agreements to reduce town fossil fuel reliance and electric energy cost.
4. Pursue strategy of replacing conventional town owned vehicles with electric ones.
5. Reduce "peak hour" energy consumption for town buildings, including investigating the use of battery storage.
6. Measure baseline data and maintain ongoing measurement of municipal energy use and corresponding greenhouse gas emissions. (Mass Energy Insight) and use it to inform decisions on potential improvements.
7. Educate the public by creating displays of the energy use, emissions, and improvement data mentioned above. (The WECAC website offers one publishing opportunity.)

Goal 3: Reduce the Wellfleet community's non-renewable energy consumption and encourage energy conservation. In alignment with Commonwealth goals, achieve a

reduction of greenhouse gas emissions over 1990 levels by at least: 50% by 2030, 75% by 2040 and 100% “net-zero” by 2050.

1. Measure baseline data and maintain ongoing measurement of community energy use and greenhouse gas emissions. Continue to work toward improved data sources for information needed for the Global Covenant of Mayors, such as resident vehicle information, potential improvements to the Assessor’s database, and possible state-mandated information from utility companies
2. Promote energy conservation, greenhouse gas reduction technologies, and solar panel and air-source heat pump installation for homes and businesses.
3. Promote ways homes and businesses can reduce “peak hour” consumption, including investigating the use of battery storage.
4. Educate the public by creating displays of the energy use, emissions, and our collective progress toward all of these community “net zero” goals.
5. Promote the acquisition of electric cars by residents by improving infrastructure (charging stations) and holding a promotional “electric car fair” event, perhaps jointly with neighboring towns.
6. Provide information regarding incentive programs by the Commonwealth and other entities for reducing greenhouse gas emissions.
7. Provide buying opportunities at reduced prices for greenhouse gas reducing technologies for consumers.

Goal 4: Encourage both Town and Community wide climate change preparedness and adaptation.

1. Educate and engage residents and businesses on expected climate change hazards and impacts and mitigation opportunities.
2. Complete a vulnerability assessment and develop an action-oriented resiliency plan with grant support from the Massachusetts Executive Office of Energy and Environmental Affairs, *Municipal Vulnerability Preparedness (MVP) Grant Program*.
3. Work with the shellfishing community to develop resiliency plans specifically focused on the shellfishing industry, with support from Massachusetts Executive Office of Energy and Environmental Affairs, *Coastal Resilience Grant Program*.
4. Build on the Town’s Hazard Mitigation Plan to reduce vulnerabilities.
5. Encourage and coordinate emergency planning at the neighborhood level.
6. Work with the Cape Cod Commission and other County entities to develop grant applications for agreed-upon mitigation actions.
7. Develop database of grant sources and collaborative grant writing partners.



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ A ~

REQUESTED BY:	Will Sullivan ~ Harbormaster
DESIRED ACTION:	To give a brief update on the status of the Fuel Tanks at the Marina
PROPOSED MOTION:	No action needed
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ B ~

REQUESTED BY:	JP Ludwig
DESIRED ACTION:	To discuss and update the board on the progress of the town media services
PROPOSED MOTION:	No motion required
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ C ~

REQUESTED BY:	Town Administrator ~ Charlie Sumner
DESIRED ACTION:	To update the board on the financial workplan status
PROPOSED MOTION:	No action needed at this time
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ D ~

REQUESTED BY:	Town Administrator ~ Charlie Sumner
DESIRED ACTION:	To discuss and go over the draft annual town meeting warrant
PROPOSED MOTION:	The board may vote to recommend, place and approve certain articles. Motions to be made at the meeting.
Summary:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



ANNUAL TOWN MEETING

Monday April 25, 2022

6:00 PM

Wellfleet Elementary School

100 Lawrence Road, Wellfleet, MA

Edit Date: January 6, 2022

TABLE OF CONTENTS

Annual Town Meeting Warrant Booklet Index
--

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

19	Multi-Hazard Mitigation Plan Update	Selectboard	
20	Harbor Pilings Replacement Project	Selectboard	
21	Chapter 90 Funds	Selectboard	
22	Public, Educational and Government (PEG) Access and Cable Related Funds	Selectboard	
23	Shellfish Revolving Fund Spending Limit	Selectboard	
24	Elementary School Fire Suppression System Project	Selectboard	
25	Harbor/Marina Feasibility Study	Selectboard	
26	Transfer Station Feasibility Study	Selectboard	
27	COA Building Addition Feasibility Study	Selectboard	
28	Keller's Corner Revetment Engineering Project	Selectboard	
29	Survey Expense for Heron Point Road	Rights of Public Access Committee	
SECTION III: COMMUNITY PRESERVATION ARTICLES			
30	Administrative, Debt & Allocation	Community Preservation Committee	
31	Wellfleet Affordable Housing Trust	Community Preservation Committee	
32	Buy Down Program	Community Preservation Committee	
33	Lily House	Community Preservation Committee	
34	Lower Cape Housing Institute	Community Preservation Committee	
35	Historical Plan Continuation	Community Preservation Committee	
36	Museum Restoration & Accessibility of Historical Society Museum	Community Preservation Committee	
37	Wellfleet Elementary School Playground	Community Preservation Committee	
SECTION IV: DISPOSITION OF TOWN PROPERTY ARTICLES			
38	Disposition of Town Land/Transfer	Open Space Committee	
SECTION V: UNCLASSIFIED ARTICLES			
39	Affordable Housing Trust Bylaw	Affordable Housing Trust	

	Amendment		
40	Special Detail Fund Account	Fire Chief	
41	Easement for Herring River Restoration Project	Selectboard	
42	Rescind Debt Authorizations	Selectboard	
43	Route 6A/Main Street Intersection Project	Selectboard	
44	Town Code Codification Project	Selectboard	
SECTION VI: BYLAWS, INITIATIVE PETITIONS			
45	Animal control Bylaw Amendment	Selectboard	
46	Bottle Ban Bylaw	Selectboard	
47	Lease of Town Property	Selectboard	
48	Adoption of Enabling Legislation to Establish Speed Limits	Selectboard	
49	Adoption of Enabling Legislation for the Disposition of Unclaimed Property	Selectboard	
SECTION VII: STANDARD CLOSING ARTICLES			
50	Reports of Boards and Committees	Selectboard	
51	Other Business	Selectboard	

FINANCIAL & PROPOSITION 2½ TERMS

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

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

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

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

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

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

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

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

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

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

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

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

TOWN MEETING PROCEDURES

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

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

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

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

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

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

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

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

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

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

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

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

Zoning bylaws	2/3 majority
To authorize borrowing or incur debt	2/3 majority
To transfer or sell Town land	2/3 majority
To approve proposed Charter amendments	2/3 majority
To pay unpaid bills of a prior fiscal year	4/5 majority at an Annual Town Meeting 9/10 majority at a Special Town meeting

FINANCE COMMITTEE STATEMENT

[To be Inserted }

ANNUAL TOWN MEETING WARRANT

Monday April 25, 2022

The Commonwealth of Massachusetts

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

GREETINGS:

In the name of the Commonwealth of Massachusetts you are hereby required to notify and warn the inhabitants of the Town of Wellfleet qualified to vote in Town Affairs, to meet in the Wellfleet Elementary School, 100 Lawrence Road in Wellfleet on the 4th day of April 25, 2022, at six o'clock in the evening, then and there to vote upon the following Articles:

SECTION I: BUDGET ARTICLES

ARTICLE NO. 1 - FY 2022 BUDGETARY TRANSFERS:

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

	From:	Line-Item No.	To:	Line-Item No.	Amount
a.	Nauset Regional School District Expenses	301	Property & Liability Insurance Expenses	945	\$70,000.00
b.	County Assessment Expenses	830	DPW Facilities Expenses (Rental Expense)	417	\$38,974.00
c.	County Assessment Expenses	830	DPW Highway Expense (Truck Repair)	422	\$29,943.00
d.	Community Services Salaries	660	Community Services Expenses (Police Details)	660	\$8,056.00
e.	Cemetery Receipts	-	DPW Facilities Expense (Prof. Services)	417	\$3,000.00
f.	County Assessment Expenses	830	Health Insurance Stipend	917	\$40,000.00
g.	County Assessment Expenses	830	General Administration/Advertising & Office Supplies	124	\$8,000.00
h.	County Assessment Expenses	830	Fire Department Expenses/Lodging	220	?
	Grand-Total				\$134,973.00

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY: This article requests transfers and additional funding for the FY 2022 operating budget ending June 30, 2022. Additional requests may be added at Town Meeting.

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.	Massachusetts Department of Unemployment Assistance	County Assessment Expenses		\$15,295.00
b.	Terminix Commercial	County Assessment Expenses	830	\$153.00
c.	Dell EMC	County Assessment Expenses	830	\$4,163.00
d.	Cape Fishermen's Supply	County Assessment Expenses	830	\$145.00
e.	Visiting Nurse Association of Cape Cod	County Assessment Expenses	830	\$760.00
f.	The Learning Garden Preschool	County Assessment Expenses	830	\$1,990.00
g.	Joyce Tibbetts – Longevity/ Library Department	County Assessment Expenses	830	\$375.00
h.	Rebecca Roughley – Health Insurance Stipend & Wage Adjustment	County Assessment Expenses	830	\$1,542.00
i.	Massachusetts Department of Unemployment Assistance	County Assessment Expenses	830	\$14,611.00
j.	Ann Bronsdon Retiree Reimbursement	County Assessment Expenses	830	\$268.00
k.	Wellfleet Water Department	County Assessment Expenses	830	\$993.00
l.	New England Time Solutions, Inc.	County Assessment Expenses	830	188.00
m.	W.B. Mason	County Assessment Expenses	830	\$145.00
n.	KP Law, P.C.	County Assessment Expenses	830	\$3,784.00
o.		County Assessment Expenses	830	\$250.00
	Grand-total			\$44,662.00

or to do or act on anything thereon.

(Requested by the Selectboard)

9/10 Vote Required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 3 - FY2023 OPERATING BUDGET:

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

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:
Finance Committee:

SUMMARY:

ARTICLE NO. 4 - FY 2023 CAPITAL BUDGET:

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

	Department & Project	Amount	Funding Source
1.	MIS/Technology:		
	a. General MIS Equipment	\$50,000.00	Raise & Appropriate
2.	Town Clerk:		
	a. Records Microfilming Project	\$11,000.00	Article No. 3 5/22/2019 ATM
3.	Shellfish Department:		
	a. Shellfish & Beach Office Repair Project	\$42,000.00	
	b. Truck Replacement	\$30,000.00	Raise & Appropriate
4.	Recreation Department:		
	a. Repair & Resurface Basketball Courts at Mayo Beach	\$14,500.00	Raise & Appropriate
5.	Council on Aging:	\$0.00	
6.	Marina Department:		
	a. Portable Radio Replacement	\$10,000.00	Raise & Appropriate
7.	Health, Conservation & Building	\$0.00	
8.	Police Department:		
	a. Police Cruiser Replacement (2 units)	\$120,000.00	Raise & Appropriate
	b. Bulletproof Vest Replacement	\$30,000.00	Raise & Appropriate
9.	Fire Department:		
	a. Water Supply Hose Replacement	\$12,000.00	Raise & Appropriate

	b. Portable Radio Replacement Project	\$80,000.00	Raise & Appropriate
	c. Ambulance Replacement Project	\$340,000.00	Ambulance Fund
	d. Mobile Data Terminal Replacement Project	\$25,000.00	Raise & Appropriate
10.	Department of Public Works:		
	a. Town Hall Outside Bathroom Repair Project	\$20,000.00	Raise & Appropriate
	b. Town Hall Irrigation Project	\$5,000.00	Raise & Appropriate
	c. COA HVAC Systems Repair	\$35,000.00	Raise & Appropriate
	d. Fire Station HVAC System Repair Project	\$80,000.00	Raise & Appropriate
	e. Recreation Band Stand Awning Replacement Project	\$50,000.00	Raise & Appropriate
	f. Water Refill Station Project	\$20,000.00	Raise & Appropriate
	g. DPW Truck Replacement Project	\$85,000.0	Raise & Appropriate
	h. Route 6/Main Street Engineering Project	\$30,000.00	Raise & Appropriate
	i. DPW Loader Replacement Project	\$200,000.00	Raise & Appropriate
	j. Culvert Replacement	\$75,000.00	Raise & Appropriate
11.	Library Department:		
	a. Computer & Software Upgrade Project	\$35,00.00	Raise & Appropriate
	Grand-total	\$1,399,500.00	

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

(Requested by the Selectboard)

Two-thirds Vote Required

Selectboard:

Finance Committee:

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

ARTICLE NO. 5 – MARINA ENTERPRISE FUND:

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

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 6 – WATER ENTERPRISE FUND:

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

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 7 – WELLFLEET POLICE OFFICERS UNION CONTRACT:

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

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 8 – TEAMSTER’S UNION LOCAL 59 CONTRACT:

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

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

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

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

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

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 a sum of money sufficient to fund the collective bargaining agreement between the Town of Wellfleet and the Wellfleet Police Officers union beginning July 1, 2022, or to do or act anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

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

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

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

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

To see if the Town will vote to transfer from available funds a sum of money 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

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 13 - TRANSFER TO STABILIZATION FUND:

To see if the Town will vote to 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

Selectboard:

Finance Committee:

SUMMARY:

SECTION II: ADDITIONAL FINANCIAL ARTICLES

ARTICLE NO. 14 – POLICE DEPARTMENT NEW STAFF:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$186,759.00, or any other sum, for the purpose of funding two (2) new Police Officers, and all associated costs, provided however that no sums shall be expended hereunder unless and until the Town have voted to assess an additional \$.00 in real estate and personal property taxes pursuant to the provisions of Chapter 59, Section 21C of the Massachusetts General Laws (Proposition 2 ½), or to do or act on anything thereon.

(Request of the Selectboard and the Police Chief)

Majority vote required

Selectboard:

Finance Committee:

ARTICLE NO. 15 – FIRE DEPARTMENT NEW STAFF:

To see if the Town will vote to raise and appropriate and/or transfer from any available source of funds \$206,964, or any other sum for the purpose of funding two new Firefighter/EMT/Paramedic positions; provided, however that no sums shall be expended hereunder unless and until the Town have voted to assess an additional \$206,964 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

SUMMARY:

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

Selectboard:
Finance Committee:

ARTICLE NO. 16 – PARAMEDIC TRAINING PROGRAM FUNDING:

To see if the Town will vote to raise and appropriate and/or transfer from available funds from the Ambulance Receipts fund the sum of \$10,000, or any other sum, for the purpose of creating and funding a paramedic training fund to pay for paramedic training for current or future Wellfleet Fire and Rescue staff or do or act on anything thereon.

(Request of the Selectboard)

Majority vote required

SUMMARY

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

Selectboard:
Finance Committee:

ARTICLE NO. 17: REPLACEMENT FIRE ENGINE:

To see if the Town will vote to appropriate the sum of **\$675,000** or any other sum for the purpose of paying the cost of purchasing, outfitting and equipping a replacement engine/pumper truck for Fire Department Engine 95 and for the payment of all other costs incidental or related thereto, and that to meet this appropriation the Town Treasurer, with the approval of the Selectmen be and hereby is authorized to borrow said amount under and pursuant to Chapter 44, Section 7 (9) of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefore; provided, however that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts necessary to pay debt service on any bonds or notes issued pursuant to this vote from the limits of Chapter 59, Section 21C of the Massachusetts General Laws (Proposition 2 ½) or to do or act on anything thereon.

(Requested by the Selectboard
and the Fire Chief)

Two-thirds vote required

SUMMARY

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

Board of Selectmen:
Finance Committee:

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

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

(Request of the Natural Resources Advisory Board)

Majority vote required

Selectboard:
Finance Committee:

SUMMARY: This article seeks funds to complete a broad overview of the state of Wellfleet harbor as recommended in the Harbor Management Plan (March 2021). It replicates a study by the Division of Marine Fisheries, which is nearly 50 years old. Current funding is for a harbor wide study or shellfish and finfish. NRAB views this work as a critical step in establishing a baseline for future management, as well as identifying and preserving the health of the harbor in view of climate change and other environmental impacts.

ARTICLE NO. 19 - MULTI-HAZARD MITIGATION PLAN UPDATE:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$18,000, or any other sum, for the purpose of paying costs associated with plan development, formatting, and consistency review with MEMA/FEMA for the 2022 Multi-Hazard Mitigation Plan, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:
Finance Committee:
SUMMARY:

ARTICLE NO. 20 – HARBOR PILINGS REPLACEMENT PROJECT:

To see if the Town will vote to appropriate by reallocating a sum of money previously appropriated under Article No. 12 of the May 22, 2019, Annual Town Meeting for the Wellfleet Harbor Dredging project to be utilized to pay all costs associated with replacement of harbor pilings at the Wellfleet Marina property or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:
Finance Committee:
SUMMARY:

ARTICLE NO. 21 – CHAPTER 90 FUNDS:

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

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 22 – PUBLIC, EDUCATIONAL AND GOVERNMENT (PEG) ACCESS AND CABLE RELATED FUND:

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

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 23 – SHELLFISH REVOLVING FUND SPENDING LIMIT:

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

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 24 – ELEMENTARY SCHOOL FIRE SUPPRESSION SYSTEM PROJECT:

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

hereunder shall be contingent on the approval by the voters of the Town of so-called Proposition 2 ½ debt exclusion question under G.L. c. 59, sec. 2C , or to do or act anything thereto.

(Requested by the Selectboard)

Two-thirds vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 25 – HARBOR/MARINA FACILITIES NEEDS ASSESSMENT PROJECT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$30,000.00, pr any other sum, for the purpose of paying costs associated with conducting a marina facility needs assessment study to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 26 – TRANFER STATION FACILITIES NEEDS ASSESSMENT PROJECT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$50,000.00, or any other sum, for the purpose of paying costs associated with conducting a transfer station facility needs assessment study to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 27 – COA BUILDING ADDITION FEASIBILITY STUDY PROJECT:

To see if the Town will vote to raise and appropriate and/or transfer from available funds the sum of \$15,000.00, or any other sum, for the purpose of paying costs associated with conducting a COA Building Addition Feasibility study, to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 28 –KELLER’S CORNER REVETMENT ENGINEERING PROJECT:

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

(Requested by the Selectboard)

Majority vote required

Selectboard:
Finance Committee:
SUMMARY:

ARTICLE NO. 29 – LIEUTENANT ISLAND/HERON POINT ROAD SURVEY EXPENSE:

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

(Requested by the Rights of Public Access Committee)

Majority vote required

Selectboard:
Finance Committee:
SUMMARY:

SECTION III: COMMUNITY PRESERVATION ARTICLES

ARTICLE NO. 30 – COMMUNITY PRESERVATION – ADMINISTRATIVE EXPENSES, DEBT SERVICE, AND ALLOCATION OF RESERVES:

To see if the Town will vote to hear and act on the report of the Community Preservation Committee on the Fiscal Year 2023 Community Preservation budget and to appropriate from the Community Preservation Fund estimated annual revenues a sum of \$28,684.00 to meet the administrative expenses and all other necessary and proper expenses of the Community Preservation Committee for Fiscal Year 2023; and further to appropriate from Community Preservation Fund estimated revenues a sum of \$73,898 reserve for open space; a sum of \$73,898 to reserve to for community housing; and further to reserve for future appropriation a sum of \$73,898 for historic resources as recommended by the Community Preservation Committee, as well as a sum of \$488,602 to be placed in the 2023 Budgeted Reserve for general Community Preservation Act purposes.

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard:
Finance Committee:
Community Preservation Committee: Recommends

SUMMARY: This is an annual CPC housekeeping article. Out of a total projected revenue figure of \$738,984.00 for Fiscal Year 2023, \$28,688 is 3.9% of estimated revenue allowed for administrative expenses, as provided by the Community Preservation Act. Open Space’s 10%, Community Housing’s 10%, and Historic Resources’ 10% are reserved respectively for open space, housing and historic

preservation purposes. The balance of \$488,602 is reserved for approved CPA projects in any category including Outdoor Recreation.

ARTICLE NO. 31: COMMUNITY PRESERVATION – WELLFLEET AFFORDABLE HOUSING TRUST

To see if the Town will vote, pursuant to MGL c.44B, to appropriate \$35,000 from the Community Preservation Fund Fiscal Year 2023 Projected Surcharge revenues to contribute to the cost of, and thereby support, for building the financial capacity of Affordable Housing Trust, 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

Selectboard:

Finance Committee:

Community Preservation Committee: Recommends

Affordable Housing Authority: Recommends

Housing Partnership: Recommends

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

ARTICLE NO. 32: COMMUNITY PRESERVATION – BUY DOWN 2022

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

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard:

Finance Committee:

Community Preservation Committee: Recommends

Affordable Housing Authority: Recommends

Local Housing Partnership: Recommends

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

ARTICLE NO. 33: COMMUNITY PRESERVATION – LILY HOUSE

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

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard:

Finance Committee:

Community Preservation Committee: Recommends

Affordable Housing Authority: Recommends

Local Housing Partnership: Recommends

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

**ARTICLE NO. 34: COMMUNITY PRESERVATION – LOWER CAPE HOUSING INSTITUTE
YEAR 6**

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

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard:

Finance Committee:

Community Preservation Committee: Recommends

Housing Authority:

Local Housing Partnership:

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

ARTICLE NO. 35: COMMUNITY PRESERVATION – HISTORICAL PLAN CONTINUATION

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

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard:

Finance Committee:

Community Preservation Committee: Recommends

Historical Commission: Recommends

SUMMARY: The Historical Commission’s goal is to create a comprehensive historical plan which will include an inventory of all buildings and structures over 75 years old. The Historical Commission’s consultant will be able to continue compiling “Form B” inventories — fact sheets on historic properties in Wellfleet — which are stored at the Wellfleet Public Library and are available online at the Massachusetts Historical Commission's website: www.mhc-macris.org (Massachusetts Cultural

Resource Information System). The project includes shelving for the Form B's and additional seminars on the history of homes in Wellfleet and the people who lived in them.

ARTICLE NO. 36: COMMUNITY PRESERVATION - MUSEUM RENOVATIONS & ACCESSIBILITY OF HISTORICAL SOCIETY MUSEUM

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

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard:

Finance Committee:

Community Preservation Committee: Recommends

Historical Commission: Recommends

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

ARTICLE NO. 37: WELLFLEET ELEMENTARY SCHOOL PLAYGROUND

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

(Requested by the Community Preservation Committee)

Majority vote required

Selectboard

Finance Committee:

Community Preservation Committee: Recommends

School Committee: Recommends

SUMMARY: The children have been without a playground since 2020 when an official inspection resulted in its condemnation and demolition. The Wellfleet Elementary School Playground Committee has been working to construct a new outdoor playground environment that is safe, inclusive and accessible for children ages 5-12. The playground is available to the community after school hours, on weekends, holidays, and school vacations. With a Community Preservation grant and additional fund raising, it will be possible to install the major area of the playground and the swings in the summer of 2022.

SECTION IV: DISPOSITION OF TOWN PROPERTY ARTICLES

ARTICLE NO. 38 - DISPOSITION OF TOWN LAND/ TRANSFER OF MAP #30, PARCEL #186, AND MAP #42, PARCEL #137 TO CONSERVATION COMMISSION:

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

(Request by the Open Space Committee)

2/3 Majority Vote Required

Selectboard:

Finance Committee:

Open Space Committee:

Conservation Commission:

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

SECTION V: UNCLASSIFIED ARTICLES

ARTICLE NO. 39 - AFFORDABLE HOUSING TRUST BYLAW AMENDMENT:

To see if the Town will vote to amend the Affordable Housing Trust bylaw adopted under article 44 of the 2021 Annual Town meeting by : (1) amending the third sentence of Chapter 3, which reads “A quorum at any meeting shall be a majority of the Trustees qualified and present in person.” by striking from it the words “qualified and present in person”; (2) amending the first sentence of Chapter 6 by replacing “G. L. c. 268A” with “G. L. c. 258”; (3) amending the second sentence of Chapter 6 by replacing “G. L. c. 258” with

“G. L. c. 268A”; and (4) amending the fourth sentence of Chapter 6 by replacing “G. L. c, 40, section 15” with “G. L. c. 40, section 15A.”, or to do or act on anything thereon.

(Request by the Affordable Housing Trust)

Majority Vote Required

SUMMARY: This article proposes corrections to the Affordable Housing Trust bylaw in response to suggestions by the Attorney General’s Office in the approval letter of October 25, 2021. The amendment to Chapter 3 is to clarify that the Trust’s quorum provisions are consistent with Massachusetts law. The amendments to Chapter 6 are all to correct typographical errors in the bylaw.

Selectboard:

Finance Committee:

Affordable Housing Trust recommends (6 - 0)

ARTICLE NO. 40 - SPECIAL DETAIL ACCOUNT FOR THE FIRE DEPARTMENT:

To see if the Town will vote to authorize the Town Accountant to establish a special detail account for the Fire Department, and to transfer a sum of money from available funds for this purpose, said account to be administered by the Fire Chief through the Town Accountant and Town Treasurer, or to do or act on anything thereon.

(Requested by the Fire Chief)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 41 – EASEMENT FOR THE HERRING RIVER RESTORATION PROJECT:

To see if the Town will vote to:

- a. Authorize the Selectboard to acquire, on such terms and conditions as the Selectboard may determine, permanent and temporary easements by a gift, purchase and/or eminent domain in parcels of land abutting and/or near Pole Dike Road, Bound Brook Island Road, Old colony Road, and Way 672 for the reconstruction, installation, inspection, maintenance, improvement, repair, replacement and/or relocation of rights of way, drainage, utilities, driveways, slopes and grading, to enable the Town to undertake the Herring River Restoration Project and for any and all purposes and uses incidental or related thereto, all as approximately shown on plans entitled [“PLAN TITLE”] in the Town of Wellfleet, Barnstable County, dated [TBD], a copy of which is on file with the Town Clerk, as said plan may be amended from time to time;
- b. Raise and appropriate, transfer from available funds, and/or borrow a sum of money to fund the foregoing and any and all costs related thereto, including, without limitation, the cost of any easement acquisitions; and

- c. Authorize the Selectboard to enter into any and all agreements and take any and all actions necessary or appropriate to effectuate the foregoing purposes,

or to do or act on anything thereto.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 42 – RESCIND DEBT AUTHORIZATIONS:

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

Department	Item	Date	Amount
Department of Public Works	South Wellfleet Parking Lot	4/28/14	\$6,948.00
Elementary School	Elementary School Roof	4/28/14	\$338,000.00
DPW Facilities	Town Hall Furnace	4/28/14	\$75,000.00
Police Department	Police Station Construction	11/15/16	\$540,000.00
Selectboard	Land Acquisition	4/22/19	1,000,000.00
DPW Facilities	Town Hall Railing Repair	6/26/21	\$6,000.00

Or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 43 - ROUTE 6A/MAIN STREET INTERSECTION PROJECT:

To see if the Town will vote to authorize the Selectboard to acquire by gift, purchase, or taking by eminent domain, any parcels of real property, permanent easements, and temporary easements, for public way purposes, including without limitation drainage, utility slope, grading, road realignment, sidewalks, construction of improvements and structures, and other related purposes, as may be necessary to complete the MassDOT Main Street/Route 6A Transportation Improvement Project, said parcels and easement areas being generally shown on a plan entitled "Route 6A/Main Street Intersection and

Corridor Improvements” dated ____ and revised through _____, on file in the Town Clerk’s Office and available for public inspection during regular business hours, and as may be amended through final project design; and further to raise and appropriate, transfer from available funds, borrow or otherwise provide a sum of money, or any other sum, to be expended for engineering, design, and other associated services, and for the acquisition of said parcels of real property and easements, including but not limited to acquisition costs, the award of eminent domain damages and related expenses and fees, said sum being the Town’s matching share of the MassDOT Main Street/Route 6A Improvement Project, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority Vote Required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 44 -TOWN CODE CODIFICATION PROJECT:

To see if the Town will vote to

{Text to be Inserted}

or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 45 -LEASE OF TOWN PROPERTY:

To see if the Town will vote to transfer the care, custody, management, and control of a Town-owned parcel known located at (insert address), as shown on Assessors Map ____, Parcel ____, from the Selectboard or other board or commission currently having custody thereof and from 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 long-term lease with one or more cellular communication carriers, upon such terms and conditions as the Selectboard deems to be in the best interest of the Town, or to do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

SECTION VI: BYLAWS, INITIATIVE PETITIONS

ARTICLE NO. 46 – BYLAW AMENDMENT FOR ANIMAL CONTROL BYLAW:

To see if the town will vote to

[Text to be inserted]

or do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 47 – BOTTLE BAN BYLAW:

To see if the town will vote to amend the Town Code, as follows:

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

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

Effective on ~~September~~ May 1, 2023, the Commercial Single Use Plastic Water Bottle Ban will be amended as printed. ~~Effective May 1, 2023~~ it shall be unlawful to sell bottled non-alcoholic beverages ~~non-carbonated, unflavored drinking water~~ in single-use plastic bottles of less than one gallon in the Town of Wellfleet.

Enforcement of this regulation will begin ~~on May~~ September 1, 2023.

~~Section-2.~~ Definitions

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

~~Section-3.~~ Exemptions

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

~~Section 4.~~ Enforcement

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

- First violation: Written Warning
- Second violation: \$150.00 fine.

- Third and subsequent violations: \$300 fine

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

or do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 48 - ADOPTION OF ENABLING LEGISLATION TO ESTABLISH SPEED LIMITS:

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

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 49 - ADOPTION OF ENABLING LEGISLATION FOR THE DISPOSITION OF UNCLAIMED PROPERTY:

To see if the Town will vote to accept the provisions of Section 9A of Chapter 200A of the General Laws, as follows:

DISPOSITION OF UNCLAIMED PROPERTY

(a) In any city, town or district that accepts this section in the manner provided in section 4 of chapter 4, there shall be an alternative procedure for disposing of abandoned funds held in the custody of the city, town or district as provided in this section.

(b) Any funds held in the custody of a city, town or district may be presumed by the city, town or district treasurer to be abandoned unless claimed by the corporation, organization, beneficiary or person entitled thereto within 1 year after the date prescribed for payment or delivery; provided, however, that the last instrument intended as payment shall bear upon its face the statement "void if not cashed within 1 year from date of issue". After the expiration of 1 year after the date of issue, the treasurer of a city, town or district may cause the financial institution upon which the instrument was drawn to stop payment on the instrument or otherwise cause the financial institution to decline payment on the instrument and any claims made beyond that date shall only be paid by the city, town or district through the issuance of a new instrument. The city, town or district and the financial institution shall not be liable for damages, consequential or

otherwise, resulting from a refusal to honor an instrument of a city, town or district submitted for payment more than a year after its issuance.

(c) The treasurer of a city, town or district holding funds owed to a corporation, organization, beneficiary or person entitled thereto that are presumed to be abandoned under this section shall post a notice entitled "Notice of names of persons appearing to be owners of funds held by (insert city, town or district name), and deemed abandoned". The notice shall specify the names of those persons who appear from available information to be entitled to such funds, shall provide a description of the appropriate method for claiming the funds and shall state a deadline for those funds to be claimed; provided, however, that the deadline shall not be less than 60 days after the date the notice was either postmarked or first posted on a website as provided in this section. The treasurer of the city, town or district may post such notice using either of the following methods: (1) by mailing the notice by first class mail, postage prepaid, to the last known address of the beneficiary or person entitled thereto; or (2) if the city, town or district maintains an official website, by posting the notice conspicuously on the website for not less than 60 days. If the apparent owner fails to respond within 60 days after the mailing or posting of the notice, the treasurer shall cause a notice of the check to be published in a newspaper of general circulation, printed in English, in the county in which the city or town is located.

(d) In the event that funds appearing to be owed to a corporation, organization, beneficiary or person is \$100 or more and the deadline as provided in the notice has passed and no claim for the funds has been made, the treasurer shall cause an additional notice, in substantially the same form as the aforementioned notice, to be published in a newspaper of general circulation in the county in which the city, town or district is located; provided, however, that the notice shall provide an extended deadline beyond which funds shall not be claimed and such deadline shall be at least 1 year from the date of publication of the notice.

(e) Once the final deadline has passed under subsection (d), the funds owed to the corporation, organization, beneficiary or person entitled thereto shall escheat to the city, town or district and the treasurer thereof shall record the funds as revenue in the General Fund of the city, town or district and the city, town or district shall not be liable to the corporation, organization, beneficiary or person for payment of those funds or for the underlying liability for which the funds were originally intended. Upon escheat, the funds shall be available to the city, town, or district's appropriating authority for appropriation for any other public purpose. In addition to the notices required in this section, the treasurer of the city, town or district may initiate any other notices or communications that are directed in good faith toward making final disbursement of the funds to the corporation, organization, beneficiary, or person entitled thereto. Prior to escheat of the funds, the treasurer of the city, town or district shall hear all claims on funds that may arise and if it is clear, based on a preponderance of the evidence available to the treasurer at the time the claim is made, that the claimant is entitled to disbursement of the funds, the treasurer shall disburse funds to the claimant upon receipt by the treasurer of a written indemnification agreement from the claimant wherein the claimant agrees to hold the city, town or district and the treasurer of the city, town or district harmless in the event it is later determined that the claimant was not entitled to receipt of the funds. If it is not clear, based on a preponderance of the evidence before the treasurer at the time of the claim that the claimant is entitled to disbursement of the funds, the treasurer shall segregate the funds into a separate, interest-bearing

account and shall notify the claimant of such action within 10 days. A claimant affected by this action may appeal within 20 days after receiving notice thereof to the district, municipal or superior court in the county in which the city, town or district is located. The claimant shall have a trial de novo. A party adversely affected by a decree or order of the district, municipal or superior court may appeal to the appeals court or the supreme judicial court within 20 days from the date of the decree.

If the validity of the claim shall be determined in favor of the claimant or another party, the treasurer shall disburse funds in accordance with the order of the court, including interest accrued. If the validity of the claim is determined to be not in favor of the claimant or another party or if the treasurer does not receive notice that an appeal has been filed within 1 year from the date the claimant was notified that funds were being withheld, then the funds, plus accrued interest, shall escheat to the city, town or district in the manner provided in this section. If the claimant is domiciled in another state or country and the city, town or district determines that there is no reasonable assurance that the claimant will actually receive the payment provided for in this section in substantially full value, the superior court, in its discretion or upon a petition by the city, town or district, may order that the city, town or district retain the funds.

or do or act on anything thereon.

(Requested by the Selectboard)

Majority vote required

Selectboard:

Finance Committee:

SUMMARY:

SECTION VII: STANDARD CLOSING ARTICLES

ARTICLE NO. 50 – 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

Selectboard:

Finance Committee:

SUMMARY:

ARTICLE NO. 51 - OTHER BUSINESS:

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

(Requested by the Selectboard)

Majority Vote Required

	Total Request	Raise & Appropriate	Free Cash	New Prop 2 1/2 Override Ques.	Water Enterprise	Marina Enterprise	Ambul. Fund	Beach Fund	Shellfish Fund	SEMASS Fund	Recr. Fund	Stab. Fund	CPA Fund	Waterways Fund	Cemetery Funds	Cable Fund	Other
21 Chapter 90 Funds	\$ -																
22 PEG Access & Cable Related Funds	\$ 140,000															\$ 140,000.0	
23 Shellfish Revolving Fund	\$ 50,000								\$ 50,000								
24 Elementary School Fire Suppression	\$ 2,200,000			\$ 2,200,000													
25 Harbor/Marina Feasibility Study	\$ 30,000			\$ 30,000													
26 Transfer Station Feasibility Study	\$ 50,000	\$ 50,000															
27 COA Building Addition Study	\$ 15,000	\$ 15,000															
28 Keller's Corner Revetment Eng.	\$ 50,000	\$ 50,000															
29 Survey Expense for Heron Point	\$ 3,200	\$ 3,200															
30 CPA Adm, Debt & Allocation	\$ 738,980												\$ 738,980				
31 CPA Affordable Housing Trust	\$ 35,000												\$ 35,000				
32 CPA Buy Down Program	\$ 185,000												\$ 185,000				
33 CPA Lily House	\$ 20,000												\$ 20,000				
34 CPA Lower Cape Housing Institute	\$ 7,500												\$ 7,500				
35 CPA Historical Plan Continuation	\$ 20,300												\$ 20,300				
36 CPA Museum Restoration	\$ 20,000												\$ 20,000				
37 CPA Elem School Playground	\$ 315,000												\$ 315,000				
38 Disposition of Town-Owned Land	\$ -																
39 Affordable Housing Trust Bylaw	\$ -																
40 Special Detail Fund for Fire Dept.	\$ 5,000		\$ 5,000														
41 Easement for Herring River Project	\$ -																
42 Rescind Debt Authorization	\$ -																
43 Route 6/Main Street Intersection	\$ -																
44 Town Code Codification Project	\$ -																
45 Lease of Town Property	\$ -																
46 Bylaw Amendment Animal Control	\$ -																
47 Bottle Ban Bylaw	\$ -																
48 Establish Speed Limits	\$ -																
49 Legislation for Unclaimed Property	\$ -																
50 Annual Reports	\$ -																
51 Any Other Business	\$ -																
Grand Totals	\$ 33,731,806	\$ 25,246,581	\$ 644,200	\$ 3,299,352	\$ 408,608	\$ 598,650	\$ 350,000	\$ 1,021,000	\$ 71,000	\$ 400,000	\$ 20,000	\$ -	\$ 1,341,780	\$ -	\$ 3,000	\$ 140,000	\$ 187,635



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ E ~

REQUESTED BY:	Chair ~ Ryan Curley
DESIRED ACTION:	To discuss Affordable Lots zoning Bylaw
PROPOSED MOTION:	To be determined at the meeting
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

6.28.B Affordable Lots

6.28.B.1 Purpose: The purpose of this bylaw is to increase the supply of housing that is available and permanently affordable to low or moderate income households by allowing affordable dwelling units to be built on non-complying lots, provided the lots meet the criteria listed herein.

It is intended that the affordable housing units created under this bylaw qualify as low or moderate income units for purposes of M.G.L. ch. 40B sec. 20-23 and shall be in compliance with 760 CMR 56.00 the Local Initiative Program (LIP) and meet the guidelines and standards promulgated thereunder by the Department of Housing and Community Development (DHCD) for inclusion in the DHCD Ch 40B Subsidized Housing Inventory as Local Action Units.

6.28.B.2 Applicability. This bylaw applies to lots of record as of January 1, 2021 which do not meet the zoning requirements for a buildable lot. Any increase in tax assessment for an applicable lot shall only occur upon an issuance of a building permit for an affordable single family dwelling on that applicable lot.

6.28.B.3 The Building Inspector may allow construction of a single family home, to be restricted as an affordable homeownership or rental dwelling unit in perpetuity or the maximum time period allowed by law, on an eligible parcel of land that meets the following criteria:

1. Parcel is not within the National Seashore Park District;
2. Parcel is vacant of any residential dwelling;
3. Parcel contains at least 10,000 square feet of upland area;
4. Parcel satisfies applicable Board of Health requirements;
5. Parcel satisfies applicable Town of Wellfleet's Conservation Commission Environmental Protection Regulations;
6. Parcel has a minimum of twenty (20) feet of frontage on a way previously approved by the Planning Board or a public way, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide the needs of vehicular traffic. Lots without suitable frontage may be buildable under this section if there is an adequate recorded access easement of at least twenty (20) feet in width from the lot to a previously approved by the Planning Board or a public way, having, in the opinion of the Planning Board, sufficient width, suitable grades and adequate construction to provide the needs of vehicular traffic and emergency response apparatus;
7. The applicable side setbacks shall be determined by establishing an average setback based upon the principal structures on the lots immediately adjacent to the lot to be built upon as a separate lot. In no case shall the side setbacks be less than ten (10) feet, nor shall a dwelling be built within ten (10) feet of the any other dwelling or principal structure. If a dwelling is built within twenty five (25) feet of any other dwelling or principle structure a stockage type fence at least 6' in height may be required. The existing setbacks of principal structures on the lots immediately adjacent to the subject lot must be shown on the plans;

8. Parcel shall not be built upon if it was purposely created as an unbuildable lot as part of a subdivision open space or park, or by any other condition or agreement with the Town;
9. No part of any access driveway may be within fifteen (15) feet of a principal structure on an adjoining lot.

6.28.B.4 The Zoning Board of Appeals, as the Special Permit Granting Authority under this section, may grant a special permit to allow construction of a single family home, to be restricted as an affordable homeownership or rental dwelling unit in perpetuity or the maximum time period allowed by law, on a lot less than 10,000 square feet of upland if:

1. The lot is similar in nature, i.e. in size and shape, to the lots immediately adjacent to the lot to be built upon as a separate lot, and;
2. The Board finds that such a reduction in size would further the purposes of the bylaw without causing any undue nuisance, hazard or congestion in the Town or neighborhood.
3. All criteria outlined in section 6.28.B.3, except the minimum 10,000 square foot of upland requirement of 6.28.B.3, paragraph 3, must be met for Board of Appeals approval of a lot with an area under 10,000 square feet upland in size.

6.28.B.5 Transfer or Sale. The Zoning Board of Appeals, as the Special Permit Granting Authority under this section, may allow the lot owner to transfer or to rent the constructed single family home to an income eligible immediate family member (sibling, parent or child), at an affordable price or rent per the applicable standards in Bylaw section 6.28.B.1, provided that the unit is restricted in such a way that future transference or leasing to non-family members comply with the applicable affordability requirements in Bylaw section 6.28.B.1.

6.28.B.6 Affordability. No Building Permit or Certificate to Occupy shall be issued by the Building Inspector until the developer has demonstrated that all of the applicable requirements of 6.28.B.1 have been met.

6.28.B.7 Conditions and Restrictions. The Special Permit Granting Authority may impose conditions and restrictions on the special permit, including, but not limited to, a) restricting the total number of bedrooms or occupants in the dwelling, b) requiring that a Regulatory Agreement and/or Deed Rider, in an acceptable form, be executed and recorded by the applicant, c) such other restrictions or limitations as are considered necessary or appropriate to carry out the intent and purposes of the bylaw.

6.28.B.6 Conflicts with other bylaws. The provisions of this bylaw shall be considered supplemental to all other zoning bylaws. To the extent that a conflict exists between this bylaw and others, the more restrictive bylaw, or provision therein, shall apply, excepting setback and frontage requirements.

Rebekah Eldridge

From: Karen Plantier <plantierk@yahoo.com>
Sent: Friday, January 7, 2022 11:25 AM
To: Rebekah Eldridge
Subject: Vote for Affordable lots

Rebekah,

Here is the Amended Motion with the vote count

David Mead-Fox **Amended Motion:** We the Planning Board take on the issue for research purposes of how to increase this stock of Affordable housing in Wellfleet, not by the upcoming Annual Town Meeting in April but over time and we research and explore options and continue to study the issue which may or may not lead to a future bylaw and use Ryan Curley's proposal as the basis of that research. **Second** Beth Singer.

Vote: 7/0 in favor

Thanks
Karen



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ F ~

REQUESTED BY:	Chair ~ Ryan Curley
DESIRED ACTION:	To discuss and vote on planned release of radioactive water in Cape Cod Bay
PROPOSED MOTION:	I move that the selectboard opposes the planned release of radioactive water in Cape Cod Bay
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

VIII

BUSINESS

~ G ~

REQUESTED BY:	Chair ~ Ryan Curley
DESIRED ACTION:	To discuss and vote on the letter written to go out to state representatives
PROPOSED MOTION:	I move to approve the letter presented at tonight's meeting and send it to the list of representatives in the selectboard packet.
SUMMARY:	
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

Dear ___:

The Town of Wellfleet voted on (date) to go on record as opposing Holtec International's plan to discharge one million gallons of radioactive water from the Pilgrim Nuclear Power Station's reactor vessel and spent fuel pool into Cape Cod Bay.

As a community located along Cape Cod Bay with 3617 year-round residents and an estimated 30,000 seasonal residents and visitors, we are very concerned about the potential adverse impacts Holtec's proposed action would have on our residents' public health, the environment, and the local economy.

Cape Cod Bay is unique in that it is a semi-enclosed embayment that is not conducive to dilution and disbursement of pollutants. The cumulative effects of radiation combined with the enclosed nature of the bay translate into too many unknown risks to make the proposed discharge acceptable. From a human health perspective, the potential for bioaccumulation of radiation in shellfish and finfish that are used as food sources is of great concern to us. These health concerns also translate into potential threats to our coastal economy, with ramifications for our commercial fisheries and the many businesses that rely on tourism dollars.

Wellfleet's shellfish industry provides a year-round living to many families. These families rely on shellfish for some or all of their income. Wellfleet have 157 Commercial Shellfish Permit Holders, 158 licensed aquaculture sites and 9 active fishing vessels, and a total of 299 individuals who derive their income from shellfish. Wellfleet ranked 7th in the Commonwealth in Ex Vessel Value in 2018. We also have 867 recreational shellfish permit holders. A release of radioactive water endangers the cleanliness of our marine products. A perception that our products are somehow tainted will significantly impact our industry's immediate and long-term viability and greatly endanger the livelihoods of those who derive their income from shellfish.

Designated as a State Ocean Sanctuary in 1970, Cape Cod Bay is recognized for its ecological diversity and significance. Its marine and coastal habitats support many commercially important fish and shellfish species and state and federally listed birds and marine mammal species. In late winter and spring, the bay serves as a rich feeding ground for the critically endangered North Atlantic right whale.

Discharging the contaminated water into Cape Cod Bay is not the only option available to Holtec. Instead of releasing the water into the bay, the company has other alternative actions to take, including storing the water at the site or trucking the water to another location. There is too much at stake to gamble with the health of the region's environment and its residents by permitting Holtec to use Cape Cod Bay as its dumping ground simply because it is cheaper for the company to do so.

We, therefore, state our strong opposition to any plans by Holtec International to discharge water containing radiation or other contaminants into Cape Cod Bay.

Sincerely, The Town of Wellfleet

List of Contacts

Governor Charlie Baker
Massachusetts State House
24 Beacon St.
Office of the Governor
Boston, MA 02133

Massachusetts Attorney General Maura Healey
Attorney General's Office
1 Ashburton Place, 20th Floor
Boston, MA 02108

U.S. Senator Elizabeth Warren
309 Hart Senate Office Building
Washington, DC 20510

U.S. Senator Edward Markey
255 Dirksen Senate
Office Building
Washington, DC 20510

U.S. Representative William Keating
2351 Rayburn HOB
Washington, DC 20515

State Senator Julian Cyr
State House, 24 Beacon St.
Room 312-E
Boston, MA, 02133

State Senator Susan Moran
State House, 24 Beacon St.
Room 506
Boston, MA, 02133

State Representative Sarah Peake
State House, 24 Beacon St.
Room 7
Boston, MA, 02133

State Representative Timothy Whelan
State House, 24 Beacon St.
Room 542
Boston, MA, 02133

State Representative Kip Diggs
State House, 24 Beacon St.
Boston, MA, 02133

State Representative David Vieira
State House, 24 Beacon St.
Room 167
Boston, MA, 02133

State Representative Dylan Fernandes
State House, 24 Beacon St.
Room 472
Boston, MA, 02133

State Representative Steven Xiarhos
State House, 24 Beacon St.
Boston, MA, 02133

Christopher T. Hanson, Chairman
U.S. Nuclear Regulatory Commission
Washington, DC 20555-0001

Michael S. Regan, Administrator
U.S. Environmental Protection Agency
Office of the Administrator, 1101A
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

Deborah Szaro, Acting Region 1 Administrator
U.S. Environmental Protection Agency, Region 1
5 Post Office Square - Suite 100
Boston, MA 02109-3912

Martin Suuberg, Commissioner
Massachusetts Department of Environmental Protection
1 Winter St.
Boston, MA 02108



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

IX

SELECTBOARD REPORTS:

Reported by:	Topic:



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

X

TOWN ADMINISTRATORS & ASSISTANT TOWN ADMINISTRATOR REPORTS

- The town administrator will give a verbal report at this meeting



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

XI

TOPICS FOR FUTURE DISCUSSION

Requested by:	Topic:	Requested to be on:



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

XII

CORRESPONDENCE AND VACANCY REPORTS

****Please see packet****

!	📄	✉️	🔒	From	Subject	Received	Size	🚩	
Today									
				U.S. DOT Fed...	Federal Highway Administration Training Announcement - Transportation I...	Thu 1/6/2022 12:...	25 KB		
				Rebekah Eldr...	RE: Covid Testing and vaccination	Thu 1/6/2022 1...	18 KB		
				All posted on the home page of the website. Thanks Hillary					
				Hillary Lemos	Covid Testing and vaccination	Thu 1/6/2022 1...	216 KB		
				Attached is the updated testing and vaccination schedule from Barnstable County. It includes the dates and times for the new Stop					
Yesterday									
				MA Municipa...	Here's your January issue of The Beacon from the MMA	Wed 1/5/2022 ...	47 KB		
				<https://www.informz.net/admin31/images/spacer.gif>					
				Isabelle Nich...	Re: MSA Annual Business Meeting to Take Place Jan. 22	Wed 1/5/2022 ...	47 KB		
				Hi John, Thank you for reaching out. This meeting will not be available virtually due to logistical constraints associated with offering a					
				Helen Miran...	Social Media Policies: Found them!	Wed 1/5/2022 ...	15 KB		
				Selectboard Policy:					
				John Wolf	Re: MSA Annual Business Meeting to Take Place Jan. 22	Wed 1/5/2022 ...	45 KB		
				Greetings: Is this meeting accessible via Zoom or other remote facility? John Wolf, member/clerk of board, Wellfleet Selectboard					
				Lilli Green	Fwd: Fw: Wellfleet: Invitation to ARPA Planning Discussion with County	Wed 1/5/2022 ...	22 KB		
				Hi Ryan and Charlie, Please reach out to me at your earliest convenience. Regards, Lilli					
				MA Division ...	Reminder: Public Hearings Scheduled for January 5 and January 6	Wed 1/5/2022 ...	52 KB		
				Reminder: Public Hearings Scheduled for January 5 and January 6					
				Eric Martinson	Cognitive dissonance and the "neurocracy"	Wed 1/5/2022 ...	16 KB		
				To any Wellfleet board members who continue to promulgate fear-based "Covid" policies: I encourage you to read the piece linked					
				MA Municipa...	MSA Annual Business Meeting to Take Place Jan. 22	Wed 1/5/2022 ...	44 KB		
				MSA Annual Business Meeting Jan. 22					
Tuesday									
				Eric Martinson	Wellfleet Selectboard comments re "Covid" at Jan 4 meeting	Tue 1/4/2022 7:...	17 KB		
				To the Wellfleet Board of Selectmen: I am currently listening to the board members' comments on "Covid-19", and was intending to					
				Lydia Vivante	Beach Cleanup Stations	Tue 1/4/2022 6:...	17 KB		
				Hi Jay					
				AED Professi...	The Right Mask Makes All the Difference - Trust our N95s	Tue 1/4/2022 4:...	95 KB		
				Upgrade your mask - why wear anything but the best? Are you still wearing a cloth mask? Upgrade your protection to one of our					
				Helen Miran...	Amendment to 12/14/21 DRAFT Sb minutes.	Tue 1/4/2022 3:...	251 KB		
				Sorry so late. <end>					
				Helen Miran...	36 CFR 52.2 Wildlife Protection PARK REGS.	Tue 1/4/2022 3:...	213 KB		
				Selectboard, no reply please! Hi dear Brian and Geoff, Happy new year 2022. <end>					
				Owen Fletcher	Barnstable County Assembly of Delegates 01/05/22 Regular Meeting ...	Tue 1/4/2022 1:...	956 KB		
				As attached in PDF and available on the web at					
				Wellfleet Cha...	Coming soon: Small Business Winter Workshop Series	Tue 1/4/2022 1:...	76 KB		
				Presented by Grow with Google					
				MA Division ...	Applications Sought for New England Fishery Management Council	Tue 1/4/2022 1...	47 KB		
				Applications Sought for New England Fishery Management Council					
				MA Municipa...	Annual Meeting features comprehensive COVID safety plan	Tue 1/4/2022 1...	57 KB		
				Register for MMA Annual Meeting 2022 today!					
				Wellfleet Cha...	Selectboard meeting tonight, January 4 at 6:00pm	Tue 1/4/2022 1...	81 KB		
				Jude Ahern	Fwd: Automatic reply: Wellfleet will be on CBS Sunday Morning show ...	Tue 1/4/2022 9:...	20 KB		
				Is this the former Rebecca Slack our new Assistant TA? Who nobody I know has ever actually seen in real life. Why is she getting an					
				Jude Ahern	Re: Wellfleet will be on CBS Sunday Morning show TOMORROW betw...	Tue 1/4/2022 9:...	30 KB		
				Nancy, you should apply the same zeal for your real job which includes ensuring public hearing notices are posted ten days in					
				Wellfleet Rec...	Re: Inserts in license mailings	Tue 1/4/2022 8:...	21 KB		
				Thanks Jeanne. Could you include inserts in future Business License mailings? Again, assuming the SB approves? Lydia					
				Jeanne Macl...	RE: Inserts in license mailings	Tue 1/4/2022 8:...	23 KB		
				They have already gone out					
				Wellfleet Rec...	Inserts in license mailings	Tue 1/4/2022 8:...	17 KB		
				Hi Jeanne, When do the Town's Entertainment and Business licenses go out? Assuming the Selectboard approves, could Town					
Monday									
				Owen Fletcher	Barnstable County Assembly of Delegates 01/05/22 Regular Meeting ...	Mon 1/3/2022 ...	488 KB		
				As attached in PDF and available on the web at					

!   	From	Subject	Received	Size
	MA Division ...	Federal Informational Webinars on Atlantic Mackerel Rebuilding - Pub...	Mon 1/3/2022 ...	48 KB
		Proposed Commercial and Recreational Measures to Follow		
	Massachuset...	Your support helps MAA help you - 2022 MAA Membership and Mem...	Mon 1/3/2022 ...	55 KB
		Time to Join or renew your membership - MAA's Strength is its Members		
Sunday				
	Rebecca Rou...	Congrats Nancy!	Sun 1/2/2022 7:...	17 KB
		https://youtu.be/h2Q44Zgpav0 < https://youtu.be/h2Q44Zgpav0 > Rebecca Roughley, MCPPO Assistant Town Administrator		
	Ryan Curley	FYI Ford Interceptor Hybrid Savings Calculator	Sun 1/2/2022 1:...	15 KB
		https://www.ford.com/police-vehicles/police-interceptor/hybrid-utility/calculator/		
	 Ryan Curley	FYI Ford Info	Sun 1/2/2022 1:...	494 KB
		https://media.ford.com/content/fordmedia/fna/us/en/news/2019/09/04/all-new-pursuit-rated-ford-police-interceptor-utility-hybrid.h		
Last Week				
	 Dick Elkin	Fwd: Forum proposal	Sat 1/1/2022 1:...	36 KB
		Jim Hood, of the Board of Water Commissioners, has asked the Wellfleet Community Forum to assist with a planned workshop. The		
	 Rebekah Eldr...	A new addition to your packet	Sat 1/1/2022 4:...	53 KB
		Hi there and Happy New Year! Ryan asked me Thursday to add something to the agenda it was updated on the website but I didn't		
	Wellfleet Cha...	Wellfleet Shellfishing and its Oysters Will Be on "CBS Sunday Morning...	Sat 1/1/2022 3:...	66 KB
		From the desk of the Town Shellfish Crier		
	Nancy Civetta	Wellfleet will be on CBS Sunday Morning show TOMORROW between ...	Sat 1/1/2022 1:...	30 KB
		Town Shellfish Crier January 1, 2022		
	Michael Hurley	Additional Information Hybrid Vehicles	Fri 12/31/2021 ...	23 KB
		Good afternoon, Sorry this was not in the packet for Tuesday's meeting as the responses came in slow during the holiday week. I		
	Wellfleet Cha...	Cheers to the New Year 🍷	Fri 12/31/2021 ...	65 KB
		From your friends at the Wellfleet Chamber		
	Ryan Curley	Re: card	Thu 12/30/202...	18 KB
		You're welcome, and Happy New Years to you too!		
	Ryan Curley	Fwd: Covid	Thu 12/30/202...	17 KB
		----- Forwarded message -----		
	Massachuset...	Reminder: REMINDER - 2022 MAA Membership and Membership Rene...	Thu 12/30/202...	54 KB
		Time to Join or renew your membership - MAA's Strength is its Members		
	Cape Cod Co...	Happy New Year from the Cape Cod Commission	Thu 12/30/202...	33 KB
	Wellfleet Cul...	"Racial Reckonings" Play Now Available on YouTube	Wed 12/29/202...	43 KB
	Thomas Siggia	SAB - HDYLTA letter	Wed 12/29/202...	204 KB
		Per your request, our recommendations on the utilization of HDYLTA parcel. See letter below.		
	 Rebekah Eldr...	Agenda and Packet	Wed 12/29/202...	7 MB
		Hi everyone, Please find the attached agendas and packets for your executive session and your open session. I am working remotely		
	Dareen Davis	card	Wed 12/29/202...	18 KB
		This message is for Ryan~ I wanted to thank you very much for your thoughtful Christmas card; it meant more than you could know.		
	Ryan Curley	Re: FW: Request for item to be put on the selectboard's agenda	Wed 12/29/202...	26 KB
		FYI just so everyone is aware I will ask the board if they would like to take this up during covid updates. Please do not let me know		
	Rich Pauley	Fire Chief on Medical Leave	Wed 12/29/202...	218 KB
		Hello, Please be advised I am on medical leave until February 1, 2022. I will be having surgery in the middle of January for an issue		
	Rebekah Eldr...	FW: Request for item to be put on the selectboard's agenda	Wed 12/29/202...	30 KB
		This man was in my office yesterday and I asked him to write down all his questions and I would send them to you and you could		
	Nancy Civetta	Shellfish Advisory Board meeting tonight at 6 p.m.	Tue 12/28/2021...	47 KB
		Shellfish Advisory Board will meet at 6 p.m. tonight. Details follow. . Shellfish Advisory Board Meeting Today, December 28, 2021, 6		
	Nancy Civetta	Town Shellfish Crier: SAB, Overwintering, Annual Reports, and More	Mon 12/27/202...	38 KB
		Town Shellfish Crier		
	Massachuset...	REMINDER - 2022 MAA Membership and Membership Renewal	Mon 12/27/202...	54 KB
		Time to Join or renew your membership - MAA's Strength is its Members		
Two Weeks Ago				
	Diane Brunt	Re: Mandates	Fri 12/24/2021 ...	23 KB
	david moriarty	Mayflower Wind Plans Onshore Connection At Falmouth Heights Fal...	Thu 12/23/202...	19 KB
		https://www.capenews.net/falmouth/news/mayflower-wind-plans-onshore-connection-at-falmouth-heights/article_ef3029c9-48ff-541		

! D [Icons]	From	Subject	Received	Size
	Charles Sum...	FW: Herring River Study Authorization	Thu 12/23/202...	37 KB
	Charles Sum...	FW: McLaughlin, Jill shared the folder "2021 12-22 75per Design Sub" ...	Thu 12/23/202...	8 MB
	Capital Strat...	Wishing you all a happy holiday season and new year!	Thu 12/23/202...	62 KB
	Jude Ahern	Fwd: finally! Dan Hoort off your Board	Thu 12/23/202...	19 KB
	Falmouth Ma...	Falmouth Ma. Residential Community Opposes Mayflower Wind 1200 ...	Wed 12/22/202...	240 KB
	david moriarty	Mayflower Wind Plans Onshore Connection At Falmouth Heights Fal...	Wed 12/22/202...	19 KB
	david moriarty	Mayflower Wind Plans Onshore Connection At Falmouth Heights Fal...	Wed 12/22/202...	19 KB
	MA Division ...	Proposal for Authorization to Conduct Ropeless Fishing Activity Withi...	Wed 12/22/202...	50 KB
	Cape Cod Co...	Cape Cod Commission Reporter: December 2021	Wed 12/22/202...	82 KB
	Wellfleet Cha...	Your local Nonprofit Giving Guide	Wed 12/22/202...	186 KB
	MIIA	Happy Holidays from your friends at MIIA	Tue 12/21/2021...	27 KB
	MA Municipa...	Wishing you Happy Holidays from the MMA	Tue 12/21/2021...	57 KB
	Wellfleet Cha...	Governor Baker Issues Updated Statewide Mask Advisory	Tue 12/21/2021...	90 KB
	david moriarty	Fwd: Amazon destruction for turbine blades	Tue 12/21/2021...	22 KB
	Ryan Curley	FYI: CDC variant proportions	Mon 12/20/202...	14 KB
	Massachuset...	REMINDER - 2022 MAA Membership and Membership Renewal	Mon 12/20/202...	54 KB
	AED Professi...	Rapid COVID-19 Tests IN STOCK & READILY AVAILABLE	Mon 12/20/202...	91 KB
	Lundgren, Ga...	Municipal Propagation Renewal	Mon 12/20/202...	1 MB
	Rebekah Eldr...	document for you to see	Mon 12/20/202...	907 KB
	david moriarty	Fwd: Falmouth Ma. Eversource & Mayflower Onshore Buried Cable Ro...	Mon 12/20/202...	47 KB
	Rebecca Rou...	Dredging Update	Mon 12/20/202...	19 KB
	fnhaggerty@...	Fwd: 2021 Electric & Magnetic Field Assessment & Charts Mayflower ...	Sun 12/19/202...	37 KB
	Jack Peak	Peak Time: Pandemic (Still) Drives Real Estate Market	Sun 12/19/202...	22 KB
	Jude	Those 4 acres on the "appraisal"	Sun 12/19/202...	16 KB
Three Weeks Ago				
	Ryan Curley	FYI	Sat 12/18/2021...	15 KB
	Dick Elkin	Fwd: Q2 & Q3 EE Program Activity	Sat 12/18/2021...	4 MB
	Jay Norton	Wellfleet - Intersection Improvements at Route 6 and Main Street Proj...	Fri 12/17/2021 ...	1 MB
	MA Municipa...	Just 1 week left for special Annual Meeting hotel rates	Fri 12/17/2021 ...	57 KB

!	📄	📧	🔍	From	Subject	Received	Size	📧
				david moriarty	Fwd: Mayflower Wind project Falmouth Massachusetts (Falmouth Con...	Thu 12/16/202...	36 KB	
				Sent from my iPhone				
				Ryan Curley	FYI Fwd: Wastewater Funding Information from APCC	Thu 12/16/202...	915 KB	
				In case anyone was left off the distribution list.				
!				Owen Fletcher	Barnstable County Assembly of Delegates 12/15/21 Regular Meeting ...	Wed 12/15/202...	948 KB	
				As attached in PDF and available on the web at				
				Helen Miran...	Response to both Helen and Jay, re. MassDOT District 5 - Project Eligi...	Tue 12/14/2021...	70 KB	
				Wellfleet Selectboard, no "reply" please and no "reply all" by other parties that includes the Wellfleet Sb, to avoid serial electronic				
				Capital Strat...	Join Us in Officially Welcoming Thomas Impey to the Capital Strategic...	Tue 12/14/2021...	66 KB	
				Thomas Impey Joins CSS...				
				Rebekah Eldr...	FW: Copy of Copy of Seasonal Wages.xlsx	Tue 12/14/2021...	823 KB	
				I thought you had this but Suzanne thinks you don't				
				Ryan Curley	FYI groundwater response to sea level rise	Tue 12/14/2021...	14 KB	
				https://www.technologyreview.com/2021/12/13/1041309/climate-change-rising-groundwater-flooding/amp/ <end>				
				Rebekah Eldr...	December 24th	Tue 12/14/2021...	222 KB	
				Good Morning,				
				Katharine L. ...	RE: 95 Lawrence Award Letter	Tue 12/14/2021...	29 KB	
				Congratulations to Wellfleet! Katharine Lord Klein KP LAW				
				david moriarty	Fwd: Make Public Comment On Falmouth DPU	Mon 12/13/202...	30 KB	
				Sent from my iPhone				
!				Rebecca Rou...	FW: 95 Lawrence Award Letter	Mon 12/13/202...	224 KB	
				Good evening, I wanted to make everyone aware that you were cc'd on this notice of award for 95 Lawrence Road. Let the games				
				Owen Fletcher	Barnstable County Assembly of Delegates 12/15/21 Regular Meeting ...	Mon 12/13/202...	488 KB	
				As attached in PDF and available on the web at				
				Massachuset...	2022 MAA Membership and Membership Renewal	Mon 12/13/202...	53 KB	
				Time to Join or renew your membership - MAA's Strength is its Members				
				Charles Sum...	FW: Rispoli Ventures v. Wellfleet ZBA (Orleans District Court)	Sun 12/12/202...	101 KB	
				FYI only; please do not reply				
				Rebekah Eldr...	RE: WELLFLEET HARBOR DREDGING TASK FORCE - MINUTES OF MEETI...	Sun 12/12/202...	16 KB	
				All posted				
				Chris Allgeier	WELLFLEET HARBOR DREDGING TASK FORCE - MINUTES OF MEETING...	Sun 12/12/202...	72 KB	
				Attached are the November 8, 2021 Minutes of Meeting (approved on December 6, 2021). <end>				
Last Month								
				lifeexercises	RE: Coles Neck Road PV	Sat 12/11/2021...	20 KB	
				Thank you. Dick, and the Energy Committee for your diligence and patience. Janet Sent from my Galaxy				
				Wellfleet Cha...	🔄Rescheduled: Holiday Tree Lighting & Sing Along	Sat 12/11/2021...	68 KB	
				Happening tomorrow, December 12, 2021				
				Mark Mitchell	Introduction	Sat 12/11/2021...	22 KB	
				Hello, My name is Mark Mitchell and I recently opened a specialty food store in Provincetown, Perfect Picnic Ptown. I am reaching				
				Helen Miran...	Re: Coles Neck Road PV	Sat 12/11/2021...	17 KB	
				AT LAST, AT LAST!!!!				
				Eric Martinson	"Keeping the kids in school" (article)	Sat 12/11/2021...	17 KB	
				To the Wellfleet Board of Health and others:				
				Dick Elkin	Coles Neck Road PV	Sat 12/11/2021...	16 KB	
				Hi Geri, I went to the landfill site this morning and discovered that the photovoltaic array was humming along. Thank you for all! you				
				Ryan Curley	Fwd: School committee	Sat 12/11/2021...	20 KB	
				----- Forwarded message -----				
				Jude Ahern	do you not want to do an audit because Helen didn't put her \$1m in e...	Sat 12/11/2021...	16 KB	
				Helen herself is on record stating that the escrow account didn't have her money in it before ATM as is required by law. Her "gift"				
				Wellfleet Cha...	Rain-or-shine at the Holiday Tree Lighting and Sing Along 🎶	Sat 12/11/2021...	83 KB	
				Bring an umbrella with your holiday cheer! Today, Sat, Dec 11, 2021				
				Jude Ahern	Fwd: BOS March 19th agenda	Sat 12/11/2021...	465 KB	
				Dear Selectboard,				
				Massachuset...	Action Alert: Pilgrim Nuclear radioactive water discharge	Fri 12/10/2021 ...	56 KB	
				Please Take Action on this important matter				
				david moriarty	Fwd: Falmouth Ma, Residential Written Abutter Notifications 340,000 Volt ...	Fri 12/10/2021 3:...	41 KB	
				Sent from my iPhone				

!   	From	Subject	Received	Size	
	 Ryan Curley	FYI Housing Stats	Fri 12/10/2021 ...	166 KB	
--	Sincerely, Ryan Curley (508)-246-4718				
	 Rebekah Eldr...	packet	Fri 12/10/2021 ...	9 MB	
	Hi everyone,				
	MA Division ...	Virtual Public Hearing and Public Comment Period: Draft Regulatory P...	Thu 12/9/2021 ...	53 KB	
	Notice of January 6, 2022 Virtual Public Hearing and Public Comment Period				
	MA Division ...	Virtual Public Hearing and Public Comment Period: Draft Regulatory A...	Thu 12/9/2021 ...	54 KB	
	Notice of January 5, 2022 Virtual Public Hearing and Public Comment Period				
	Capital Strat...	Improve the efficiency of public outreach by having a winter operatio...	Thu 12/9/2021 ...	63 KB	
	We provide community engagement services...				
	Janet Reinhart	Tomorrow Morning	Thu 12/9/2021 ...	18 KB	
	The Wellfleet Historical Society has asked me to let you know they will be presenting 2 awards tomorrow, starting at 10:00. First is				
	Wellfleet Cha...	Payomet & Sweet Honey In The Rock are Celebrating the Holydays	Thu 12/9/2021 ...	84 KB	
	Sat, Dec 18 at Provincetown Town Hall				
	Eric Martinson	Follow-up to Dec 8 BOH meeting	Thu 12/9/2021 ...	29 MB	
	To the Wellfleet Board of Health: Thank you for your attention yesterday evening. Below please find the list of links I sent you in				
	Jude	Aug16 BOS public hearing minutes	Thu 12/9/2021 ...	15 KB	
	Dear Selectboard: Why are the minutes of this important public hearing not yet posted? Don't tell me to file a complaint with the				

Date: January 11, 2022
To: Board of Selectmen
From: Jeanne Maclauchlan
Re: Vacancies on Town Boards

Bike and Walkways Committee (5 members)

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Board of Assessors (3 members, 1 alternate)

Vacant Positions	Appointing Authority	Length of Term
1 alt Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Board of Health (5 members, 2 alternates)

Vacant Positions	Appointing Authority	Length of Term
1 alt Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Board of Water Commissioners

Vacant Positions	Appointing Authority	Length of Term
2 alt Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Building and Needs Assessment Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Cable Advisory Committee (5 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	1 year

Requesting Appointment: No applications on file

Commission on Disabilities (up to 5 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Conservation Commission (7 Members + 2 alternates)

Vacant Positions	Appointing Authority	Length of Term
1 Positions	Board of Selectmen	
2 alt Positions		3 years

Requesting Appointment: No applications on file

Council on Aging (11 Members)

Vacant Positions	Appointing Authority	Length of Term
2 Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Dredging Task Force (7 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Natural Resources Advisory Committee (7 Members)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years

Requesting Appointment: No application on file

Personnel Board (4 members + TA + FinCom Rep)

Vacant Positions	Appointing Authority	Length of Term
3 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Planning Board (7 members + 2 alternates)

Vacant Positions	Appointing Authority	Length of Term
2 Alternate Positions	Board of Selectmen	5 years

Requesting Appointment: No applications on file

Recreation Committee (7 Members)

Vacant Positions	Appointing Authority	Length of Term
2 Positions	Board of Selectmen	3 years

Requesting Appointment: No applications on file

Recycling Committee (7 Members + 2 Alternates)

Vacant Positions	Appointing Authority	Length of Term
2 Alternate Positions	Board of Selectmen	3 years

Requesting Appointment: No application on file

Shellfish Advisory Board (7 members + 2 Alternates)

Vacant Positions	Appointing Authority	Length of Term
2 Positions		
1 Alternate Position	Board of Selectmen	3 years

Requesting Appointment: **One application on file**

Zoning Board of Appeals (5 Members, 4 Alternates)

Vacant Positions	Appointing Authority	Length of Term
1 Position	Board of Selectmen	3 years

Requesting Appointment: No applications on file



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 4, 2022

XIII

MINUTES

REQUESTED BY:	Executive Assistant
DESIRED ACTION:	Approval of Minutes <ul style="list-style-type: none">• December 14, 2021
PROPOSED MOTION:	I move to approve the Minutes for December 14, 2021 as printed in draft
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____

*Wellfleet Selectboard
Tuesday December 14, 2021; 5:30am
Virtual Meeting ~ Zoom
Meeting Minutes*

Members Present: Ryan Curley, Chair; Janet Reinhart, John Wolf, Helen Miranda Wilson, (joined the meeting at 5:57pm); Michael DeVasto, Vice Chair (joined the meeting at 7pm)
Others Present: Charlie Sumner, Town Administrator; Rebekah Eldridge, Executive Assistant; Chief Michael Hurley, Police Chief; Chief Rich Pauley, Fire Chief; Jay Norton, DPW Director; Suzanne Grout Thomas, Director of Community Services; Jennifer Wertkin, Library Director; Jill McLaughlin, Stantec consultant; Jennifer Congel, Town Clerk; Joan Zukos, School Committee applicant; Sarah Chase, newly appointed full time police officer; Christine Shreves, Recycling Committee

Chair Curley Called the meeting to order at 5:33pm

I. *Announcements, Open Session and Public Comments*

Note: Public comments must be brief. The Board will not deliberate or vote on any matter raised solely during Announcements & Public Comments.

- There were no announcements or public comments.

II. *School Committee Appointments*

Zukos was introduced by Chair Curley, who stated her application was complete and she had a lot of experience. He and the other board members had no issues with this appointment. Chair Curley checked with Sumner about the term,

Chair Curley Moved; Board Member Wolf Seconded; and it was voted to approve the appointment of Joan Zukos to the Wellfleet School Committee with a term ending at the next annual town election.

Roll Call Vote: 3-0

Chair Curley explained to Zukos that she isn't able to vote as part of the committee until she is sworn in by the town clerk.

III. *Appointments*

A. Police Officer Appointment ~ Chief Hurley

Chief Curley introduced Chase to the board. He explained this is the second police position to be filled out of the three open positions. He explained that she is a graduate of Nauset High School and has volunteered at the Orleans police department.

Chair Curley Moved, Board Member Reinhart Seconded; and it was voted to approve Sarah E. Chase as a full-time police officer subject to the successful acceptance and subsequent completion of the Massachusetts Police Training Council Academy.

Roll Call Vote: 3-0

IV. *Covid Updates or Announcements*

Eldridge gave an update on behalf of Hillary Greenberg Lemos who was unable to attend the meeting. Eldridge reported there were 12 active cases in Wellfleet bringing the percentage rate to 4.4%. She gave information on the Omicron variant of Covid and explained that Lemos continues along with the CDC to have the public wear masks and get vaccinated and boosted.

V. *Financial Management Plan*

Sumner gave a brief update on the current financial status for the town. Explaining that with vacancies in the accounting and treasurer department has caused some delay in the closing of 2020 and 2021 books. He reassured the board they are working diligently to get the books closed and certify free cash. He addressed the letter sent to the board and then discussed in a local newspaper from Dan Hoort the former Town Administrator. He informed the board he would like to present the financial forecast to the board at some point in January. He stated he suspects the town will be asking for an override. He explained he didn't write a report for this meeting because he gave a full report at the meeting last week. He stated he would work on getting all of his reports online for the public to be able to see. He informed the board that he received a phone call from the inspector general questioning some complaints they have received. He explained that he has spoken to the inspector general and is keeping everyone informed of the progress. Chair Curley asked Sumner to speak to the way the town decided to do a journal entry. Sumner explained that the auditors suggested this path for the town, although not the easiest he explained the most transparent for the public. He explained to the board that the town's department heads are very organized and have great records which makes record keeping easier for the accounting office.

VI. *Business*

A. Seasonal Wages

Thomas was on the call and explained that Wellfleet has many seasonal employees for the beach, recreation, and harbormaster, DPW and the Shellfish departments. She explained that all the department heads met and discussed wages and the surrounding town wages. The board discussed the wages. Reinhart mentioned maybe making some incentives to the employees coming in. It was agreed that the seasonal employee wages do need to be raised. Norton spoke to the board, stating that he supported incentives and would discuss them with his staff.

Chair Curley Moved; Board Member Reinhart Seconded; and it was voted to approve the FY 2023 Seasonal Wages for the departments as printed in the packet

Roll Call Vote: 4-0

B. Lt. Island Bridge Change Order

Norton spoke to the board giving them a timeline as to what has happened with the bridge. He explained that it was determined that the stringers on the bridge were rotted and needed to do an emergency repair allowing heavy trucks to continue to cross the bridge. He stated this fix was just temporary and there needs to be a more permanent fix. The Change order is to be able to do those permanent repairs. He stated the time frame for the repairs is set to expire on December 31, 2021. He stated he would need to timeline moved to Labor Day which he feels is a reasonable time frame to get the repairs completed. This is just for change order 2. Chair Curley asked if he wanted Norton to amend the date tonight as well. Norton explained that he hadn't finalized the date with the contractor, but he would be okay with the vote tonight.

Chair Curley Moved; Board Member Wilson Seconded; and it was voted to approved change order number 2 and to extend the contract date to May 30, 2022.

Roll Call Vote: 4-0

C. Main Street Change of ownership

Norton gave a small summary of what this agenda item is, the culvert that runs under main street has been in disrepair for a long time and is technically on state highway. He stated that the state is willing to pay for the engineering, design and the installation of the self-regulating tide gate and as a tradeoff for that they are asking for a state highway layout change which would put the culvert within town boundaries which would have the town responsible for future repairs and maintenance of the gate. He stated he feels his department could handle this maintenance. He asked McLaughlin to give more details. She shared her screen with the board so they were able to see where the state would be working and where the layout change would take place.

Chair Curley Moved; Board Member Wilson Seconded; and it was voted to approve the change of ownership for Main Street in Wellfleet Massachusetts as presented.

Roll Call Vote: 4-0

D. Hawes Pond Tide gate

Chair Curley stated he believed the board had already covered the tide gate; the board agreed with him.

E. DPW CIP Items

- **Water Refill Stations**

Shreves spoke to the board beginning with a recap of what the recycling committee has accomplished throughout the town in the last two years. She gave details on the water stations around town and where they are located. The board discussed with Shreves the ability to not have them work with electric so in case of an emergency like a power outage people would need to be able to have access to the water. They discussed solar water stations

and Norton explained that there are no solar water stations in the state. He continued to explain that these are seasonal water stations and power outages are rare in the summer.

Chair Curley Moved; Board Member Wolf Seconded; and it was voted to approve the capital request for water refill stations.

Roll Call Vote: 5-0

- Rt 6 Main St Engineering
Chair Curley stated that Reinhart wasn't at the meeting when they discussed this and asked Norton to recap what this was for. Norton stated it is to continue Stantec's services for 2021, he explained the cost is a lot lower.
Chair Curley Moved; Board Member DeVasto Seconded; and it was voted to approve the capital request for route 6 Main Street intersection engineering.
Roll Call Vote: 4-0-1 (Wilson Abstained)

F. Police Department CIP

- Chief Hurley began his presentation of his Capital Improvement Budget. He stated it isn't a huge budget and is mostly comprised of vehicles and other equipment. He stated he has the same issues that Norton spoke of having to replace things that aren't expected to be fixed. He discussed where these monies should be put. Chair Curley questioned how many police cars were in the department and what the year cycles were for replacing the cars. Chief Hurley stated he goes above the three year recommended replacements and go above the 50,000-mile recommendation. He stated they are well over 100,000 miles and at about 5 years per vehicle. Wilson asked Chief Hurley about money spent on gas for the police vehicles, chief explained that it is hard to budget for gas when the prices fluctuate so frequently. Hybrid police vehicles were discussed and recommended. They asked Chief Hurley to investigate hybrids with his vendors with delivery time and bring back the information. He will bring back the information at the January 4th

Selectboard Meeting

No action was taken

Bullet Proof vests were discussed and the need for replacing them. Chair Curley asked if there was a benefit to replacing all the vests at once. Wilson questioned how the vests are worn out. He explained the materials that the vests are built out of begin to deteriorate, with heat from the body and they fray.

Chair Curley Moved; Board Member Wilson Seconded; and it was voted to approve the FY2023 capital request for bullet proof vest replacements.

Roll Call Vote: 5-0

G. Other CIP Items

- **TA - General MIS Equipment & Software**
Sumner explained to the board that he has spoken with the town's tech employee Dan and Dan Keefe suggested to Sumner that he speak with the head of Barnstable County IT who would have better knowledge of what the \$50,000 would be used for.
- **Town Clerk- Microfilming Project**
Congel spoke to the board about the importance of microfilming given the limited storage space at town hall. She stated what they had now was outdated. She stated it needed to be reappropriated for fiscal year 2023.
Chair Curley Moved; Board Member Wolf Seconded; and it was voted to approve the town clerks' capital request for digitization and audit of records.
Roll Call Vote: 5-0
- **Library – Public Computer Upgrades**
Wertkin presented to the board stating that was trying to keep the computers that they have at the library right now for a little longer but was just informed that Barnstable IT will no longer support of repair the computers at the library. She continued explaining the disarray the computers are in. She gave some statistics of the usage of the computers.
Chair Curley Moved; Board Member Wilson Seconded; and it was voted to approve the library capital request for public computer upgrade replacements.
Roll Call Vote: 5-0

H. TA Salary

- Sumner gave a summary about town administrators salaries across the state and discussed the search consultant that gave a list salary. He explained that the critical point in the advertisement for the town administrator is the salary. He stated White put in the ad \$165,000 - \$195,000. He continued stating that it was up to the selectboard to decide what they were comfortable. Chair Curley stated he felt comfortable starting at \$175,000. The board discussed the salaries and the probation period for the incoming salary.
Chair Curley Moved; Board Member Reinhart Seconded; and it was voted to establish and advertise a range salary of \$170,00 to \$195,000.
Roll Call Vote: 4-1 (Helen voted no)

I. Signature of Chair on warrants ~ Chair Curley

- This was explained that in case Wolf was unavailable to sign documents and warrants the chair would step in and be the designated signature.
Chair Curley Moved; Board Member Seconded; and it was voted to approve that the chair be able to sign warrants

- J. Town Hall Hours for Christmas Eve~ Chair Curley
Eldridge explained that the Town Hall is closed on Christmas Eve and questioned the board if the town hall could close on December 23, 2021 at noon. The board agreed.
Chair Curley Moved; Board Member Reinhart Seconded; and it was voted to close Town Hall on December 23, 2021, at 12pm noon.
Roll Call Vote: 5-0

VII. *Selectboard Reports*

- Chair Curley stated he had one report and told the board that he had a meeting with the Cape Cod Water Protection Collaborative and were discussing the towns structures having to do with the current planning for Wellfleet. He gave some details of this planning and meeting and will send the information to the board when he obtains it.
- Reinhart expressed that at the Cape and Islands Selectmens and Council Association Senator Cier stated that the state does have plans to disperse many funds to towns in Massachusetts. She stated if there are departments and committees have projects for the future it was suggested that they get those into the state as soon as possible and to make sure the projects are shovel ready.
- Wolf explained to the board that there was an issue with shellfisherman and the dumping of sand. Civetta has been notified and has gone before the Conservation Commission, Chair Curley stated he had also brought this issue up with the Conservation Commission

VIII. *Topics for Future Discussion*

- Wilson discussed an email that the board received discussing a shared route pass from Main Street Wellfleet to Shore Road in Truro. She explained to the board that she responded to the email as an individual and stated her email was responded to but not as an individual but as a selectboard member. Wilson continued that she would like these people to come before the board and make a small presentation to the board explaining what they are looking to do with this road and shared route.
- Sumner stated he did read the correspondence but was confused, He explained he reached out to Norton who explained to the board he was shocked with the email, and he has reached out this group to get more details and understanding of what they are looking to do.

IX. *Correspondence and Vacancy Reports*

- The Selectboard packet has the full list of correspondence and vacancies reports.
- Wilson stated that it needed to be noted that there was a letter sent to the Selectboard from the former town administrator Dan Hoort which was part of a newspaper article.

X. Minutes

A. August 16, 2021; ~ HDYLTA Public Hearing

- There were a few amendments made to the minutes by Board Member Wilson.
- **Chair Curley Moved; Board Member Wilson Seconded; and it was voted to approve the minutes as amended**
Roll Call Vote: 5-0

XI. Adjournment Open Session and Enter Executive Session

- A. M.G.L.c.30A, Sec. 21-Effective July 1, 2010;** To discuss strategy with respect to collective bargaining or litigation if an open meeting may have a detrimental effect on the bargaining or litigating position of the public body and the chair so declares

Meeting Adjourned at 7:30PM

Public Records:

School Committee Candidate Application

New Police Officer paperwork

Seasonal Wages paperwork

Lt. Island Bridge Change order paperwork

Main Street Change of Ownership paperwork

Department of Public Works Capital Improvement Plan paperwork

Police Department Capital Improvement Plan paperwork

Town Clerk Capital Improvement Plan paperwork

Library Capital Improvement Plan Paperwork

Administration Technical Capital Improvement Plan paperwork

TA Salary paperwork

Correspondence

Meeting Minutes from August 16, 2021



SELECTBOARD

AGENDA ACTION REQUEST
Meeting Date: January 11, 2022

XIV

ADJOURNMENT

REQUESTED BY:	Selectboard Chair Ryan Curley
DESIRED ACTION:	To Adjourn
PROPOSED MOTION:	I move to Adjourn
ACTION TAKEN:	Moved By: _____ Seconded By: _____ Condition(s):
VOTED:	Yea _____ Nay _____ Abstain _____