

**Wellfleet Board of Selectmen
Minutes of the Meeting of October 24, 2017
Wellfleet Public Library 7:00 p.m.**

Present: Chair Dennis Murphy, Kathleen Bacon, Jerry Houk, Janet Reinhart, Helen Miranda Wilson; Town Administrator Dan Hoort; Assistant Town Administrator Brian Carlson.

Chair Dennis Murphy called the meeting to order at 7:00 p.m.

Announcements, Open Session and Public Comment

- Helen Miranda Wilson reported that the Wellfleet Arbor Committee's Town Hall lawn project was awaiting further funding to proceed.
- John Riehl announced that the State of the Harbor Conference would be at the Elementary School on November 4, 2017.

Public Hearing(s)

Shellfish License #7312¹

James and Allison came forward for the transfer of shellfish license #7312 from James Gray to James Gray and Allison Gray and an extension to the license. The Shellfish Warden endorsed their requests.

MOTION 218-073: Wilson moved to transfer shellfish license #7312 from James Gray to James Gray and Allison Gray. Janet Reinhart seconded, and the motion carried 5-0.

MOTION 218-074: Reinhart moved to approve the addition of an extension to grant #7312 to the south and abutting this grant for an additional area of approximately .158 acres, to be called grant #7312-Ext. for James Gray and Allison Gray. Wilson seconded, and the motion carried 5-0.

Cumberland Farms Underground Fuel Storage License²

The application for an underground fuel storage license at Cumberland Farms 2586 State Highway by J. Veara, attorney for applicant, was not heard.

MOTION 218-075: Wilson moved to indefinitely postpone the hearing for underground fuel storage license at Cumberland Farms 2586 State Highway. Reinhart seconded, and the motion carried 5-0.

Business

Old COA Building

The Selectmen Town considered possibilities for the old Council on Aging Building at 36 Lawrence Road.³ Materials presented to the Board included suggestions from a meeting between Town Administrator Dan Hoort and the DPW on October 18, 2017. Their plan included demolition of the building with a replacement modular structure to be placed on the existing foundation. The basement would provide secure storage space for Town records. The new upstairs area would provide office space for a number of departments, including Building, Health/Conservation and Recreation.

Reinhart reminded everyone that there had been talk of using the old COA building at 36 Lawrence Rd. for Affordable Housing. Elaine McIlroy, Chair of the Wellfleet Housing Authority, said they had been interested in it at one time but understood the Town had other possible uses. The Housing Authority might be interested in developing affordable rental apartments on the site if the Town would consider it. Kathleen Bacon advocated strongly for the use of 36 Lawrence Rd. for Affordable Housing.

DPW Director Mark Vincent, Chair of the Building Needs and Assessment Committee Harry Terkanian, Dennis Murphy, Jerry Houk, Wilson and Reinhart supported the proposal to use 36 Lawrence Rd. for storage and office space even though they recognized the need for Affordable Housing in Wellfleet.

Audience members, Tom Flynn and Lydia Vivante offered their respective recommendations for immediate demolition and creating other possible office spaces in Town Hall and the DPW facility.

MOTION 218-076: Reinhart moved to pursue using the old COA building at 36 Lawrence Rd. for Town offices and storage space. Wilson seconded. The motion carried 4-1.

Dan Hoort said he would like to examine Town-owned property that could be developed for Affordable Housing. Elaine McIlroy explained how rents are scaled and assigned for the recently completed, affordable rental homes on Gull Pond Road.

Shellfish Shack

Despite some sentimental attachment to the old Shellfish Department building on Mayo Beach at 35 Kendrick Ave.,⁴ Selectmen and audience members agreed it should be demolished because it is in deplorable condition. The building and the

lot that it's on were given to the Town solely for recreational purposes, so other suggestions for its use would not be allowable. Two separate opinions from Town Counsel have confirmed this. This led to a brief discussion of access to the Mayo Beach area shellfish grants as it relates to this proposal.

MOTION 218-077: Wilson moved that Board of Selectmen order that the old shellfish shack be demolished, the concrete slab removed, water and septic systems capped, and the area restored to natural setting. Bacon seconded, and the motion carried 5-0.

Town Administrator's Report⁵

Dan Hoort and Brian Carlson reported further on the Paine Hollow conference call with the attorney for the developer of the Paine Hollow Affordable Housing.

Topics for Future Discussion

Board members requested future meeting topics: uses for the section of the temporary Police Department building that is owned by the Town, a look at Town-owned lots, and the Shellfish Department's office. Curt Felix suggested looking at other buildings in town that could be used for Affordable Housing.

Correspondence and Vacancy Report

The Selectmen reviewed the Correspondence Report of October 11-24, 2017.⁶ Murphy considered advertising for vacancies for boards. Hoort suggested the use of social media for that purpose.

Minutes

MOTION 218-078: Wilson moved to approve the amended minutes of October 10, 2017. Reinhart seconded, and the motion carried 5-0.

Adjournment

There was a need for an Executive Session to consider the purchase, exchange, lease or value of real property at the Cahoon Hollow parking area, the Pleasant Point bulkhead property and the approval and release of minutes from previous executive sessions.

MOTION 218-079: Murphy moved, in accordance to MGL c. 30A, §21(a)(6) to go into Executive Session and not return to the regular meeting. Bacon, Reinhart, Murphy, Wilson and Houk each said *yes*, and the regular meeting was adjourned at 8:10 p.m.

Respectfully submitted,

Mary Rogers, Secretary

Public Records material of 10/24/17

1. Shellfish license #7312 application materials
2. Application for an underground fuel storage license at Cumberland Farms
3. Council on Aging Building at 36 Lawrence Road memos
4. Shellfish Shack at Mayo Beach at 35 Kendrick Ave. materials
5. Town Administrator's Report of 10/24/17
6. Correspondence File October 11- 24, 2017