

**Wellfleet Board of Selectmen
Minutes of the Meeting of December 12, 2017
Wellfleet Senior Center 7:00 p.m.**

Present: Chair Dennis Murphy, Kathleen Bacon, Janet Reinhart, Helen Miranda Wilson; Town Administrator Dan Hoort

Regrets: Jerry Houk

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

Announcements, Open Session and Public Comment

- Dan Hoort introduced Radu Luca, new executive assistant and selectmen's secretary.
- Fire Chief Richard Pauley reported that donations of 1,066 toys put Wellfleet in top five Cape towns in this year's Toys for Tots Drive.
- Lilli-Ann Green reported on the Assembly Delegate's recent meeting to discuss immigration issues. She said that there would be a hearing to discuss these issues in the future. She recommended viewing this meeting and others, on the Assembly's website.

Public Hearings

W.H.A.T. Manager

Wellfleet Harbor Actor's Theater, Route 6, had requested a change of manager from Jeffrey George Cismoski to Christopher Scott Ostrom.¹ Christopher Ostrom introduced himself and answered Bacon's questions on the Yule for Fuel event which was cancelled this year.

Reinhart moved to approve the change of manager at the Wellfleet Harbor Actor's Theater from Jeffrey George Cismoski to Christopher Scott Ostrom. Wilson seconded, and the motion carried 4-0.

Wicked Oyster Closing Dates

The Board had received a November 20, 2017 request from Ken Kozak to close the Wicked Oyster from January 2, 2018 through February 28, 2018.² Murphy commented on the number of restaurants that would be closed in winter. Only two will remain open all winter. Wilson said that she supported whatever decision restaurant owners might make with respect for their own business cycles.

Reinhart moved to approve the closure of the Wicked Oyster from January 2, 2018 to February 28, 2018. Bacon seconded, and the motion carried 4-0.

Bombshelter Pub Hours

A request received November 22, 2017 from Caroline Parlante asked to permit the Bombshelter Pub to remain open until 2 a.m. on New Year's Eve, December 31, 2017 into New Year's Day, January 1, 2018.³

Wilson moved to approve the Bookstore's request to permit the Bombshelter Pub to remain open until 2 a.m. on New Year's Eve, December 31, 2017 into New Year's Day, January 1, 2018. Janet Reinhart seconded, and the motion carried 4-0.

Licenses

Vintage Auto had requested a Class II license for Richard Bell's emporium on the corner of Whit's Lane.⁴

Janet Reinhart moved to approve the Vintage Auto request for a Class II license. Kathleen Bacon seconded, and the motion carried 4-0.

Appointments

Fire Chief Richard Pauley presented Mr. Gary Doolittle and recommended his appointment as full-time Firefighter/Paramedic for the Wellfleet Fire Department.⁵

Wilson moved to approve the appointment of Gary Doolittle as full-time Firefighter/Paramedic for the Wellfleet Fire Department. Reinhart seconded, and the motion carried 4-0.

Chief Pauley introduced and recommended that Samuel McGough be appointed as new on-call member for the Wellfleet Fire Dept.⁷

Reinhart moved to approve the appointment of Samuel McGough as new on-call member for the Wellfleet Fire Department. Kathleen Bacon seconded, and the motion carried 4-0.

Business

Update on White Crest Beach Parking Lot expansion

Suzanne Thomas, Beach Director, and engineer Dave Michniewicz presented a preliminary plan for expanding the parking lot area at White Crest Beach to provide 1,000 parking spaces. Thomas explained that additional parking lot attendants would be needed to staff the lot but that increased parking revenue would pay for that. The surface of the lot has not yet been determined. Bacon spoke in favor of using a gravel-based pavement. Chair Murphy discussed potential municipal uses for the sand excavated from the lot area. Sand has become a valuable commodity.

From the audience, Chuck Cole asked about holding a hearing for the large number of parking spaces and about a phased approach to creating the lot. Mike Kubiak commented on use of the material that would be dredged out of the harbor. Murphy indicated that such material was not suitable for use for the parking lot. Wilson recommended that the first lot be developed as soon as this summer. Dan Hoort said he did not think anything could be in place until the 2019 season. Audience member David B. Fox said that solar canopies installed at the site could be another source of revenue, in addition to parking fee increases.

By consensus, the Selectmen endorsed a plan to increase the parking lot without impervious paving. Mr. Michniewicz said that dropping the level of the lots' surface so as to mine some of the sand would require an upgrade in handicap access to street level. He said permitting applications and the Natural Heritage Endangered Species review needed to be submitted and that a MEPA review might also be required. Dan Hoort said he expected that an override would

be needed at Town Meeting to begin construction, but anticipated that the revenue flow would compensate for the expense.

Host Community Agreement with Atlantic Medicinal Partners, Inc.⁷

Valerio Romano, attorney for Atlantic Medicinal Partners, (AMP) Inc., explained the new law that authorized host community agreements for a Medical Marijuana facility in the Town of Wellfleet. They are offering 3% off the top for medical marijuana and 3% off the top for recreational marijuana for all “reasonably related” costs. Frank Ciera and Steve Perkins, founders of AMP, were with Mr. Romano. Chuck Cole asked about location for the facility, which is the abandoned foundation on Rte. 6 next to Van Rennsaeler’s restaurant. David Fox asked about projected clientele. Mr. Romano expressed his hope for business on and off season. Dennis O’Connell asked about the zoning district and asked about the location of AMP’s production facilities. AMP plans to use an off-Cape facility in Fitchburg for growing and processing.

Wilson asked if the 3% could be used for the Navigator program, which deals with addiction. She said that it would be good to have an “including” list of possible reasonably-related uses for the 3% put in the contract.

Community Preservation Committee Needs Hearing

Community Preservation Committee Chair Gary Sorkin and Coordinator Mary Rogers reviewed the 2017 Needs List for Community Housing, Historic Preservation, Open Space and Recreation.⁸ They introduced the seven new applications that had been made to CPC for next year.⁹ Bacon said she would like to see all the Community Preservation money be used for affordable housing. It was clarified that 10% of the funds had to be distributed to each category, but that the remaining 70% could all be dedicated to housing. The CPC will take the Selectmen’s input under advisement and then meet to make their decision. This will come back to the Board for a recommendation to Town Meeting.

Disposition of Town-owned Property on Coles Neck Road

Dan Hoort discussed the possible disposition of Town-owned property at Coles Neck Road (Map 7, Parcel 24)¹⁰ to the Affordable Housing Authority. Wilson explained the Municipal Water System requirements needed for further development of the property. Murphy referred the Board to the original Town Meeting vote for purchase of the land for municipal purposes and that other future, municipal uses should also be considered.

A vote on a Town Meeting article would determine the parameters of affordable housing and mixed use of the property, Dan Hoort said. Lilli-Ann Green asked about state requirements for affordable housing units. She suggested mixed uses of land. David Fox suggested a partial use of the property for a solar array.

Bacon moved to direct the Town Administrator to notify all the boards and committees of the potential for the Town-owned land (Map 7, Parcel 24) being considered for disposition to the Housing Authority for additional housing. Reinhart seconded, and the motion carried 4-0.

RFP for Solar Array on Landfill

Energy Committee Vice-chair Chuck Cole and member David F. Fox explained the plan for a solar array on the capped landfill. Assistant Town Administrator Carlson has been working on developing the RFP. Dennis O'Connell said he had helped develop the solar array zoning bylaw. He asked if the new plan was in compliance with that bylaw. Chuck Cole said the height of the array exceeds requirements and would require a variance. Mr. O'Connell suggested seeking a change in the zoning bylaw rather than requesting a variance. Lilli Green, Secretary of the Energy Committee, said she supported the effort. She said Wellfleet may be able to gain more revenue than originally anticipated with the solar array. Wilson offered cautions on zoning variances. Reinhart recommended proceeding with the RFP and working on a bylaw amendment.

Reinhart moved to authorize the energy committee to issue an RFP for a solar installation on the landfill. Wilson seconded, and the motion carried 4-0.

Authorization for Dredging lobbyist

Town Administrator Hoort and Assistant Town Administrator Carlson explained the Dredging Task Force's idea to employ a dredging lobbyist and the steps involved. It is another tool to ensure success for the dredging project, he said. Hoort described attention to the project by State Senators Markey and Warren. The Town's permitting is complete and the Army Corps of Engineer's is expected by 2018.

Wilson moved to authorize hiring a dredging lobbyist for the Harbor dredging project at a cost not to exceed \$10,000. Reinhart seconded, and the motion carried 4-0.

2018 Board of Selectmen Meeting Schedule

Town Administrator Hoort reviewed the 2018 Board of Selectmen meeting schedule¹⁰ with the Board.

Wilson moved to approve the 2018 Board of Selectmen Meeting Schedule as attached. Kathleen Bacon seconded, and the motion carried 4-0.

Town Administrator's Report¹¹

Town Administrator Hoort discussed the December 8, 2017 meeting with the Department of Transportation at which the Town's concerns about the roundabout at the Main Street-Route 6 intersection were firmly expressed. Bicycle and pedestrian safety was considered along with traffic patterns. We are asking for support from other outer Cape towns for not having a roundabout. The Cape Cod Commission might also evaluate plans for the intersection.

Topics for Future Discussion

Selectmen gave their suggestions for future meeting agenda topics. These included: ~~another~~ Wilson: potential use of part of the larger school property lot for affordable housing purposes; Reinhart: a town-wide vacant land plan; Bacon: use of the sandpit on Pole Dike Rd. for a cell tower and having the Building Needs Assessment Committee make a study of municipal storage space; Wilson; scheduling a meeting requested by Senator Cyr and Representative Peake.

Correspondence and Vacancy Report¹²

Bacon reported on a letter from R. Steven Verney regarding his concerns over the Paine Hollow Rd. Affordable Housing project.

Minutes

Wilson moved to approve the amended minutes of November 28, 2017. Janet Reinhart seconded, and the motion carried 4-0.

Adjournment

Wilson moved to adjourn. Reinhart seconded and the motion carried 4-0. The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Mary Rogers, Secretary

Public Records Material for the Meeting of 12/12/17

1. W.H.A.T. information on manager
2. Request from Wicked Oyster
3. Hours request for Bombshelter on New Year's Eve.
4. Vintage Auto, Class II License
5. Appointment papers for Gary Doolittle
6. Appointment papers for Samuel McGough
7. Host Community Agreement with Atlantic Medicinal Partners, Inc.
8. CPC 2017 Needs List and
9. 2018 Applications List of Community Preservation Projects
10. 2018 Board of Selectmen meeting schedule
11. Town Administrator's Report of 12/12/17
12. Correspondence and Vacancy Report of 12/12/17