

Wellfleet Select Board Meeting
Tuesday, June 20, 2018, at 1:00 p.m.
Wellfleet Senior Center, 715 Old Kings Highway, Wellfleet MA 02667

Select Board Members Present: Chair Janet Reinhart - Chair; Helen Miranda Wilson – Vice Chair, Justina Carlson – Clerk, Kathleen Bacon.

Excused: Jerry Houk.

Chair Janet Reinhart called the meeting to order at 1:05 p.m.

A. Discussion on what is working, what isn't, what is needed, focusing on Town's land
Housing

Elaine McIlroy said it's important to look at Town-owned land on Town water and mentioned the properties at Lawrence Road and Coles Neck Rd, respectively. Mark Vincent spoke about the challenges at the property at Coles Neck Rd around the transfer station and what its limitations are with regard to well and methane monitoring. The Conservation Commission did not give its blessing on moving forward with that parcel to be turned into housing. Building Department doesn't think the parcel at Coles Neck Rd would not support a fire suppression system if it were to be turned into housing. Gary Sorkin said our housing needs call for 60 units over 10 years and that maybe we should look outside of Town-owned land.

DPW

Mark Vincent said it's become costly for us to recycle, especially with the now limited recyclables China would accept from around the world and the new prices associated with allowing and receiving recyclable products. Wilson thinks we've become better at recycling, but Hoort said it would cost the Town a lot less if we didn't recycle at all. Vincent said not transferring over to single stream recycling has saved the Town money because of the separation factor.

Elaine McIlroy said it's important to look at the fiber optics solution and that many people in town do not have phone and internet access. Thomas added and said that many people in the national seashore do not have phone and internet access either.

Marina/Shellfish area

Flanagan said the property at Mayo Beach could be a great addition to the list of Town-owned properties for development purposes, but also the property at the old WHAT.

Civetta mentioned the WSD has very limited storage space at various Town-owned locations and buildings.

Alex Hay suggested the parking lot at the Marina could be used for an underground wastewater management facility.

Bacon said we must do our due diligence with regard to septic and that it would speak volumes if we placed the plant at the marina.

Hay said that nowadays new and improved IA techniques could complement the hard piping and wiring activities.

Rosenberg said the renovation at Bakers Field has been completely and Recreation had been focused on that project. She also said that Rec has been working closely with the school to maximize the space utilized on the field and inside the school / office area.

Water Quality & Master Plan

Alex Hay said there is not a pressing need now for a water management facility, but there might be in the future. Looking at the way we manager hydrogen, we'd be looking at smaller pieces of town-owned land where we could place these management facilities. Hoort said that we might want to reserve space if we do need a wastewater plant in the future. Housing is a more immediate need and suggested the Housing Authority identified properties they would like to consider for housing. Gerry Parent spoke to the Zoning Bylaw pertaining to potential privately-owned sites to be explored for affordable housing and encouraged that the properties that are not on Town water and need water to be transferred over to the Town water system and become more proactive with regard to properties that are available for sale now. He also suggested the Town initiated a conversation with the National Seashore and see whether the Town could build housing on Town-owned property on the Seashore. Bacon said there is very little town-owned land that would support housing and said that in the future the State might require of us to have a wastewater management system in place and said that it would be wise to reserve the land abutting the transfer station for a potential wastewater plant. Lydia Vivante mentioned the available property at Cove Rd that's for sale. Suzanne Grout Thomas said about 3.5 acres the COA property sits on could be allotted towards housing and she also suggested an assessment of the available property at Mayo beach. Wilson said the Housing Authority could contract out our own development Municipal group.

Beaches-Future

Suzanne Thomas mentioned the property at the water tower and the possibility of turning that into parking. Also, the old COA building area is currently up for discussion.

Bacon said we should be discussing the possibility of building more parking on Town-owned land at the National Seashore. Wilson said this could be a joint venture between the Town and the Park. Gerry Parent thinks the beach shuttle should serve all the beaches from Newcomb Lecount. Dick Elkin mentioned solar powered canopies at our beaches, especially at White Crest Beach.

Janet Reinhart stressed the importance of intergovernmental communication and following through with our thoughts and ideas from this meeting.

No motioned were made during this meeting.

Respectfully submitted,

Radu D. Luca, Executive Assistant to the Town Administrator