



**Wellfleet Board of Selectmen
Minutes of February 10, 2015
Wellfleet Senior Center**

Present: Selectmen Paul Pilcher, Chairman, Dennis Murphy, Berta Bruinooge, John Morrissey, Town Administrator Harry Sarkis Terkanian and Assistant Town Administrator Brian Carlson

Regrets: Jerry Houk

Announcements, Open Session and Public Comment

Terkanian announced:

- The Annual Alzheimer's Association Wine Tasting benefit to take place on March 2, 2015 at PB Boulangerie.
- The up-coming Police Academy Graduation of Officer Ryan Murphy on Friday, February 13.
- A Weather Hotline 508-514-705 for closings and delayed openings.
- The electricity was negotiated at 9.64 cents per kWh for two years, which is one cent lower than the current agreement.
- Route 6 Study and kick off meeting on February 24, 2015
- Habitat map for Wellfleet Harbor and study with CCNS – the cost will be in the range of \$40,000-\$200,000 according to Dr. Mark Borelli.

Pilcher talked about an article he read about the Town of Duxbury receiving a million dollar grant for Harbor dredging

Licenses/Appointments/Reappointments/Use of Town Property

Ethan Estey was present for an interview and expressed his interest to serve as a Herring Warden.

MOTION 215-061: Morrissey moved and Bruinooge seconded to appoint Ethan Estey for Herring warden with term ending December 31, 2017. The motion passed 4-0.

Use of Town Property

MOTION 215-062: Murphy moved and Bruinooge seconded to approve the request of WES PTA to use Baker's Field behind the tennis courts for WES Fest fundraising event on Saturday, May 23, 2015. Use of Town Property and application fees waived; proof of insurance required.

John Brady Executive Director of WOMR was present to answer questions regarding the Sprint Triathlon event and the request to use Town Property.

MOTION 215-063: Bruinooge moved and Morrissey seconded to approve the request of WOMR to use Long Pond for ¼ mile swim; Long Pond Rd, Gross Hill Rd, Ocean View Dr for 10 miles bike loop & Long Pond & Ocean View for 3 miles run for Lower Cape Triathlon on June 20, 2015, 7:00 am - 10:00 am. Application fee paid; event fee waived; proof of insurance required. The motion passed 4-0.

Business

Proposed Zoning Bylaw changes and amendments from the Planning Board for 2015 ATM

Planning Board member Janet Morrissey presented the proposed Zoning Board Changes¹ and asked the Selectmen to consider the proposed articles as required by The Zoning Act, M.G.L., ch. 40A. Discussion ensued. Pilcher had questions related to Home Industry and Home Occupations. Janet Morrissey explained the reasons for the proposed changes. Denny O'Connell from the audience also spoke about the proposed home occupation and service industry changes.

MOTION 215-064: Murphy moved and Bruinooge seconded to place and refer to Planning Board the proposed changes to Zoning Bylaw articles regarding Section II – Definitions: Individual Storage Units; Section VI General Regulations 6.14 Special Flood Hazard District Regulations; Section VI General Regulations 6.16 Repeal Home Industry; Section VI General Regulations 6.22 Home Occupations; Section VI General Regulations 6.23 Service Trade Home Business; Section VII 7.3 Signs; Section VII 7.3 Signs (alternate Article). The motion passed 4-0.

Continued discussion of fees for use of Town property

Morrissey presented his proposal² on use of Town Property fees and talked about the reasons for the proposed changes. Terkianian said that a public hearing on the subject is scheduled for February 24, 2015. According to Pilcher the criteria for charging a fee should be a percentage of the admission fee. Bruinooge talked about being on a cross road about charging a fee because there are different kinds of businesses some of which can afford the proposed fee increases and others such as starting businesses would not be able to afford it. SPAT members from the audience (Jody Birchall and Janet Drohan) said that the selectmen should not single out only OysterFest. Michelle Insley, Executive Director of SPAT expressed her opinion on charging vendor fees and said that \$100 per vendor would be unreasonable. Ira Wood from the audience spoke in favor of the proposed fee schedule. Selectman Murphy also expressed his approval of the proposed schedule for charging a percentage in admission fees. Morrissey clarified that this proposal relates to nonprofit events that use Town property, make profits and charge admission fees. He spoke about data from SPAT regarding 2013 Oysterfest revenues. Pilcher encouraged SPAT to provide more information and data if they want to make an argument.

TA report on Chamber of Commerce Marina sign alternatives

Terkianian presented his memo³ on the Chamber of Commerce sign alternative. He spoke about the current Zoning bylaw on signs and the inability to implement it. Bob Morrell from the Chamber of Commerce was present to answer questions. Terkianian explained that the alternative, if considered, would require a use of Town Property approval of the Selectmen and a zoning relief by ZBA. He recommended only a temporary five or ten year permit. Discussion ensued among the selectmen. Terkianian talked about the proposed alternative location. Community Director Suzanne Grout Thomas talked about possible complications of the new location due to portable toilets and dumpster located in the immediate vicinity of the proposed site. According to Pilcher expressed his approval of the proposed location and said that a public hearing on the topic would be best. The selectmen unanimously agreed to have a public hearing on this subject in March.

Request by Fire Chief to carry over vacation days

Terkianian presented the request⁴ of Fire Chief Richard Pauley to carry over two additional vacation days.

MOTION 215-065: Morrissey moved and Bruinooge seconded to approve the Fire Chief request to carry over 7 vacation days. The motion passed 4-0.

FY 2016 budget review

Terkanian presented his memo⁵ and the FY16 revenue and expense estimates. He talked about Nauset Regional School Budget, Cape Tech and Cape Cod Municipal Health Care increases which come at about \$308,000 above the estimated revenues. He explained that he had added the \$11,400 for beach clean ups and removed Chapter 90 money from the DPW budget. He suggested possible scenarios to close the revenue gap by borrowing money for capital improvements for the Library, Town Hall and Transfer Station, place the Universal Preschool and 13th Police Office on overrides. Discussion ensued. Pilcher wanted to know if there were creative solutions to make up the \$45,000 deficit after the proposed solution by Terkanian. Bruinooge wanted to know what the stabilization fund could be used to close the gap. Morrissey said that the increasing deficit and budget scrutiny is a trend line that has been ongoing for the past 4-5 years. He said that he has looked up the average real estate tax increase in the Commonwealth vs. Wellfleet and suggested raising fees for Town Services accordingly and consistently with the real estate tax increases. Pilcher disagreed and said that his intentions are to balance the budget within Proposition 2 ½. Bruinooge said that the residential room tax should be re-considered. Terkanian spoke about support from Fire Chief on rising ambulance fees and added that ATA Brian Carlson is tasked to look into possibilities to increase all fees. Terkanian went over his research from the DOR and how many debt and capital exclusions have passed and failed since 1990 in Wellfleet. Murphy talked about “Zero Based” budgeting. Terkanian added that there are some uncertainties on State and School aid, because the Governor’s budget has not been proposed yet and asked the selectmen for guidance on the budget to get it ready for printer. Bruinooge suggested removing the funding of the stabilization fund for FY16.

Town Administrator’s Report

Terkanian presented his report⁶ of February 6, 2015 and added:

- ATA Brian Carlson is assembling a fee recommendation
- Storm damage assessment – Chief Fissette is working with FEMA for possible federal assistance for the January 26 storm.

Future Concerns

- Pilcher suggested inviting Dr. Mark Borelli to come to one of the future meeting regarding mapping the Harbor.
- Pilcher said that he will bring a proposal for charging parking fees at the Marina in order to involve the Marina Advisory Committee to the process.
- Terkanian talked about a conversation with Helen Miranda Wilson about supporting the shell fishing industry

Correspondence⁷ and Vacancy⁸ Report

Morrissey talked about a letter from the Truro BOS regarding a bike trail in Truro and suggested to possibly inviting them to one of the next BOS meetings.

Minutes

MOTION 215-066: Murphy moved and Bruinooge seconded to approve the minutes of January 26, 2015 and January 29, 2015 as printed. The motion passed 4-0.

Executive session & Adjournment

Pilcher read the purpose of the executive session “To conduct a collective bargaining session with the Teamsters Union” and stated that discussing this in open session would have detrimental effect. He took a roll call vote to enter in Executive Session and not go back to public session. Each selectman Pilcher, Morrissey, Bruinooge and Murphy said “Aye” and the public meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Michaela Miteva
Executive Assistant

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- ¹ Proposed Zoning Board Changes for 2015 ATM
 - ² John Morrissey proposal on Town Property Fees
 - ³ TA Memo on Marina Sign alternatives
 - ⁴ Fire Chief request to carry over vacation time
 - ⁵ TA memo on FY16 budget revenues and expenses
 - ⁶ TA report of February 6, 2015
 - ⁷ Correspondence report of February 6, 2015
 - ⁸ Vacancy report of February 6, 2015