

**Town of Wellfleet
Planning Board
Legal Advertisement**

The Wellfleet Planning Board will hold a virtual and in-person public hearing on **Wednesday, August 17, 2022, at 7:00 PM** at the Wellfleet Adult Community Center, 716 Old Kings Hwy, Wellfleet, MA 02667 to consider and offer a recommendation to Town Meeting to amend the Wellfleet Zoning By-Laws relative to four zoning amendments summarized below. The full text of the zoning amendments is on file in the office of the Town Clerk at Town Hall during normal business hours and is available on-line at (insert link to webpage).

Article A – Recodification, renumbering and recaptioning of Zoning Bylaw

To see if the Town will vote to amend its Zoning Bylaws by renumbering and recaptioning the Zoning Bylaw by (a) designating the Zoning Bylaw as Chapter 235 of the new Town Code; (b) renumbering each section of the Zoning Bylaw to be a subsection of Chapter 235; (c) inserting section titles; (d) updating internal references to reflect the new numbering system; (e) stylizing the text so that “Town,” when referring to the Town of Wellfleet, is capitalized throughout, numbers are cited consistently throughout and definitions are alphabetized; and (f) changing “Selectmen” or “Board of Selectmen” to “Selectboard” to implement the Charter changes effective 4-29-2019; all as set forth in the document on file in the office of the Town Clerk entitled “Final Draft of the Town of Wellfleet, Massachusetts”, prepared by General Code, LLC.

Article B - Cottage Colony

To see if the Town will vote to amend the existing definition for “Cottage Colony” by deleting language regarding its seasonal use; by adding a new definition for “Cottage Colony NSP” which shall be restricted to seasonal use; by amending Section 5.3.1 - Use Regulations – Residential by inserting "Cottage Colony" and "Cottage Colony NSP" as follows:

[“P” is a permitted use. “O” – An excluded or prohibited use “A” is a use authorized under special permits.]

	CD	R1	R2	NSP	C	C2
Cottage Colony	O	A	A	O	A	A
Cottage Colony NSP	O	O	O	O	O	O

Article C – Affordable Dwelling Development

To see if the Town will vote to amend Section 2.1 Definitions to add definitions for “Affordable Dwelling Development”, “Affordable Dwelling” and “Special Permit Granting Authority”; to amend Section 5.3 – Use Regulations by inserting a new paragraph prior to the Use Table clarifying whether uses are allowed by right, by special permit or prohibited and further prohibiting any detrimental or offensive uses; to amend Section 5.3.1 – Use Regulations – Residential by inserting Affordable Dwelling Development and Affordable Dwelling into the Use Table as follows:

["P" is a permitted use. "A" is a use authorized under special permits.]

	CD	R1	R2	NSP	C	C2
Affordable Dwelling Development	A	A	A	A	A	A
Dwelling, Affordable	P	P	P	P	P	P

And to add/amend a new Section 6.26 – Affordable Dwelling Development by authorizing the Planning Board to grant a special permit for affordable dwellings and affordable dwelling developments in Residential or Commercial zoning districts subject to an affordable housing deed restriction, to establish special permit criteria for same, to authorize the Planning Board to reduce off-street parking requirements, minimum frontage and minimum area requirements, and in the case of a subdivided lot, to reduce the minimum road width, to establish minimum area for affordable dwellings commensurate with the number of bedrooms.

Article D – Affordable Lots

To see if the Town will vote to amend Section 2.1 Definitions to add definitions for “Affordable Lot” and “Affordable Undersized Lot” and “Contiguous Upland”, to amend Section 5.3.1 Use Regulations – Residential by inserting in alphabetical order uses for “Affordable Lot” and “Affordable Undersized Lot” as follows:

["P" is a permitted use. "A" is a use authorized under special permits.]

	CD	R1	R2	NSP	C	C2
Affordable Lot	P	P	P	O	P	P
Affordable Undersized Lot	A	A	A	O	A	A

And to add a new Section 6.27 – Affordable Lots and Affordable Undersized Lots to allow by right construction of a single-family dwelling subject to an affordable housing deed restriction in certain zoning districts provided the lot has a minimum of 10,000 SF of contiguous upland area and 20 ft. of frontage and 15 ft. setbacks; and to allow the Zoning Board of Appeals to issue a special permit for construction of a single family dwelling subject to an affordable housing deed restriction on lots having less than 10,000 SF of contiguous upland area.

Join Zoom Meeting

<https://us02web.zoom.us/j/87278103921?pwd=dORsNEJCZmJCQU9SbIRIRXVXWkpVdz09>

Meeting ID: 872 7810 3921

Passcode: 525131