

# Master- Amended 12-2016

## Local Comprehensive Plan, 2008 Primary Responsibility Goals

In the following listings, the two-letter prefix for each action number indicates the Element of the Local Comprehensive Plan in which the action appears, according to the following codes:

LU	Land Use	CF	Community Facilities & Resources:	HHS&R	Human and Health Services & Resources
NR	Natural Resources	FD	Fire Department	HR	Human Resources
HR	Herring River	PD	Police Department	HS	Health Services & Resources
OS	Open Space	PSF&R	Public School Facilities & Resources	HM	Harbor and Marina
ED	Economic Development	R	Recreation	AE	Alternative Energy /Energy Conservation
		TR	Transportation & Roads		
		CH	Community Housing		
		HC	Historic Preservation /Community Character		

**Please indicate the status of the following Action Items assigned as Primary Goal to your board/committee:**

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
LU-1	Develop a detailed land use plan for the remaining undeveloped land in Town.	<i>Planning Board, Open Space Committee, Wellfleet Housing Authority, Local Housing Partnership, Conservation Commission</i>		<b>CONSCOM HORSLEY WITTEN STUDY, MAP OF 5+ ACRE PARCELS FROM CCC - WHA</b>		
LU-2	Consider adopting Zoning By-laws to regulate the "tear down" phenomenon. Consider restrictions on increasing square footage or a floor area ratio.	<i>Planning Board</i>				
LU-3	Continue to publicize and promote the Affordable Accessory Dwelling Unit program with special emphasis on businesses and Nonresident Taxpayers. Update the informational brochure to reflect changes in income and rents.	<i>Planning Board, Wellfleet Housing Authority, Local Housing Partnership, Assistant Town Administrator</i>	<b>BROCHURE UPDATE - WHA</b>	<b>NEEDS MORE PUBLICITY, INCENTIVES &amp; LOANS - WHA</b>		
LU-5	Work with local business owners,	<i>Planning Board, Chamber of</i>				

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	the Chamber of Commerce and other interested parties to develop an overall plan for downtown. This plan should examine parking, pedestrian access, traffic flow, year-round viability and streetscape improvements.	<i>Commerce, 335 Main Street Committee, Preservation Hall Group</i>				
LU-6	Consider adopting Zoning By-laws and Planning Board regulations to address development and redevelopment along Route 6. Consider an overlay district and site plan review along with incentives to share curb cuts and parking.	<i>Planning Board</i>				
LU-7	Work with the Cape Cod Commission and Mass. Highway on a procedure to review curb cut requests that involves input from the Town.	<i>Planning Board, DPW, Cape Cod Commission, Mass Highway</i>				
LU-8	Create Site Plan Review by the Planning Board for all commercial structures proposed for development or redevelopment.	<i>Planning Board</i>				
LU-9	Create and implement cluster development by-law which allows the clustering of homes on smaller lots and preserves open space.	<i>Planning Board, Town Meeting</i>				
LU-10	Update and revise subdivision rules & regulations.	<i>Planning Board</i>				
LU-11	Promote aesthetic aspects of our environment including the mapping of view sheds and considering regulations thereto, providing for scenic views, considering additional scenic roads, limiting	<i>Planning Board, Historical Commission, Open Space Committee, Conservation Commission, Board of Selectmen</i>		<b>BOS.1 BOS.2</b>		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	garish signs and obtrusive lighting and designating historic landscapes for preservation.					
LU-12	Coordinate decisions relative to land use by scheduling quarterly meetings of Selectmen, Conservation Commission, Board of Zoning Appeals and Planning Board along with assigned staff to discuss land use and development issues facing the Town working cooperatively to promote sustainable development in keeping with Wellfleet's character.	<i>Board of Selectmen, Historical Commission</i>			<b>NEEDED-BOS.1 BOS.2</b>	
LU-13	Encourage commercial and residential development which is harmonious with a rural fishing village in design and size.	<i>Planning Board, Board of Selectmen, Historical Commission</i>		<b>BOS.1</b>	<b>BOS.2</b>	
LU-14	Create a plan to incorporate walking and bicycle paths, dirt roads and trails owned by the Town, National Seashore and private conservation groups into one coherent system	<i>Open Space Committee, private conservation groups and Board of Selectmen</i>		<b>BOS.1 BOS.2</b>		
LU-15	Consider bylaws to manage development in the Central District as more municipal water becomes available.	<i>Planning Board</i>				
NR-1	Amend the Wellfleet Environmental By-Law to include the ACEC as a designated area subject to the Wellfleet, By-Law so that the entire ACEC is covered (not presently in effect); elimination of such ambiguity will simplify oversight and enhance environmental protection; and/or	<i>Conservation Commission, Natural Resources Advisory Board, Board of Selectmen, Mass. Secretary of Environmental Affairs</i>	<b>CONSCOM NRAB</b>		<b>MORE INFO NEEDED – BOS.2</b>	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	designating a DCPC to address water availability and habitat.					
NR-2	Review & revise definition of ACEC from the present 10-foot elevation contour to be more consonant with the Wellfleet by-law which defines protected areas in terms of proximity to wetlands, coastal banks and land subject to tidal flow. Develop by-laws that provide special protection for the ACEC and consider increasing buffering around protected areas.	<i>Conservation Commission, By-Law Committee, Natural Resources Advisory Board, Board of Selectmen, Mass. Secretary of Environmental Affairs</i>	CONSCOM	MORE INFO NEEDED – BOS.1	MORE INFO NEEDED – BOS.2 NO ON-GOING ACTION; THIS WOULD BE DIFFICULT, REQUIRING STATE APPROVAL - NRAB	
NR-3	Review all tidal restrictions in Wellfleet Harbor to consider their restoration, including Duck Creek, Mayo Creek and Blackfish Creek as it passes under Route 6, all to be included in a recommended Storm Water and Flood Management Plan.	<i>Conservation Commission, DPW</i>		CONSCOM	NO ON-GOING ACTION; THIS WOULD BE DIFFICULT, REQUIRING STATE APPROVAL - NRAB	
NR-4	Upgrade present Storm Water Management Plan to include a prioritization schedule and be subject to regular review.	<i>Conservation Commission, DPW</i>		CONSCOM		
NR-5	Study Town owned properties for determination of appropriateness to place under the care and custody of Conservation Commission for administration and restriction to passive recreation.	<i>Open Space Committee, Conservation Commission</i>	CONSCOM			
NR-6	Expand the Conservation Commission’s jurisdiction to cover all existing structures (revetments), regardless of when built and previously imposed	<i>Conservation Commission, Natural Resources Advisory Board, Coastal Access Committee, Board of Selectmen</i>		MORE INFO NEEDED – BOS.1	BOS.2 THIS ACTION WOULD BE IN CONFLICT WITH STATE REGULATIONS	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	covenants. Work toward a more comprehensive understanding of historical coastline changes and how beach habitat impacts the ACEC and the Harbor.				<b>AND SHOULD BE REMOVED FROM THE MATRIX. COASTLINE CHANGE HAS BEEN STUDIED BY PCCS - CONSCOM</b>	
NR-7	Empower the Conservation Commission to assess joint responsibility for defined areas and determine mandatory beach re-nourishment and maintenance requirements, including authority to establish criteria for beach nourishment and apportionment of maintenance costs and/or to assess owners' annual fees to go into a fund from which beach re-nourishment costs would be covered.	<i>Conservation Commission, Natural Resources Advisory Board, Coastal Access Committee, Board of Selectmen.</i>	<b>CONSCOM</b>	<b>MORE INFO NEEDED – BOS.1</b>	<b>MORE INFO NEEDED – BOS.2 USEFUL BUT DIFFICULT - NRAB</b>	
NR-8	Support and encourage the continuation of the Annual State of the Harbor Conference to educate town officials and Wellfleet citizens alike.	<i>Natural Resources Advisory Board, Audubon Society, Board of Selectmen</i>	<b>BOS.2 NRAB</b>			
NR-9	Conduct a detailed nutrient study to ascertain the present and future threats of nitrogen loading to our harbor and pond waters. Complete the Estuaries Project final report and develop a process for implementing the findings.	<i>Town Administrator, Board of Selectmen, Health Agent in conjunction with ongoing Estuaries Project</i>	<b>EVERY YEAR – BOS.1</b>	<b>BOH BOS.2</b>		
NR-10	Implement on a gradual basis the Water Master Plan for a public water system, identifying grant or loan sources, oversight planning and	<i>Board of Water Commissioners, Board of Selectmen</i>	<b>BWC</b>	<b>BOS.1 BOS.2 BWC</b>		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	reorganization of accounting and personnel management as needed.					
NR-11	Appoint and fund as necessary Citizens Advisory Committee to conduct a wastewater management survey and create a Wastewater Management Plan for the Town of Wellfleet.	<i>Board of Selectmen</i>			<b>BOS.2</b>	
NR-12	Establish the sustainability of a healthy water resource as a core town value.	<i>Board of Water Commissioners, Citizens Advisory Committee, Board of Selectmen</i>		<b>BOS.2 BWC</b>		
NR-13	Educate and publicize devices and improvements which will enhance Wellfleet's water resource	<i>Board of Health, Conservation Commission, Citizens Advisory Committee, Board of Health, Board of Selectmen</i>	<b>BOH</b>	<b>BOS.1 CONSCOM</b>	<b>BOS.2</b>	
NR-14	Compile the results of pond monitoring studies from the Cape Cod Commission, Cape Cod National Seashore and others into a Town-wide survey that could be used to formulate a management plan for protecting and preserving this important resource.	<i>Natural Resources Advisory Board, Board of Health</i>	<b>BOH NRAB</b>			
HR-1	Complete a Comprehensive Restoration Plan that will outline specific steps in the restoration process.	<i>Herring River Restoration Committee, Town of Wellfleet, Town of Truro, Cooperating Agencies, CCNS</i>	<b>HRRC</b>			
HR-2	Continue to work toward resolving private property issues with individual homeowners and the Chequessett Yacht and Country Club. Also work toward addressing	<i>Board of Selectmen, CCNS, Town Administrator, Health and Conservation Agent, DPW Director, Herring River Restoration Committee</i>		<b>BOH BOS.1 HRRC CONSCOM</b>	<b>MORE INFO NEEDED – BOS.2</b>	

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
	impacts on Town roads and other infrastructure.					
HR-3	Continue work on Memoranda of Understanding with Town of Truro and CCNS for implementation of Comprehensive Restoration Plan.	<i>Health and Conservation Agent, Assistant Town Administrator, Herring River Restoration Committee</i>	<b>HRRC CONSCOM</b>	<b>BOH</b>		
HR-4	Complete hydrodynamic modeling and other studies to accurately predict the impact of rising water levels.	<i>Herring River Restoration Committee, Health and Conservation Agent, Cooperating Agencies, CCNS</i>	<b>BOH</b>	<b>HRRC</b>		
HR-5	Work to secure State and Federal funding for the overall project. Use in kind contributions from Town staff as matching resources.	<i>Cooperating Agencies, CCNS, Herring River Restoration Committee, Board of Selectmen</i>		<b>BOS.1 HRRC</b>	<b>MORE INFO NEEDED – BOS.2</b>	
HR-6	Continue evaluation and planning of waterways such as Mayo Creek and Blackfish Creek with the goal of wetlands restoration. Seek State and Federal funding sources for planning and implementation.	<i>Conservation Commission, Health &amp; Conservation Agent, Natural Resources Advisory Board, Board of Selectmen</i>		<b>BOH BOS.1 BOS.2 CONSCOM NRAB</b>		
OS-1	Complete acquisition of "Mill Creek" property.	<i>Open Space Committee</i>				
OS-2	Formulate and complete comprehensive management plans for all Town-owned conservation land.	<i>Open Space Committee, Conservation Commission</i>	<b>CONSCOM</b>			
OS-3	Complete an annual audit of and baseline documents for each of the Land Bank properties.	<i>Conservation Commission supported by Open Space Committee &amp; Wellfleet Conservation Trust</i>	<b>CONSCOM</b>	<b>THIS IS A BI-ANNUAL ACTIVITY - CONSCOM</b>		
OS-4	Identify and map all vacant undeveloped land and develop a Master Parcel Acquisition List, taking into account critical habitat	<i>Open Space Committee; Planning Board, Community Preservation Committee, Wellfleet Conservation Trust</i>		<b>CPC – SEE NEEDS LIST</b>		

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	areas, protection of scenic view sheds, enhancement of shoreline and beach protection, protection of other natural resources, flood zones and fragile environmental areas.					
OS-5	Identify and recommend tax title lands and other town-owned properties to be placed under the aegis of the Conservation Commission for conservation purposes or conversely to be used for community priorities such as affordable housing or municipal services.	<i>Open Space Committee; Conservation Commission, Planning Board, Wellfleet Housing Authority, Local Housing Partnership</i>		<b>CONSCOM</b>	<b>EXPLORE COLLABORATION FOR CONSERVATION-BASED HOUSING VINEYARD MODEL - WHA</b>	
OS-6	Continue education of population regarding the relationship between excessive growth and ground water quality, waste disposal, harbor health, natural resources and town character.	<i>Open Space Committee, Wellfleet Conservation Trust, Conservation Commission, Planning Board, Recreation &amp; Natural Resources Boards</i>	<b>CONSCOM</b>	<b>NRAB CPC – SEE NEEDS LIST</b>	<b>DOES NOT INVOLVE REC. DEPT. – REC.1 REC.2</b>	
OS-7	Consider and recommend changes to a bylaw or subdivision regulation requiring a minimum open space set aside percentage in new developments.	<i>Planning Board, Open Space Committee</i>				
OS-8	Review procedures for approval and assessment of conservation restrictions.	<i>Open Space Committee, Wellfleet Conservation Trust, Conservation Commission, Planning Board</i>	<b>CONSCOM</b>			
OS-9	Initiate and coordinate cooperative meetings among various groups involved in Wellfleet’s land use planning including new CPA Committee to establish needs and assign tasks.	<i>Open Space Committee &amp; all other related Boards</i>	<b>CONSCOM</b>			



<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
OS-10	Continue to identify primary areas for land conservation of critical environmental concern using criteria identified under "Criteria for Land Acquisition" (Open Space & Recreation Plan, July 28, 2005 attached hereto as Appendix).	<i>Open Space Committee</i>				
OS-11	Support the continued work of Wellfleet Conservation Trust by identifying lands ripe for acquisition or conservation restrictions using grants from self-help State Programs or private funding.	<i>Wellfleet Conservation Trust, Open Space Committee, Planning Board</i>				
OS-12	Acquire land linking existing open space parcels, especially those which enhance shoreline access.	<i>Open Space Committee, Wellfleet Conservation Trust, Community Preservation Committee</i>	<b>PILGRIM S PINTO CLOVER - CPC</b>	<b>CPC</b>		
OS-13	Designate biking trails especially as the Cape Cod Bikeway ends.	<i>Open Space Committee, Recreation Department, State Depts. Of Conservation &amp; Recreation</i>		<b>WORKING W/ RAIL TRAIL EXT. COM. FOR WELLFLEET &amp; TRURO - REC.1</b>	<b>THIS WOULD NOT BE UNDER THE CONSCOM JURISDICTION – CONSCOM REC.2 CPC</b>	
OS-14	Continue to aggressively pursue parcels for future acquisition utilizing State and Federal Conservation monies, State Self-Help Grants, Fisheries and Wildlife Sources, Wellfleet Conservation Trust resources, Community Preservation funds and private donations.	<i>Open Space Committee, Conservation Commission, Marina Advisory Committee, Wellfleet Conservation Trust, Community Preservation Committee</i>		<b>CONSCOM CPC</b>		
ED-1	Develop a Wellfleet year-round economic plan to promote suitable business activity which provides	<i>Planning Board &amp; Board of Selectmen, Wellfleet Chamber of Commerce</i>			<b>BOS.2</b>	<b>BOS.1</b>

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
	year-round employment with minimal environmental impact for the downtown, the Marina area, the Route 6 corridor and any other commercial clusters within the Town.					
ED-2	Lobby legislature to pass statutes permitting towns to impose additional rooms, meals and excise local option taxes as appropriate on tourist-related activities.	<i>Board of Selectmen, State Representative, State Senator</i>		<b>BOS.1 BOS.2</b>		
ED-2A	Study & impose additional local option excise taxes on rooms, meals and other activities as deemed equitable	<i>Board of Selectmen</i>		<b>BOS.1</b>	<b>BOS.2</b>	
ED-3	Complete housing initiatives which will make Wellfleet affordable for young families and employees, both seasonally and otherwise.	<i>Wellfleet Housing Authority &amp; Local Housing Partnership, Board of Selectmen</i>		<b>BOS.1 BOS.2 RENTAL ASSISTANCE PROG., BY-DOWN, HABITAT - WHA</b>	<b>SEASONAL NEEDS - WHA</b>	
ED-4	Promote, encourage, support & solicit ideas for "off-season" activities such as "OysterFest" which will add to Wellfleet's economy with minimal environmental impact.	<i>Board of Selectmen</i>		<b>BOS.2</b>	<b>BOS.1</b>	
ED-5	Complete & implement plans for Wellfleet's municipal water & create plans for sewer services for the Central District.	<i>Board of Water Commissioners, Board of Selectmen</i>	<b>BOS.2</b>	<b>BWC</b>	<b>BOS.1</b>	
CF-PD-1	Conduct a feasibility study for the "new" police station on the footprint of the present combined Police/Fire Departments	<i>Police Department, Board of Selectmen</i>	<b>BOS.1 BOS.2</b>			

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
CF-PD-2	Establishing an emergency notification system and/or community resource network of people and facilities available to Townspeople in an emergency, particularly in the cold weather months.	<i>Police &amp; Fire Departments</i>				
CF-PD-3	Renew initiatives with neighboring towns to share emergency backup police staff during the Winter months especially.	<i>Police Chief, Board of Selectmen</i>	<b>BOS.1</b>	<b>MORE INFO NEEDED – BOS.2</b>		
CF-PD-4	Complete housing initiatives which will make Wellfleet affordable for police officers and their families.	<i>Wellfleet Housing Authority &amp; Local Housing Partnership, Board of Selectmen</i>		<b>BOS.2</b>	<b>BOS.1 WHA</b>	<b>NEED TO LOOK AT WAYS TO SERVE UP TO 150-200% AMI - WHA</b>
CF-FD-1	Build the new fire station.	<i>Fire Department, Board of Selectmen</i>	<b>BOS.1 BOS.2</b>			
CF-FD-2	Build out municipal water supply system.	<i>Board of Water Commissioners, Board of Selectmen</i>		<b>BOS.2 BWC</b>	<b>BOS.1</b>	
CF-FD-3	Establish an emergency notification system and/or community resource network of people and facilities available to Townspeople in an emergency, particularly in the cold weather months.	<i>Police &amp; Fire Departments</i>				
CF-FD-4	Complete housing initiatives which will make Wellfleet affordable for fire officers, including potential "call" personnel, and their families.	<i>Wellfleet Housing Authority &amp; Local Housing Partnership, Board of Selectmen</i>		<b>BOS.2</b>	<b>BOS.1 WHA</b>	
CF-PSF&R-1	Complete initiatives which will make Wellfleet affordable for families and thus welcoming to more children of school age.	<i>Wellfleet Housing Authority &amp; Local Housing Partnership, Board of Selectmen</i>		<b>BOS.1 BOS.2 RENTAL ASSISTANCE,</b>		

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	Affordable housing and economic development are inexorably linked to families and school enrollment.			<b>BY-DOWN, HABITAT, GULL POND, AADU - WHA</b>		
CF-PSF&R-2	Join with other "property-rich" towns to continue to seek a more balanced school aid formula. The present formula penalizes towns such as Wellfleet which are property-rich but relatively income poor.	<i>Board of Selectmen, School Committee, State Representative &amp; State Senator</i>		<b>BOS.1 CHAPTER 70 REFORM ALWAYS IN PROGRESS – SCHOOL COM</b>	<b>BOS.2</b>	
CF-PSF&R-3	Develop contingency plans for maintaining our village school even under "worst case" scenarios of enrollment decline and/or per pupil\cost increases.	<i>School Committee working with School Administrators</i>		<b>POSSIBLY BECOMING A MAGNET SCHOOL. ONGOING TALKS W/ TRURO AND OTHERES IN REGIONAL SYSTEM - SCHOOL COM</b>		
CF-PSF&R-4	Continue to develop plans to utilize Wellfleet's school building as a community center. More community programs, continuing a fully funded after school program, pre-school and day care programs can make this facility an even greater focal point of community pride and activity.	<i>School Committee working with PTA, Recreation Dept., Council on Aging &amp; other Town committees as appropriate</i>		<b>PICKLE BALL PROG. W/50+ ANDULT PARTICIPANTS, EXPANDED ADULT B-BALL - REC.1 &amp; REC.2 COMMITTEE PARTNERSHIPS (SEE ATTACHED LIST) - SCHOOL COM* ADDED #5</b>		
CF-R-1	Consider increased Fall/Winter/Spring activities, especially for seniors, in collaboration with the Senior Center, including expansion to	<i>Recreation Department, Council on Aging Director, Board of Selectmen</i>		<b>BOS.1 BOS.2</b>	<b>REC.1 REC.2</b>	

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	include such areas as memoir writing, walking groups, current events discussion groups.					
CF-R-2	Review the Harvard Graduate School of Design 1998 report and recommend plans for walking & bike trails, including possible negotiations with private property owners and trail clearing requirements.	<i>Recreation Department. Open Space Committee, Wellfleet Conservation Trust, Conservation Commission</i>			<b>THIS WOULD NOT BE UNDER THE CONSCOM JURISDICTION – CONSCOM REC.1 &amp; REC.2 CPC</b>	
CF-R-3	Consider additional "off-season" recreational activities, such as a kayaking festival, which could promote health and wellness and commerce for the Town.	<i>Recreation Department, Chamber of Commerce</i>		<b>OYSTERFEST ROAD RACE, EXPANDED BILLINGSGATE B-BALL TOURNEY, PICKLE BALL, EASTER EGG HUNT, HALLOWEEN PARADE - REC.1 &amp; REC.2</b>		
CF-R-4	Explore Town sponsored Sailing Program in partnership with private groups or businesses such as Chequessett Yacht Club, as addressed in the long range outcomes of Herring River Restoration Project, and to possibly supplant present programs at Gull Pond which may become ecologically undesirable	<i>Recreation Department, working with Chamber of Commerce &amp; Harbormaster</i>		<b>PARTNERED W/ CYCC AND SICK DAY SURF SHOP TO PROVIDE SAILING &amp; SURF LESSONS - REC.1 &amp; REC.2</b>		
CF-TR-1	Develop a pedestrian accessibility plan for downtown Wellfleet that identifies parcels lacking adequate sidewalks. Develop zoning by-laws which would provide safe pedestrian accessibility in commercial areas of downtown.	<i>Board of Selectmen, Planning Board, DPW Director</i>		<b>BOS.1</b>	<b>BOS.2</b>	

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
CF-TR-2	Devise plans for walking & bicycle paths which will knit together different sectors of Wellfleet, and provide easy access to central village galleries and harbor areas.	<i>Recreation Committee, Open Space Committee, Board of Selectmen</i>		<b>BOS.2</b>	<b>BOS.1 CPC</b>	
CF-TR-3	Consider initiation of connector bus from satellite parking areas off Route 6, to be funded by local excise tax on room and meals.	<i>Board of Selectmen</i>			<b>BOS.1 BOS.2</b>	
CF-TR-4	Extend and expand bike trail from South Wellfleet to Wellfleet	<i>Recreation Committee, Board of Selectmen</i>		<b>BOS.1 BOS.2</b>	<b>CPC</b>	
CF-TR-5	Consider pedestrian and bicycle access across Route 6, including the possible construction of a footbridge.	<i>Board of Selectmen</i>		<b>BOS.2</b>	<b>BOS.1</b>	
CF-TR-6	Evaluate use of Kendrick Avenue parking lot as best use of property.	<i>Board of Selectmen, Recreation Committee, Marina Advisory Committee</i>	<b>BOS.1</b>		<b>BOS.2 CPC</b>	
CF-TR-7	Continue to support the regional Flex Bus as economically viable.	<i>Board of Selectmen</i>		<b>BOS.1 BOS.2</b>		
CH-1	To promote equal opportunity in housing, and also to give special consideration to meeting the housing needs of the most vulnerable segments of Wellfleet's population including, but not limited to very low income (50% of median income), single heads of households, racial minorities, people with AIDS, the elderly, homeless, disabled, and others with special needs.	<i>Town Meeting, Town Committees &amp; Administrators, Wellfleet Housing Authority &amp; Local Housing Partnership</i>		<b>FRED BELL WAY, SECT. 8 @ GULL POND, RENTAL ASSISTANCE - WHA</b>		
CH-2	To seek out, support and encourage the development of innovative strategies designed to address the housing needs of Wellfleet	<i>Town Meeting, Town Committees &amp; Administrators, Wellfleet</i>		<b>WHA</b>	<b>NEED TO DO MORE - WHA</b>	

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	residents, with particular attention to the needs of low and moderate income renters.	<i>Housing Authority &amp; Local Housing Partnership</i>				
CH-1a	Continuing the expanded function of the Wellfleet Housing Authority in conjunction with the Local Housing Partnership to develop local housing policies, reviewing affordable housing proposals within the Town, and recommending actions by the Town in support of affordable housing.	<i>Board of Selectmen, Wellfleet Housing Authority, Local Housing Partnership</i>		<b>BOS.1 MORE INFO NEEDED – BOS.2 WHA</b>		<b>HAVE THIS FUNCTION BUT NEED MORE SUPPORT - WHA</b>
CH-2a	Update local needs assessment every three years.	<i>Wellfleet Housing Authority</i>		<b>MAJOR UPDATE WILL BE COMPLETED BY 6-2017 - WHA</b>		
CH-3a	Prepare & Update annually a local housing plan based on the needs assessment and progress made which is consistent with the regulations and guidelines governing MGL Chapter 40B with specific attention to identifying and meeting the needs of the special needs groups identified in Goal # 1 above.	<i>Wellfleet Housing Authority</i>		<b>ANNUALLY NOT FEASIBLE, MAJOR NEEDS ASSESSMENT AND HOUSING PLAN UPDATE WILL BE COMPLETED BY 6-2017 - WHA</b>		
CH-4a	Inventorying public and private land suitable for the development of affordable housing. Recommend land swaps where desirable to create buildable plots. Recommend sale of undersized lots to abutters with proceeds to be used to support housing initiatives.	<i>Local Housing Partnership; Board of Selectmen, Open Space Committee</i>		<b>BOS.1 BOS.2</b>		

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CH-5a	Amending the Zoning By-Law to require that residential construction and redevelopment projects of 10 units or more provide at least 10% of the proposed units as affordable units.	<i>Planning Board, Wellfleet Housing Authority</i>			<b>WE NEED TO ENACT INCLUSIONARY ZONING &amp; MULTI-FAMILY ZONING - WHA</b>	
CH-6a	Amending the Zoning By-Law to require that residential subdivision plans of 10 units or more provide at least 10% of the proposed units as affordable units.	<i>Planning Board, Wellfleet Housing Authority</i>			<b>WE NEED TO ENACT INCLUSIONARY ZONING &amp; MULTI-FAMILY ZONING - WHA</b>	
CH-7a	Amending the Zoning By-Law to permit the conversion of cottage colonies and other seasonal dwelling units into permanent year-round affordable housing where appropriate to the site's characteristics and availability of services.	<i>Planning Board, Wellfleet Housing Authority</i>			<b>WHA</b>	
CH-8a	Amending the Zoning By-Law for Intensity of Use to permit easier conversions of use, provided such changes produce additional affordable and/or community housing units on an ongoing basis.	<i>Planning Board, Wellfleet Housing Authority, Board of Health</i>	<b>BOH</b>		<b>WHA</b>	
CH-9a	Seek federal and state funding assistance for the conversion of small buildings near the Town Center for affordable housing.	<i>Wellfleet Housing Authority, Local Housing Partnership</i>			<b>VERY LITTLE FED OR STATE FUNDS FOR SMALL PROJECTS - WHA</b>	
CH-10a	Continue to have the Town donate or lease buildable parcels of Town-owned land for affordable housing.	<i>Wellfleet Housing Authority, Local Housing Partnership, Open Space Committee</i>		<b>WHA</b>		
CH-11a	Ensure that Town assessing practices take into account the adjusted value of permanently affordable housing.	<i>Individual Homeowners working with Board of Assessors, Wellfleet Housing Authority</i>	<b>BOA</b>	<b>Values adjusted every year – BOA WHA</b>		



<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
CH-12a	In the short term, continue to contract with the Lower Cape Cod Development Corporation or other appropriate organizations to administer affordable housing units, including those created by private developers under incentive or inclusionary zoning regulations and those created under the auspices of the Housing Authority.	<i>Board of Selectmen, Wellfleet Housing Authority</i>		<b>BOS.1 BOS.2 MANAGEMENT OF AFFORDABLE UNITS ON LOWER CAPE IS AN IMPORTANT ISSUE - WHA</b>		
CH-13a	Investigate, identify and recommend as appropriate the creation of special Wellfleet Affordable Housing Funds to assist qualified renters and or home buyers, including provisions to administer the funds, and the criteria required to receive funds.	<i>Wellfleet Housing Authority, Community Preservation Committee</i>	<b>TRUST FUND CREATED, NEED TO AMEND TO INCLUDE RENTAL ASSISTANCE - WHA</b>	<b>CPC-SEE NEEDS LIST</b>		
CH-14a	Review and recommend additional appropriate incentives for homeowners to develop accessory affordable units.	<i>Wellfleet Housing Authority, Planning Board</i>			<b>WHA</b>	
CH-15a	Consider tax abatements and/or incentives for homeowners to convert rental properties from seasonal to affordable year-round units.	<i>Local Housing Partnership, Board of Selectmen</i>		<b>BOS.1 MORE INFO NEEDED – BOS.2</b>		
CH-16a	Pursue the possibilities of using Town-owned land within the National Seashore for affordable housing units, either by building new units for qualified populations, by taking over abandoned premises and sites, or by land swaps of peripheral Seashore properties for	<i>Board of Selectmen, Local Housing Partnership</i>			<b>BOS.1 BOS.2</b>	

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	Town owned land within the Seashore.					
CH-17a	Investigate and clear title for Town owned properties which have questionable titles.	<i>Wellfleet Housing Authority, Board of Selectmen &amp; Town Counsel</i>			<b>BOS.1 BOS.2 TIME &amp; MONEY IS AN ISSUE - WHA</b>	
CH-18a	Implement Smart Growth policies of cluster housing and overlay districting in the Central District, provided adequate water and septic facilities are available.	<i>Wellfleet Housing Authority &amp; Local Housing Partnership, Zoning Board, Board of Selectmen</i>			<b>BOS.2 WHA</b>	
CH-19a	Investigate the possible acquisition of current trailer park facilities as viable community housing.	<i>Local Housing Partnership, Wellfleet Housing Authority</i>			<b>WHA</b>	
HC-1	Establish a Local Historic District Study Committee, comprised of members with a strong technical background to undertake surveys of the Wellfleet Central Historic District, Pond Hill School Hollow Historic District and individual Historic Sites previously identified; to recommend any or all of these sites for designation under the state statute; to prepare a Report and application as mandated under Mass GL ch.40C. for submission to the Planning Board and Massachusetts Historical Commission.	<i>Board of Selectmen, Historical Commission, Planning Board</i>		<b>MORE INFO NEEDED – BOS.2</b>		
HC-2	Recommend the adoption of a local Historic District Commission to Town Meeting, designating boundaries and incorporating measures to ensure the integrity of the local historic districts.	<i>Board of Selectmen, Historical Commission, Planning Board</i>			<b>MORE INFO NEEDED – BOS.2</b>	

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
HC-3	Reorganize & complete documentation list of historic sites in town, including buildings, archeological and cultural sites	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>		<b>CPC- SEE NEEDS LIST</b>		
HC-4	Cooperate to expand, restore and preserve local audio and video history archives.	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>			<b>CPC</b>	
HC-5	Support efforts of Wellfleet Historical Society to stabilize, expand, and improve the present facilities. (CPA funding proposed)	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>		<b>CPC</b>		
HC-6	Support efforts to preserve historically important aspects of former Catholic Church.	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>	<b>CPC</b>			
HC-7	Preservation & Restoration of Pond Hill School as a Community Center in cooperation with South Wellfleet Neighborhood Association and Drummer Cove Neighborhood Association.	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>		<b>CPC</b>		
HC-8	Restoration of Uncle Tim's Bridge & Historic Landscape on Cannon Hill (CPA funding approved and already in process)	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>	<b>CPC</b>			
HC-9	Cooperation with SPAT and Historical Society to document shellfish industry, including pre-historic times.	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>			<b>CPC</b>	

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
HC-10	Restoration of Peace Angel, Xavier Gonzales sculpture on Town Hall & WCTU Water Fountain in front of Town Hall.	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>				<b>CPC</b>
HC-11	Documentation of history of South Wellfleet Fire tower, Holbrook Ave RR Tunnel and other RR sites	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>			<b>CPC</b>	
HC-12	Identification and documentation of International Style Houses in cooperation with Cape Cod Modern House Trust	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>	<b>CPC</b>			
HC-13	Protection of archeological sites a. identification & protection of Native American sites as possible; b. documentation & preservation of historic ponds, brooks & springs; c. identification & documentation of various aspects of salt drying works.	<i>Wellfleet Historical Commission working with other Groups as named and the Community Preservation Committee</i>			<b>CPC</b>	
HR-1	Establish a paid part-time Human Services Coordinator position to serve as ombudsperson and coordinator for human service agencies, private and public, including housing opportunities, in Wellfleet. To be on call 24 hours a day. To be supervised by the COA Director, and to function in coordination with present COA programs. At a minimum to coordinate access and resources for	<i>Board of Selectmen, Council on Aging, Wellfleet Housing Authority</i>			<b>WHA</b>	<b>BOS.2</b>

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	programs affecting homelessness, hunger, domestic violence and abuse, health, addiction, and wellness issues, programs for disabled and senior citizens. Establish a confidential list of "safe houses" for overnight emergency shelter.					
HR-2	Initiate proposals to insure adequate and reliable sources of funding for County Human Service programs independent of real estate excise fee revenues.	<i>Board of Selectmen, Delegate to County Assembly, County Commissioners</i>			<b>MORE INFO NEEDED – BOS.2</b>	
HR-3	Support the COA goal of "Aging in Place" as an alternative to nursing home care for an increasing senior citizen population.	<i>Board of Selectmen, Council on Aging, all Town Boards &amp; Agencies</i>	<b>BOS.2</b>			
HR-4	Continue contracted funding of private service agencies from Town Funds.	<i>Board of Selectmen</i>	<b>BOS.1</b>	<b>BOS.2</b>		
HS-1	Establishment of a pharmacy in Wellfleet.	<i>Outer Cape Health Services, Human Services Committee, Board of Selectmen</i>	<b>BOS.1 BOS.2</b>			
HS-2	Retain & expand primary care health facilities in Wellfleet.	<i>Outer Cape Health Services, Zoning &amp; Planning Boards as appropriate, Board of Selectmen</i>		<b>BOS.1 BOS.2</b>		
HS-3	Complete housing initiatives which will make Wellfleet affordable for young physicians, pharmacists, medical personnel and staff and their families.	<i>Wellfleet Housing Authority &amp; Local Housing Partnership, Board of Selectmen</i>		<b>BOS.2</b>	<b>BOS.1</b>	
HS-4	Renegotiate agreement between Outer Cape Health Services and Wellfleet Fire	<i>Outer Cape Health Services, Fire Department</i>				

No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	Department to maximize usage of Outer Cape facilities for non-life threatening medical "emergencies".					
HS-5	Support the inclusion of dental care as part of basic health insurance.	<i>State Representative, State Senator, Assembly Delegate, Congressional Delegation</i>				
HS-6	Encourage and promote the expansion of targeted services for the elderly as identified in Capital Link's Market Assessment for Outer Cape Health Services dated 01/22/2007 in coordination with improved human services, including transportation and case management.	<i>Human Services Committee, Council on Aging Director &amp; staff, Board of Selectmen</i>			<b>MORE INFO NEEDED – BOS.2</b>	
HM-1	Implement and support with Town Funds as necessary Phase II of the Marina Restoration Project, including repaving, re-grading etc., waste and storm water runoff, boat washing facilities, sanitary and other amenities.	<i>Town Meeting, Marina Advisory Committee, Board of Selectmen</i>		<b>BOS.2</b>		
HM-2	Consider appointment of a member of the Planning Board as a member of and liaison to the Marina Advisory Committee.	<i>Board of Selectmen</i>			<b>MORE INFO NEEDED – BOS.2</b>	
HM-3	Recommend, plan for and implement upgraded bathroom and sanitary facilities at Marina	<i>Harbormaster, Marina Advisory Committee</i>				
HM-4	Negotiate arrangements for dredging and disposition of spoils with Barnstable County and National Seashore respectively.	<i>Harbormaster, Marina Advisory Committee working with Board of Selectmen &amp; Congressional Delegation</i>	<b>BOS.2</b>	<b>REC.1</b>		
HM-5	Affirm Harbormasters' authority to implement harbor safety practices and to police the harbor.	<i>Board of Selectmen</i>				

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
HM-6	Establish Shellfish Museum and Study Center in present Beach Sticker shack, including consideration of possible winterization and usage as study center in non-summer months.	<i>Harbormaster, Marina Advisory Committee, Shellfish Constable &amp; Shellfish Advisory Committee, Board of Selectmen</i>				<b>BOS.2</b>
HM-7	Investigate non-summer activities for Marina/ Harbor area including kayaking or sail regattas, Elderhostel, scientific study groups, college groups, and to develop an overall economic and recreational plan for Marina and Mayo Beach area.	<i>Board of Selectmen to appoint Special Blue Ribbon Commission working with Marina Advisory Committee, Shellfish Advisory Committee, Recreation Committee</i>		<b>REC.2 CPC</b>	<b>BOS.2</b>	
HM-8	Create a policy regarding parking and storage of vehicles and boats on the pier.	<i>Harbormaster, Marina Advisory Committee</i>				
AE-1	Appoint a Standing Energy Committee to create a Town Energy Plan, facilitate implementation of such Plan, and to communicate energy concerns to Town Committees.	<i>Board of Selectmen</i>	<b>BOS.2</b>	<b>BOS.1</b>		
AE-2	Creation of bylaw(s) to regulate dimensions and other facets of solar panels, wind turbines and other alternative energy structures and/or devices which may be built by the Town or private citizens for commercial and residential zones.	<i>Energy Committee, Planning Board, Board of Selectmen</i>	<b>BOS.2</b>		<b>BOS.1</b>	
AE-3	Support the enactment of state legislation permitting municipalities to form power districts which can then sell power to the grid or individuals.	<i>State Representative, State Senator, Board of Selectmen</i>		<b>BOS.2</b>		

<b>No.</b>	<b>Action</b>	<b>Responsible Parties</b>	<b>Complete</b>	<b>Ongoing</b>	<b>No Action</b>	<b>Not Needed</b>
AE-3a	Conduct a feasibility study on the efficacy of creating a Municipal Light Company either in tandem with neighboring towns or independently.	<i>Energy Committee, Board of Selectmen</i>			<b>BOS.1</b>	<b>BOS.2</b>
AE-4	Reach agreement with the National Seashore to permit Wellfleet access to construct wind turbines and other alternative energy devices on town owned land within the Seashore and to contract for operation of said devices by private entities.	<i>Energy Committee, Board of Selectmen working with Congressional delegation</i>			<b>BOS.1</b> <b>BOS.2</b>	
AE-5	Educate, inform and engage Townspeople of all ages, backgrounds and interests in discussion of whether Wellfleet should pursue development of wind energy as a source of power for the Town.	<i>Energy Committee, Board of Selectmen</i>			<b>BOS.1</b>	<b>BOS.2</b>
AE-6	Inventory all town-owned buildings for energy efficiency and upgrade as appropriate.	<i>Energy Committee, working with Cape Light Compact, Cape &amp; Islands Renewable Energy Collaborative and other non-profit and profit groups.</i>				
AE-7	Sign Cape Cod Renewable Fuel Declaration of Support; evaluate current policies relative to purchase and fueling of town-owned vehicles, including possible transition to bio-diesel or other fuels.	<i>Board of Selectmen, DPW, Finance Committee</i>		<b>BOS.2</b> <b>PART 1 - FINCOM</b>	<b>PART 2 - FINCOM</b>	
AE-8	Create protocol going forward with specific criteria for incorporating energy efficiency devices, construction and enhancements as a	<i>Energy Committee, Board of Selectmen</i>	<b>MORE INFO NEEDED – BOS.2</b>		<b>BOS.1</b>	



No.	Action	Responsible Parties	Complete	Ongoing	No Action	Not Needed
	factor in awarding all Town contracts, including those of the Wellfleet Housing Authority.					
AE-9	Sponsor and support educational and informational programs which will inform Wellfleet citizens about the interaction of energy conservation, and pollution with our natural environment.	<i>Energy Committee, Board of Selectmen</i>		<b>BOS.2</b>		
AE-10	Join Cities for Climate Protection Program	<i>Town Meeting, Energy Committee, Board of Selectmen</i>	<b>MORE INFO NEEDED – BOS.2</b>			
AE-11	Appoint a Wellfleet town employee to collect data and monitor energy usage by town department and/or building	<i>Board of Selectmen, Cape Cod Light Compact</i>	<b>BOS.2</b>			
AE-11a	Create a line item in each department budget for energy usage.	<i>Board of Selectmen, Town Administrator</i>			<b>BOS.2</b>	
AE-12	Review and update all publications relative to building permits, building construction and development which deal with available alternative energy sources and devices, and including best septic practices.	<i>Board of Health, Building Inspectors working with Cape &amp; Islands Renewable Energy Collaborative and other non-profit and profit groups</i>	<b>BOH</b>			