



# Wellfleet Local Comprehensive Plan 2018

**Wellfleet  
Local Comprehensive Plan  
Update**

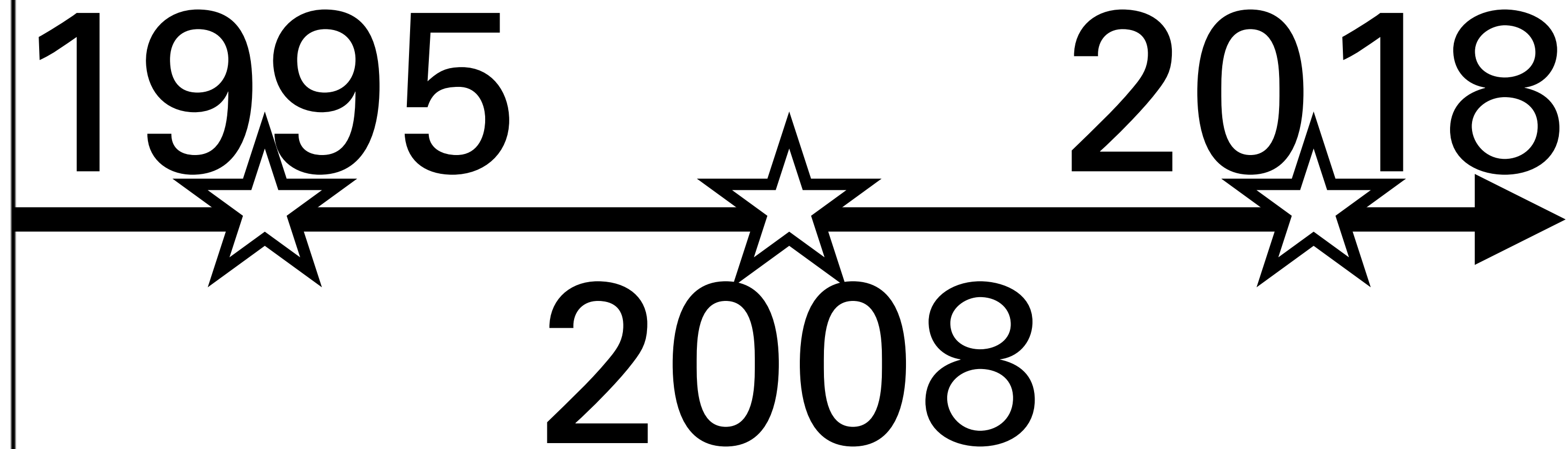


Prepared By The  
Local Comprehensive  
Planning Committee

Paul Pilcher  
Barbara E. Gray  
Paul Banner  
Sheila Lyons

Rex Peterson  
Assistant Town Administrator

February 2008



# Our Local Comprehensive Planning Committee:

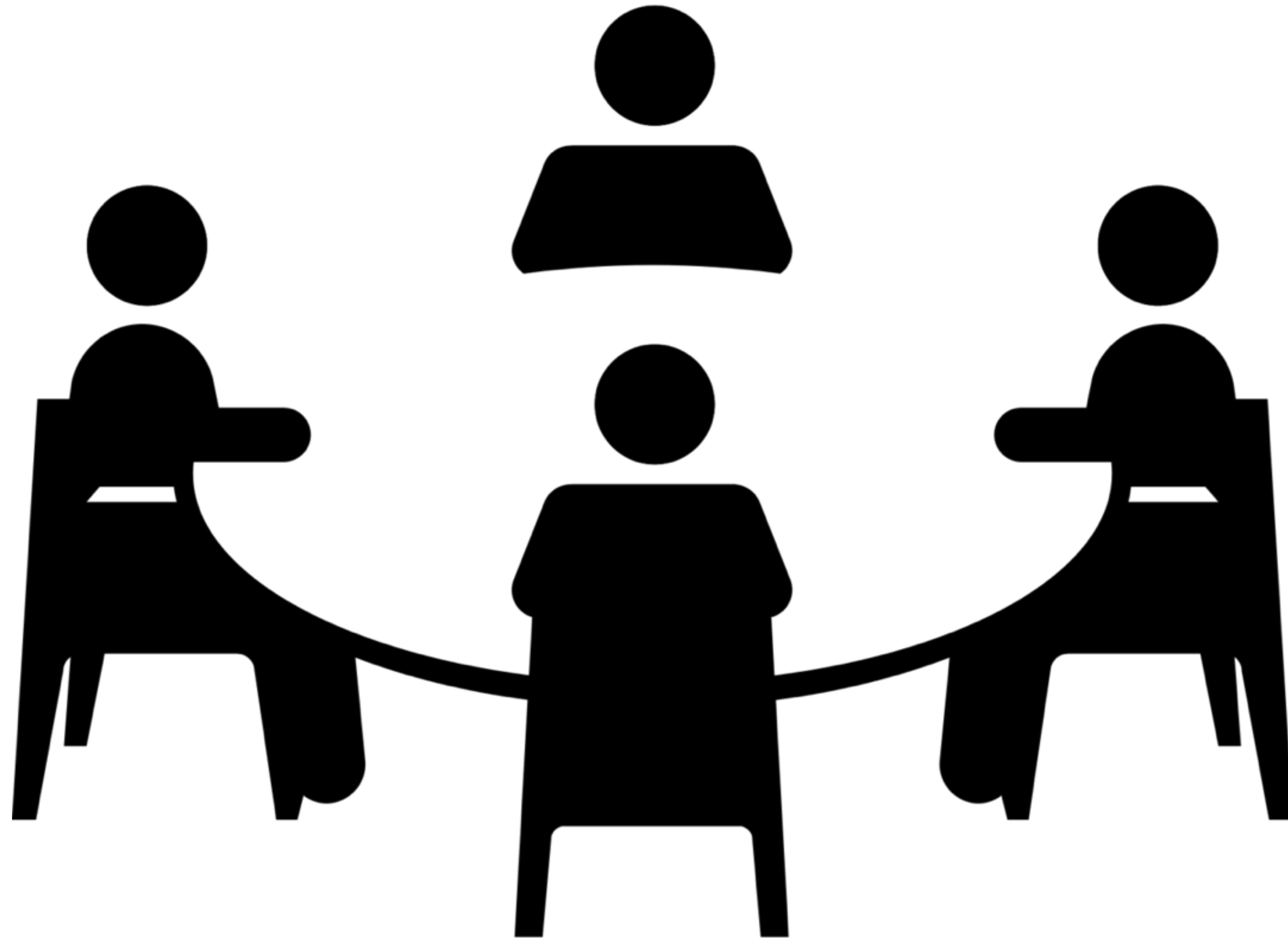


- Janet Lesniak
- Jennifer Wertkin
- Brian Carlson
- Mac Hay
- Elaine McIlroy
- Jan Plaue
- Jay Horowitz
- Suzanne Thomas
- Paul Lindberg
- Jan Morrissey
- Martha Wilson
- Tom Slack



**Sky Freysss-Cole**  
**Facilitator**

**Name**  
**+ Why you chose to be here today**



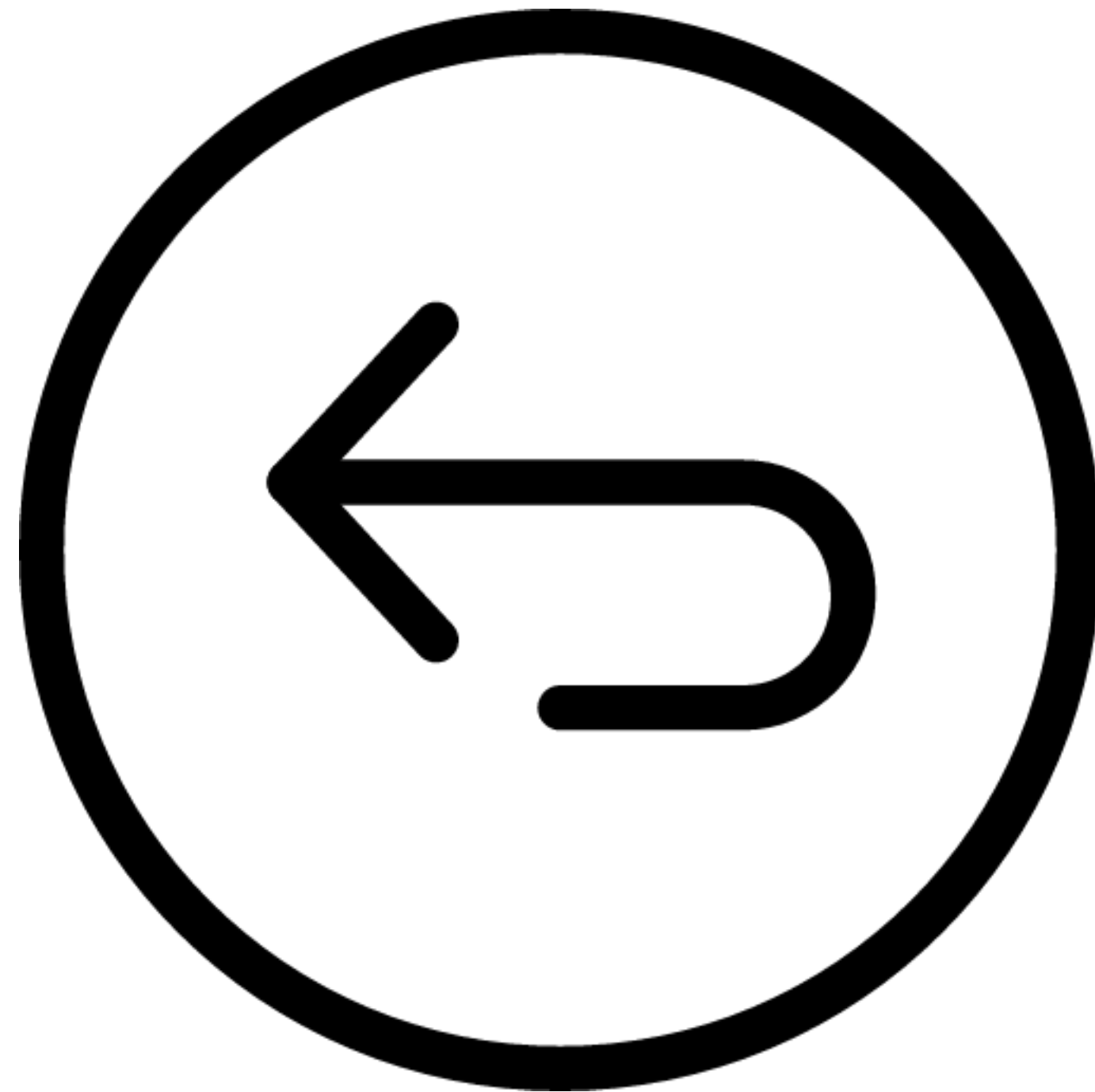
# **A year ago we:**

- Envisioned the future of our community
- Shared perspectives, stories and insights with one another
- Looked at the challenges and opportunities that existed
- Identified key focus areas for the update of the Local Comprehensive Plan

# Today we will:

- Look back at where we've been
- Learn about the outlined goals and actions in the plan so far
- Spend time focused in on two topics
- Work in groups to share feedback:  
*what works well, what questions do we have and what is missing?*
- Identify key takeaways in small groups and as a whole group
- Look forward at where we're heading

**First, a little backstory...**





# WELLFLEET

## Workshop helps envision a brighter future

By Gabrielle Griffiths  
Banner Correspondent

WELLFLEET — About 100 people spent last Saturday morning envisioning the town's future at a workshop organized by the Local Comprehensive Plan Working Group, which is updating a plan adopted in February 2008. The organizers wanted to gather public input on the comprehensive plan, which is used to direct town planning by considering natural resources, economic development, civic engagement, zoning and infrastructure.

The workshop did just that for young people and fostering the arts.

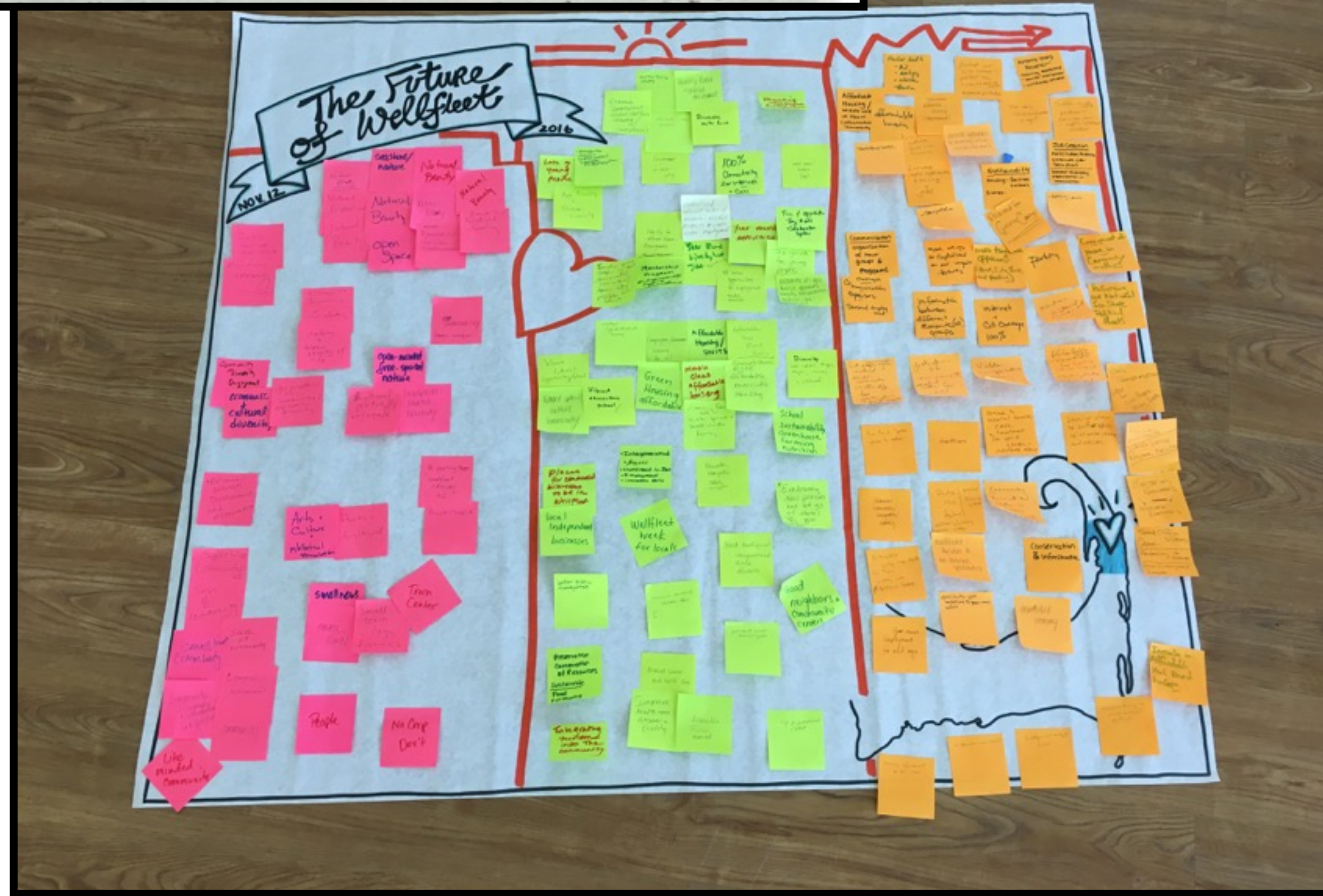
Folks then separated into smaller groups to discuss community centers, local event creation, zoning, wilderness preservation and sustainability, civic engagement, creative ways to bridge gaps, water quality and shellfishing, Internet connectivity and cell service, housing, job creation and transportation.

Curt Felix, chair of the Comprehensive Water Management Planning Committee and Wellfleet's representative on the Cape Cod Water Collaborative, led a break-out group on water quality that included Selectman Helen



Envisioning the future of Wellfleet on Saturday are, left to right, Martha Wilson, Jennifer Wertkin, Sky Freyssa-Cole, Brian Carlson and Jan Morrissey. PHOTO GABRIELLE GRIFFITHS

centers in Wellfleet could better coordinate activities with the community. Dietician and local food enthusiast Nicole Cormier led the community event planning group, which brainstormed ways in which community members could interact more with one another. Some of the ideas were a seasonal potluck for locals, a Fiberfest, a block party, farm-to-table initiatives and a weekly reading night. In response to concerns by older community members about the decline in Wellfleet's younger population, Cormier said that she knows a lot of young adults and was optimistic about bringing younger people into



# November 2016



Saturday, November 12, 2016

9:30AM - 1:00PM

Wellfleet Senior Center, 715 Old Kings Hwy

### Community Wide Workshop The Future of Wellfleet: What do you envision?

9:30AM Sign-in and Refreshments

10:00AM - 1:00PM Facilitated Workshop and Working Lunch

*All are encouraged to participate  
Bring your thoughts and ideas*

Hosted by: Wellfleet Comprehensive Plan Working Group  
Facilitated by: Sky Freyssa-Cole

Kids' Activities for Children 3+ yrs Available

Mark your calendar and stay tuned for updates!

Please help us prepare for the workshop by letting us know you will attend:  
<http://bit.do/WellfleetFuture>

For more information, call Brian Carlson at 508-349-0349



1

What do you love most about this community?

What first drew you here and what has encouraged you to stay?





WARNING:  
Do Not Block Fire  
Extinguisher With  
Anything!

JAY

MAMA

EMILY

OUR VISION  
... ability to connect (transportation)  
... young families  
... all ages  
... winter  
... summer  
... network  
... and a few  
... (all day)  
... by  
... life





**WARNING:**  
Do Not Block Fire  
Extinguisher With  
Anything!

Bridging  
ap

Having local  
involvement in public  
service



# Topic-Specific Community Meetings





# WELLFLEET

# March, 2017

## Shellfishermen: enforcement should be strict and fair

By **Barl Hassman**  
Banner Correspondent

**WELLFLEET** — A functioning shellfish constable and department that strictly

next eight to 12 years to support the local shellfishing industry.

When Carlson instructed the group to break up into six teams to discuss their

system to the checking," said Morse.

Enforcement was only one of the things participants wanted to see from a reorganized shellfish

dredging is a short-term need," said Alec LaLone, a commercial shellfisherman. "Dredging the harbor and afterwards maintaining the harbor and periodically

sure the town is protecting the business and taking advantage of resources like Wellfleet SPAT, the Cape Cod Cooperative Extension and the Fishermen's Alliance?"

of the things we discussed are proactive and important for the town and the industry. It brings the town and the shellfishing community together."



# June, 2017

## WELLFLEET

### Housing ideas get workshop participants fired up

By Edward Miller  
Banner Staff

WELLFLEET — The community housing workshop sponsored

said: just 4.5 percent of homes are assessed at less than \$300,000, and the number of year-round rentals declined by 14 percent from 1990 to 2015. The vacancy

said Elaine McIlroy, chair of the Wellfleet Housing Authority. "It is no wonder that we have seen such an exodus of people in the 18 to 45 age range in the last decade."

pool these resources to achieve a common goal." One of the biggest obstacles identified by the group, beyond the scarcity of affordable housing

become available; land swaps with the National Seashore; exploring alternative housing options such as shipping containers, railroad cars, yurts and "tiny" houses; and



# June, 2017



Climate Mobilization Outer Cape

June 13 · 🌐

Thanks to some 40 of us for a great meeting yesterday! We are delving into the challenging realm of just how Wellfleet will be hit by climate change and what to do about it. We are pledged to not let it be "one of those plans we make for 25 years out, then forget about." This plan starts now.

## Study shows Wellfleet highly vulnerable to climate change

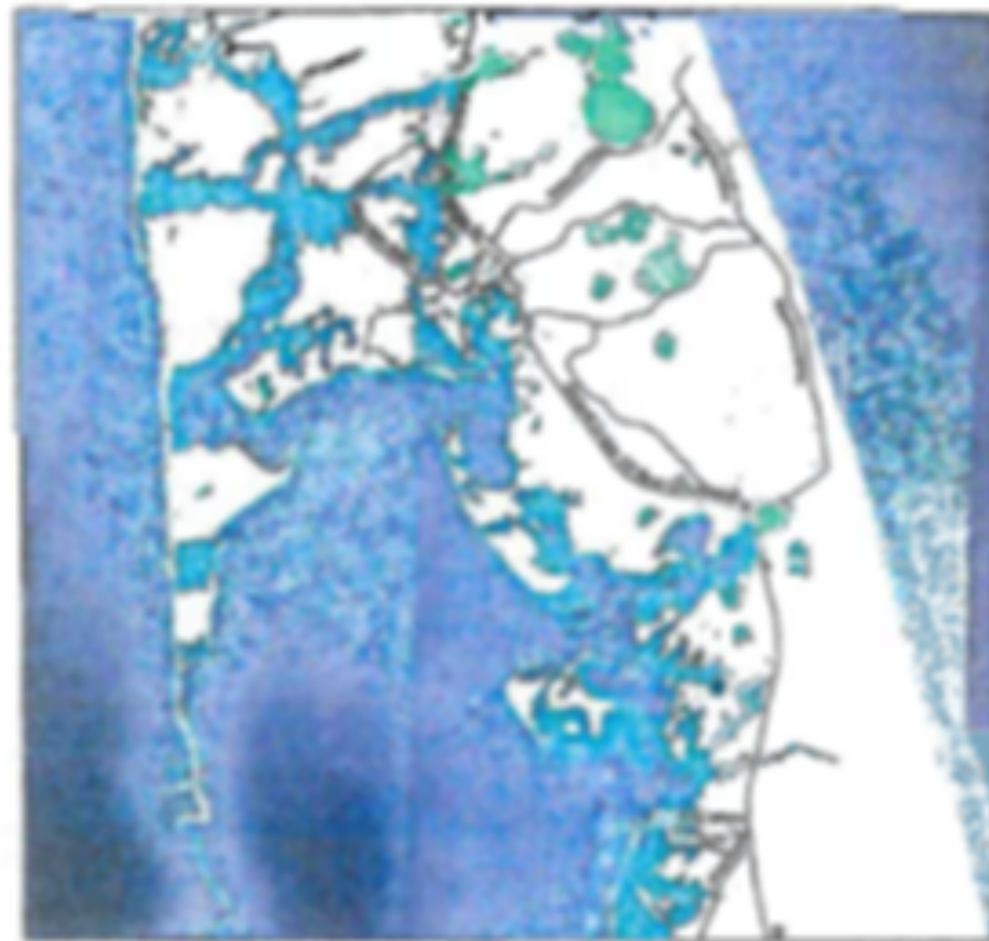
By Teresa Parker  
Banner Correspondent

### Climate change evidence

**WELLFLEET** — Dune erosion, septic system failures, the retreat of salt marshes, salt water entering the fresh water supply, more frequent shellfish bed closures because of vibrio and norovirus outbreaks, more ticks and tick-borne illnesses, the loss of roads, beaches and access to shellfishing grants and docks — these are some of the issues Wellfleet will face as a result of climate change over the next 30 years, according to climate researchers. And they aren't worst-case scenarios.

- Average sea surface temperatures rose 2.3 degrees F between 1970 and 2002.
- Precipitation in the Northeast has increased by over 10 percent in the century since records have been kept.
- Between 1958 and 2010, the proportion of that precipitation coming in the form of more severe storms is up 70 percent.
- Air temperatures in this region are expected to rise 4 to 5 degrees F by 2050.

coast since 1900 — that's beyond the global average of eight inches due to



This risk zone map shows the effect of a five-foot sea-level rise on Wellfleet's shoreline. [SOURCE: CLIMATECENTRAL.ORG]

probably "How do we live with water?"

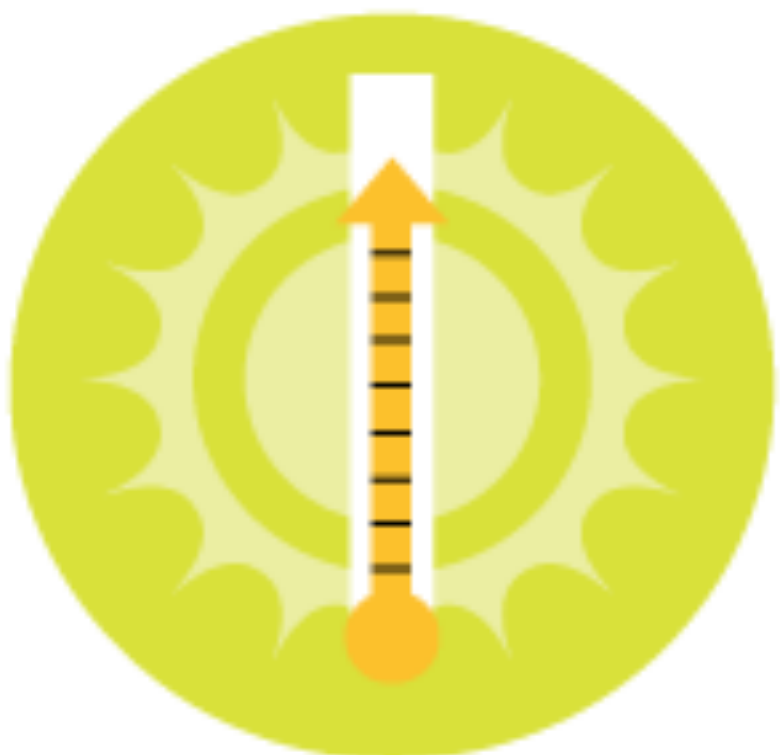
The discussion quickly converged on three major concerns: the contamination of the aquifer, the failure of septic-based waste management and the loss of the aquacultural economy.

Solutions did not come easily. The possibility of reviving the concept of town-wide water was raised, but the cost of such a system was a big hurdle. Proposals for wastewater systems proved similarly difficult.

A suggestion was made to consider a series of smaller systems where they are especially needed.

transport studies, dune and marsh restoration, and mapping inundation paths and vulnerable infrastructure. (Brewster has received three grants totaling \$514,474 since the program began in 2014. Provincetown has received two totaling \$255,125 and Truro was awarded \$35,000 in 2016 to map inundation pathways.) Wellfleet has never applied, Murphy pointed out. The town missed the June 2 deadline for this year and should be preparing now to apply next year.

"These grants can be used for the kind of detailed mapping we need, and with an educational



**CLIMATE  
MOBILIZATION  
OUTER CAPE**

**SAVE THE DATE: Community Wide Workshop & Presentation**

**THE CLIMATE IS CHANGING: HOW CAN OUR COMMUNITY RESPOND?**

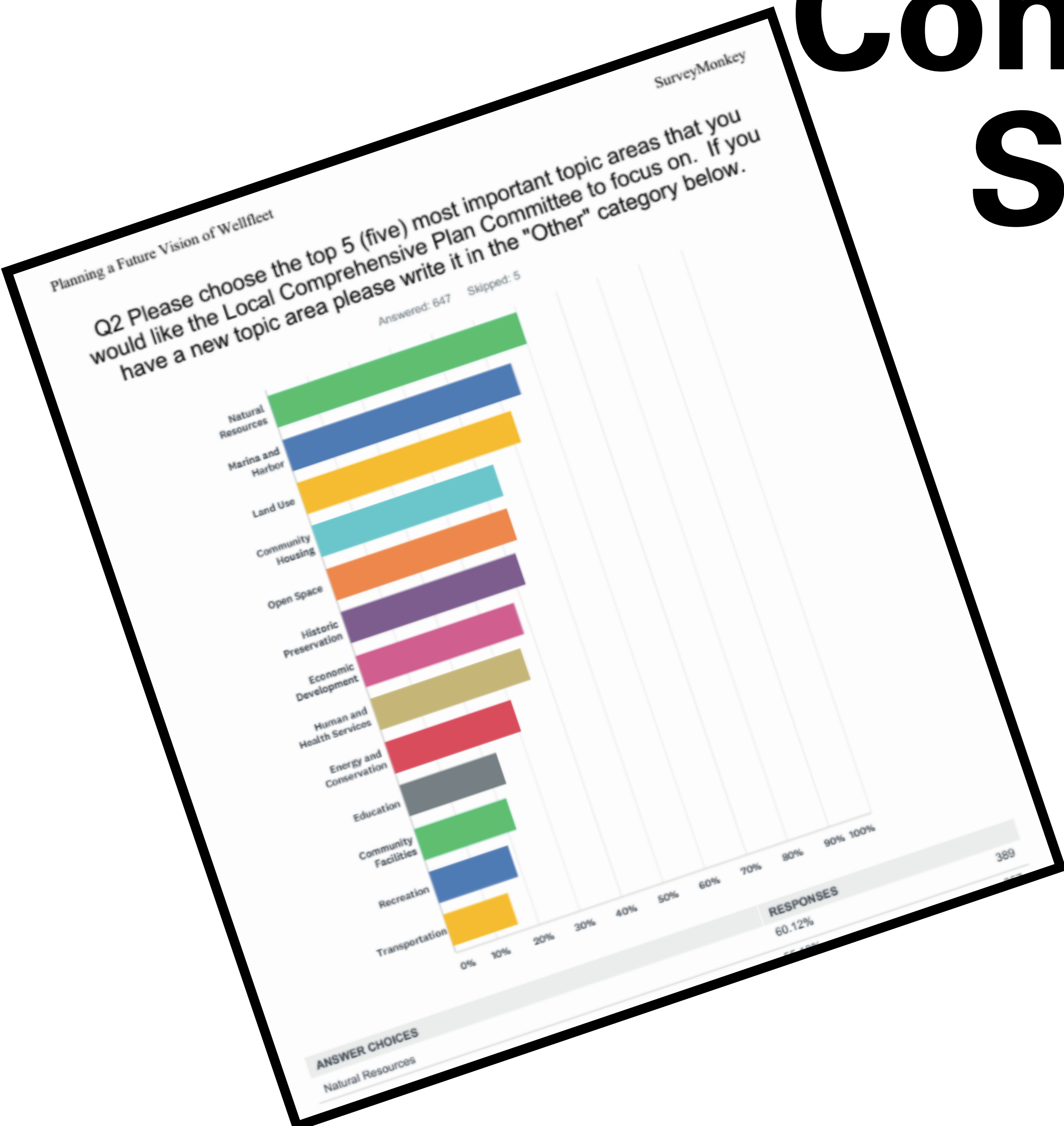
Update on climate science from Worcester Polytechnic Institute Professor and Social and Environmental Research Institute affiliate Seth Tuler with listening sessions to gather community input, insights and generate action steps

Hosted by: the Wellfleet Local Comprehensive Plan Working Group and Wellfleet Climate Mobilization. Lite food and refreshments provided. Please RSVP by emailing Brian Carlson, Assistant Town Administrator at [Brian.Carlson@wellfleet-ma.gov](mailto:Brian.Carlson@wellfleet-ma.gov) or calling 508-349-0349.

WELLFLEET COUNCIL  
ON AGING, 715 OLD  
KINGS HIGHWAY

**Monday, June 12th,  
5:30-7:30pm**

# Community Survey



# Goal and Action Updates from Boards and Committees

Town of  
**WELLFLEET**  
*Massachusetts*



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## Wellfleet Local Comprehensive Plan

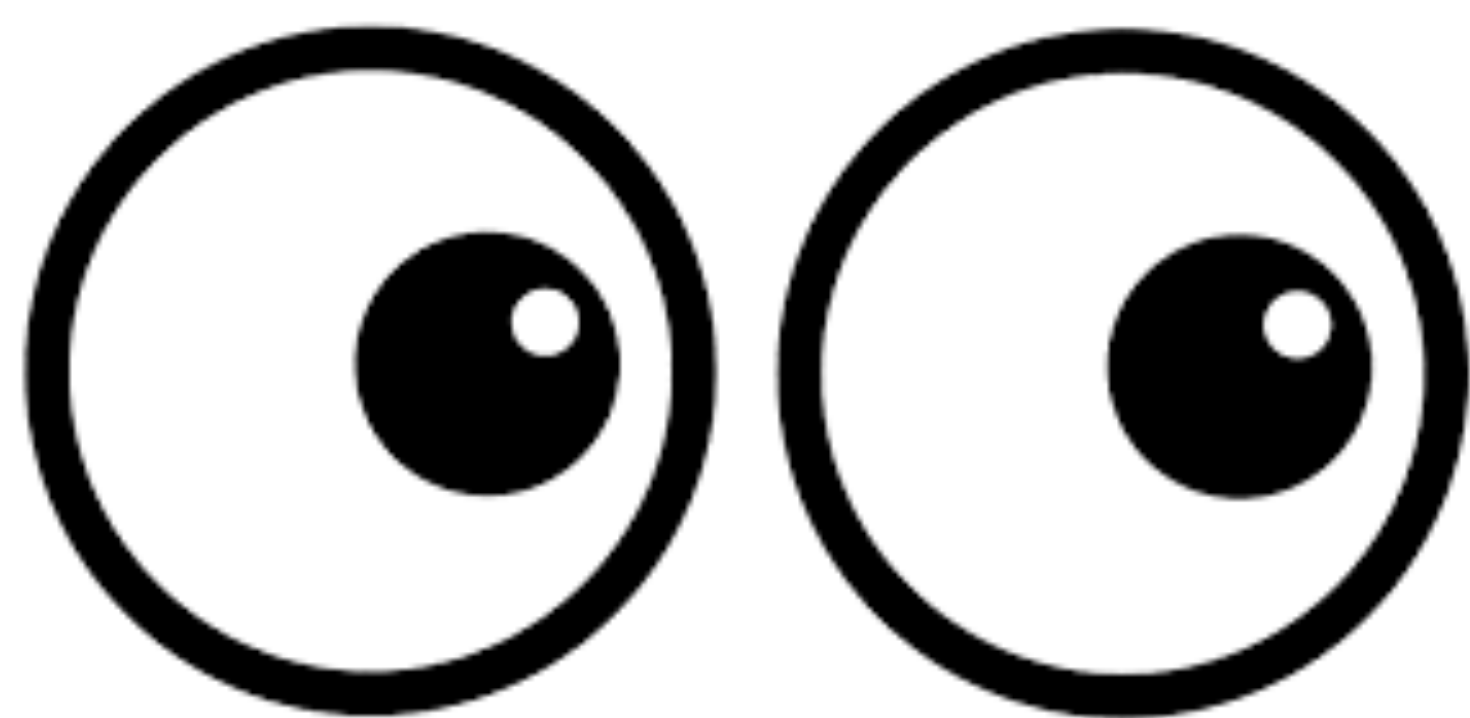
SHARE

Section	Contents
<a href="#">Plan Narrative (585K)</a>	<ul style="list-style-type: none"><li>- Overview</li><li>- Acknowledgements</li><li>- History of Wellfleet's Development</li><li>- Executive Summary</li><li>- Introduction</li><li>- Stewardship of a Coastal Village<ul style="list-style-type: none"><li>Section 1 – Land Use</li><li>Section 2 – Natural Resources</li><li>Groundwater, Ponds; Wellfleet Harbor and Beaches</li><li>Section 2A – Herring River Restoration</li><li>Section 3 – Open Space</li></ul></li></ul>

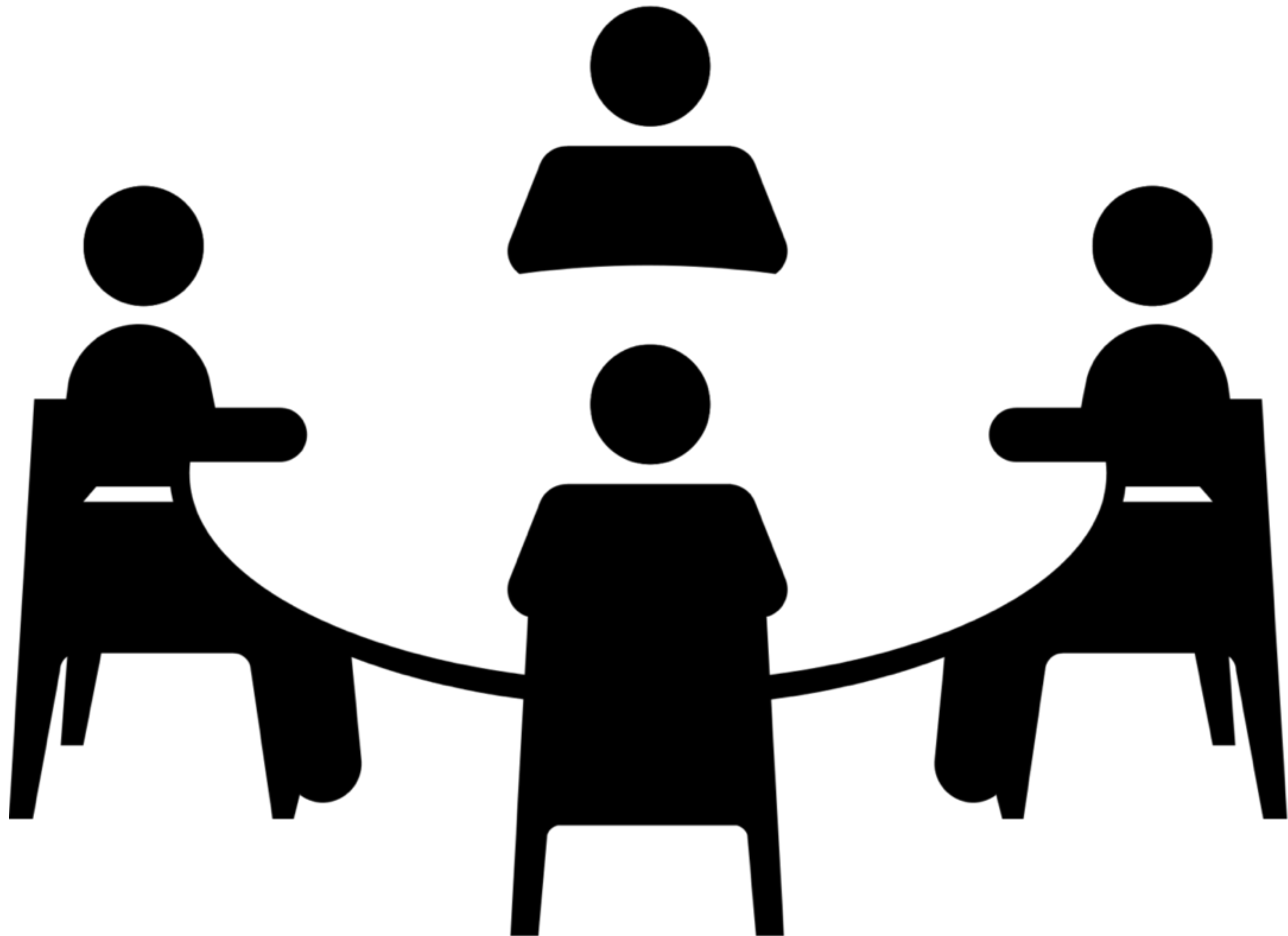
Complete?  
Ongoing?  
Not needed?  
Additions?







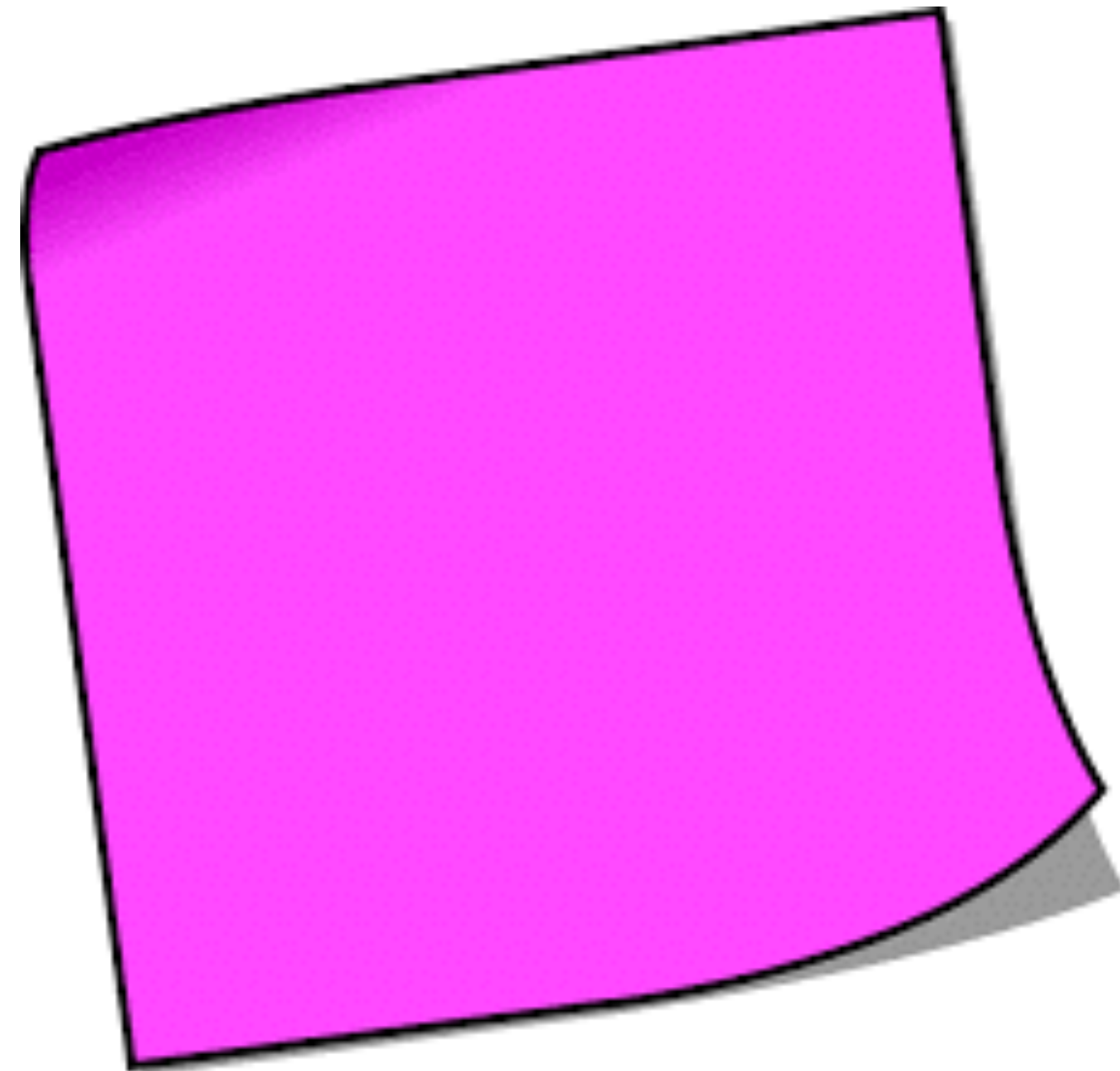
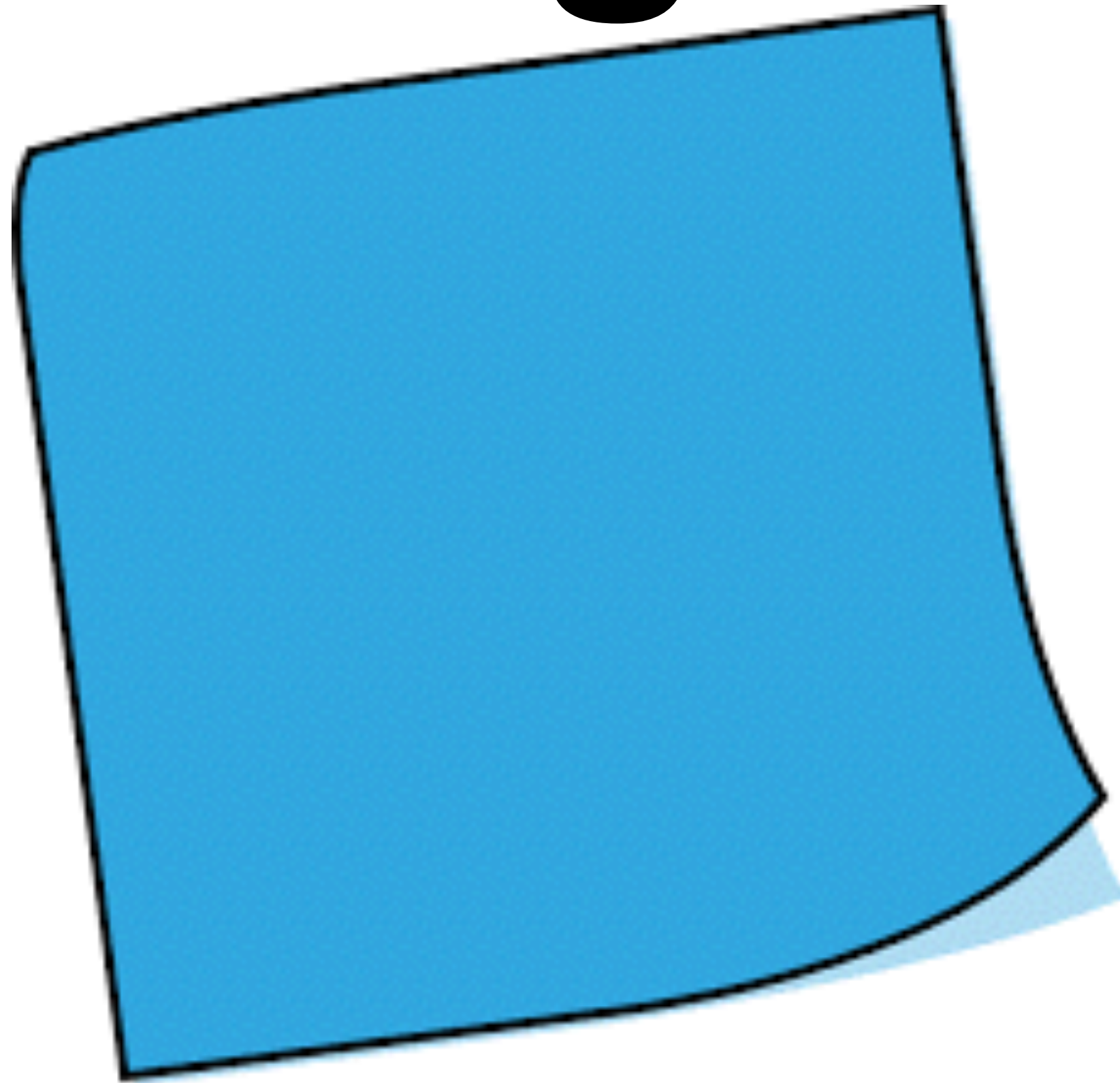
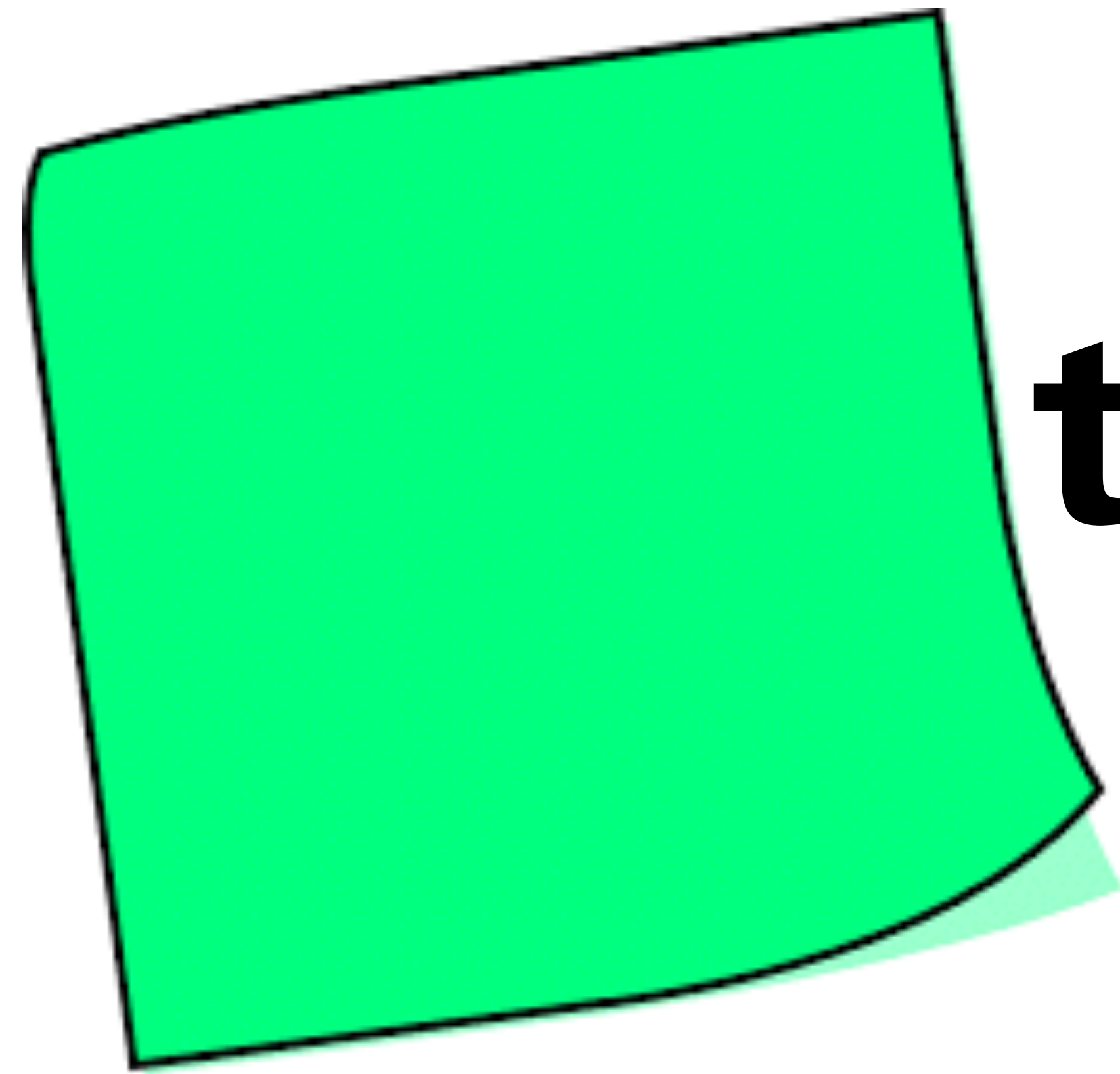




# **Guidelines:**

- **Share the air**
- **One conversation at a time**
- **Focus on what matters**
- **Listen to understand, not to reply**

**Capture your  
thoughts clearly**



# **Section 1: Planning and Land Use**

To provide the Town and community with guidance, rules and regulations that support the fulfillment of the needs for affordable housing, climate mitigation and adaption, community program and infrastructure, open space and economic vitality including job creation in a manner seeks to maintain the historic character of the Town and does not degrade the environment.

# **Section 2: Sustainability of Natural Resources**

**To provide the Town and community with planning and actions that improve impaired natural resources and implement sustainable principles that incorporate the interdependence between a healthy environment and a healthy economy and community.**

# **Section 2A: Herring River Restoration Project**

**To implement the Herring River Restoration Project and achieve ecological restoration of the former estuary.**

# **Section 3: Open Space Maintenance and Management**

**To preserve and maintain the availability of open space in order to provide wildlife habitat, recreation opportunities, and protect the natural resources, scenery, and character of the Town.**

# **Section 4: Economic Vitality**

**To encourage initiatives that will increase year-round economic vitality and opportunities for Wellfleet citizens without creating adverse impacts on the character of our community or our natural environment.**



# **Section 5: Community Facilities and Resources**

**To provide adequate community facilities to meet community needs, including support of regional facilities as appropriate.**

# **Section 6: Community Housing**

**To achieve the creation of fair, decent, safe, affordable housing for rental or purchase that meets the needs of present and future Wellfleet residents. The Town shall continue to strive toward meeting the state goal of 10% of housing as “affordable”.**

# **Section 7: Historic Preservation and Community Character**

**To identify, preserve, and celebrate the historic and cultural assets that comprise the unique character of the Town of Wellfleet.**

# **Section 8: Human and Health Services and Resources**

**To assure, maintain and improve when necessary, health and human services for the residents of Wellfleet.**

# **Section 9: Harbor and Marina**

**To maintain the environmental health, integrity and beauty of our Harbor and Marina facilities while exploring additional potential uses for recreation and economic development.**

# **Section 10: Climate Mitigation and Adaption Strategies**

**To reduce the community's contribution to climate change and prepare mitigation actions and adaption strategies that respond to the effects of climate change.**

# **Section 11: Shellfishing and Aquaculture**

**To maintain a healthy marine ecosystem and create sustainable shellfish harvesting for future generations.**

**Go where your passion is  
AND...spread out**

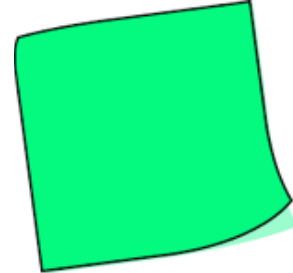




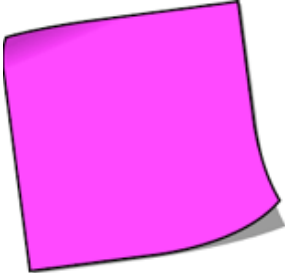
Table Host:

Round #:

Names of Participants:



What works well?  
What are we glad to see?



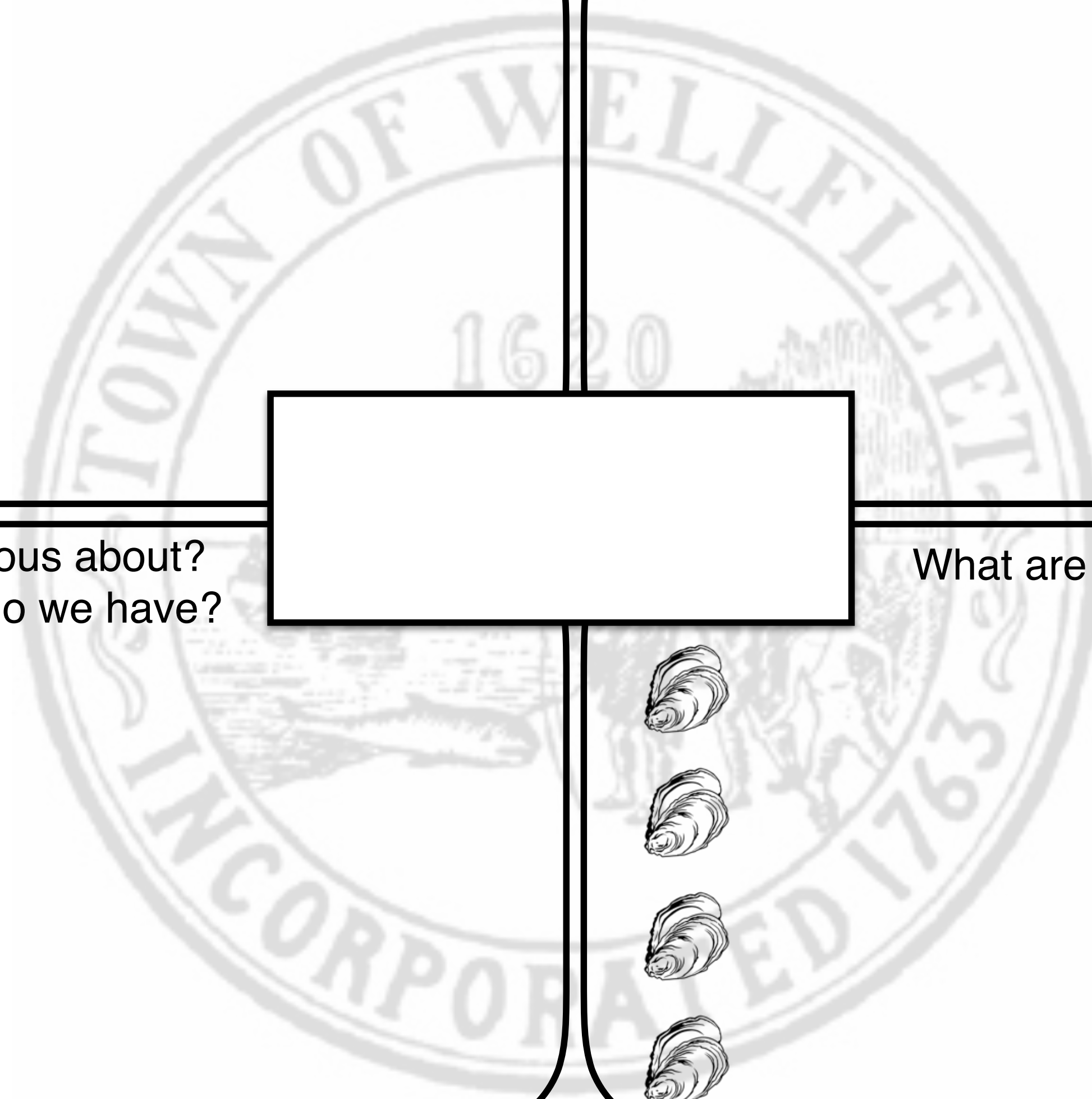
What's missing?  
What would we like to add?

[Empty rectangular box for notes]



What are we curious about?  
What questions do we have?

What are our biggest take-aways?



# Round #1

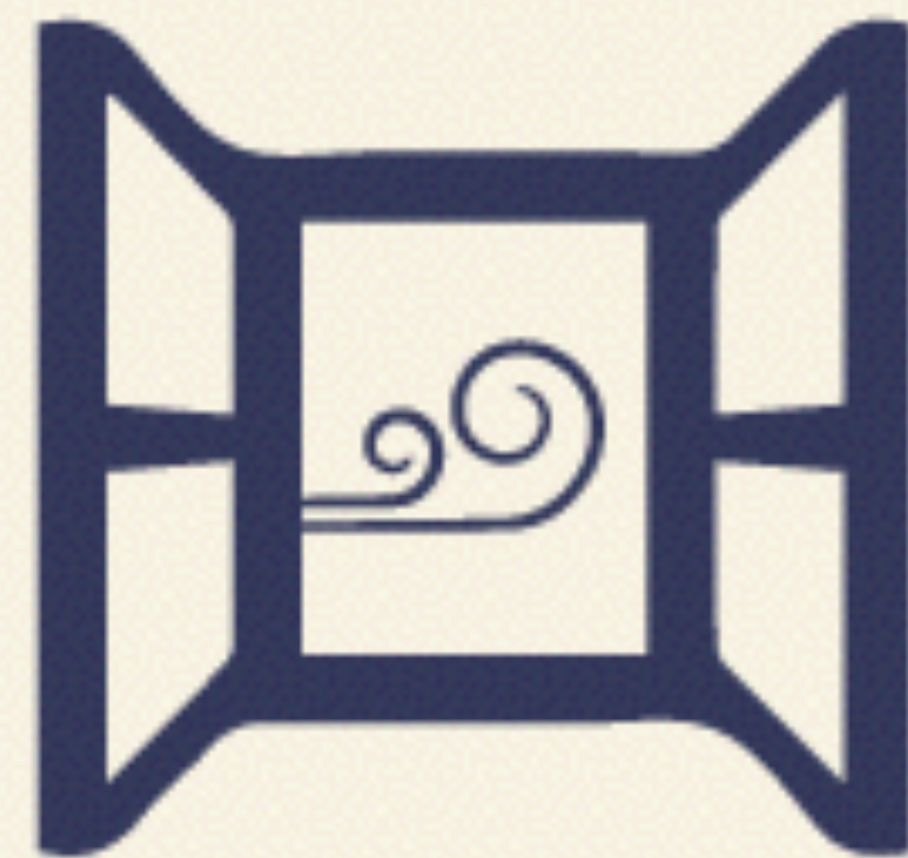


**Go where your passion is  
AND...spread out**



# Round #2

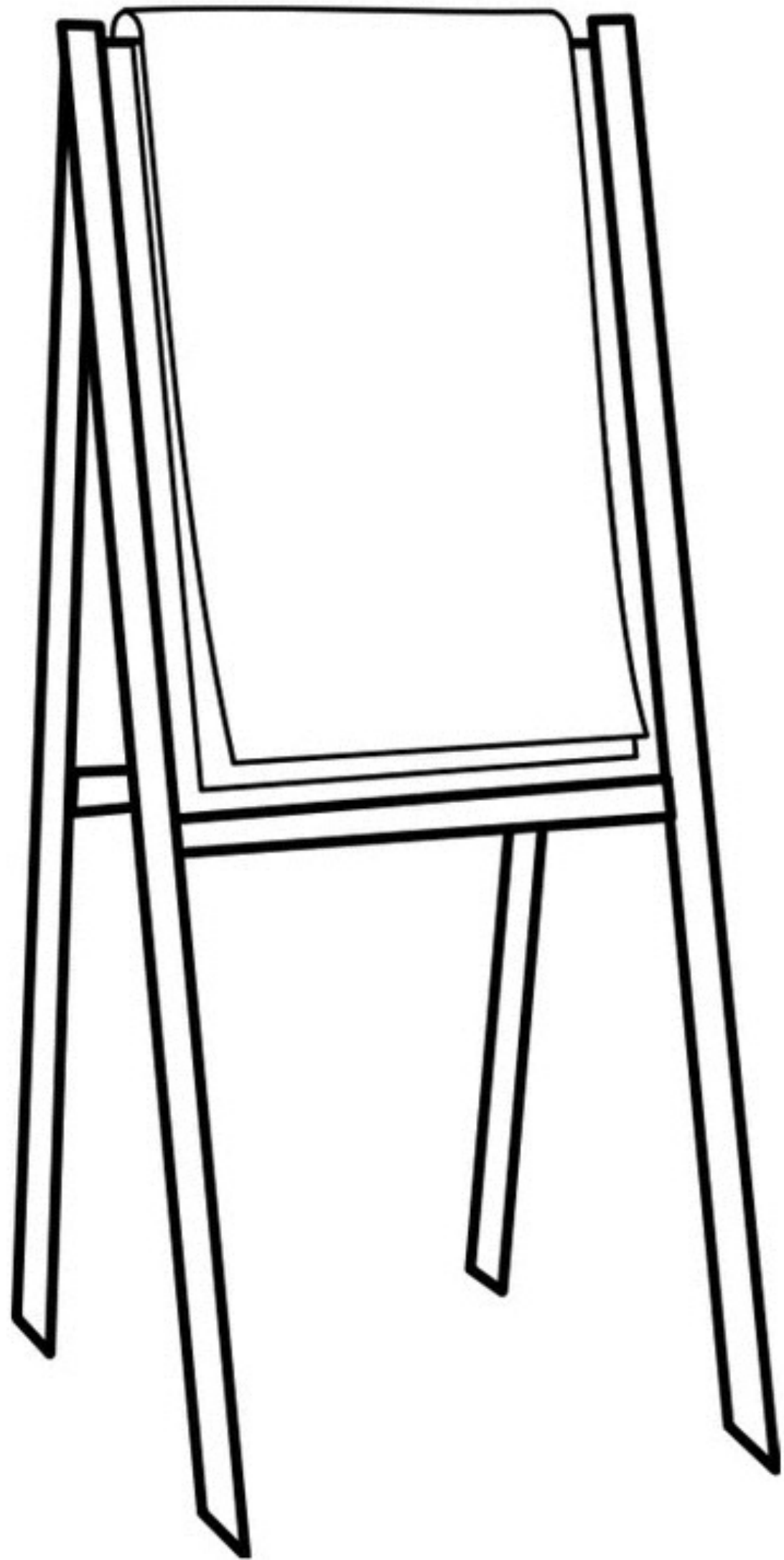




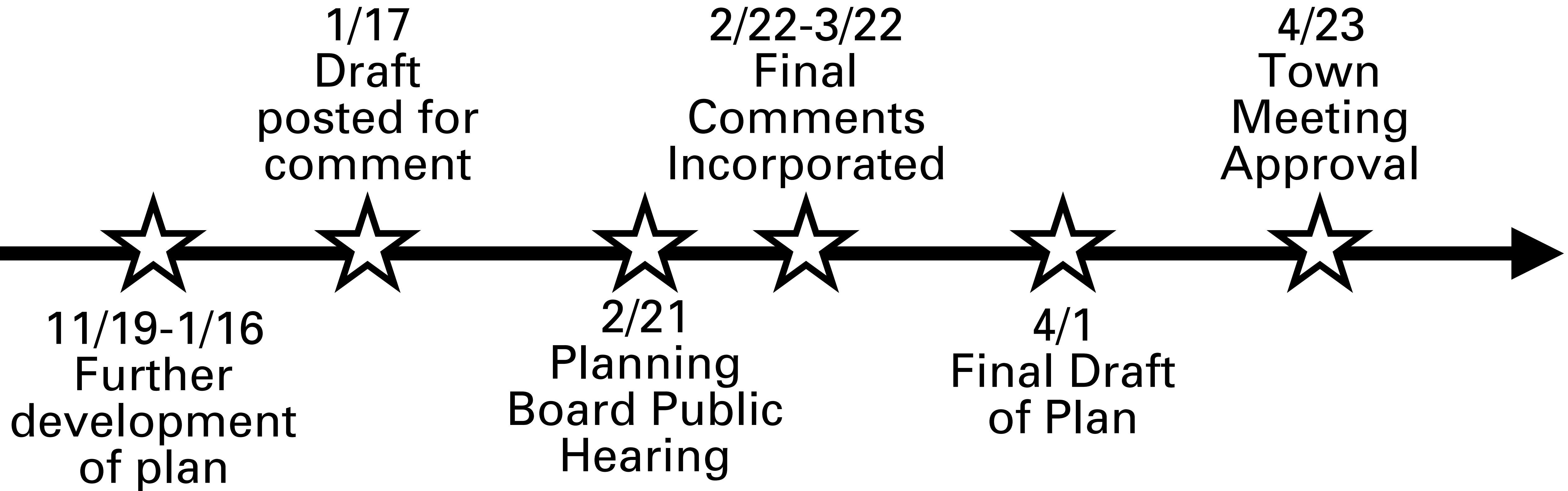
**Grab a bite, get some fresh air.**



# Reflections, Comments, Suggestions



# Our Timeline Going Forward





**Thank you!**

