

Wellfleet Planning Board

Zoom

Wednesday, October 18, 2023; 7:00PM

Meeting Minutes

Members Present: Gerald Parent, David Mead-Fox, Alfred Pickard, Jeff Korgen, Beth Singer, Bonnie Shepard, Donald Thimas

Others Present: Karen Plantier, Greg Hall, Josh Yeston, Kevin Sexton, and representing Kevin Seston - Alfred Schultz Attorney, Thaddeus Eldredge, Don Poole, and Tim Brady.

Opened the meeting: 7:00 Chair Parent

The Chair introduced the new member, Donald Thimas.

Sam Hollow Road Subdivision - Tim Brady spoke about the Subdivision.

They are requesting that the funds in Escrow be released for the Sam Hollow Subdivision. Billy Rogers submitted a final review. The loam and seeded slopes are not approved of by Mr. Rogers.

The slope/Grade near lot 9 on the southside of the cul-de-sac is very steep grade. This needs to be addressed, it could be vegetated better.

No weed killer was put on the young grass. The Board is currently holding 100K in an Escrow Account for the Subdivision. Chair Parent wants the project finalized and completed. Weeds are very heavy. Chair Parent wants to go through a winter and see what happens in the spring per the weeds.

Motion: Alfred Pickard To release 80 % of the funds to Sam Hall Project. **Second:** David Mead-Fox **Vote:** 7/0

538 & 548 Old Kings Highway

Kevin Sexton is represented by Alfred Schultz & Michael Schultz. The preliminary plan is 8.5 acres. Lanman Road.

Emergency Access: 1650 feet versus 1000 ft variance on the cul-de-sac Minimum is 40 Ft should be 45 ft. A waiver is needed due to the length of the Emergency Access Road which is over 1500 ft.

The easement goes to a private road, not a town road, (Emergency Access Road). Have the people in the subdivision been notified of the access? Rights of interest have not been notified. It should be there on the plan.

The road will be maintained by the homeowners' association. Because the dirt road existed, it was convenient to put the emergency access there.

If it is to be chained off, then there needs to be a lockbox on it. Fire Department and Police Department need access, and approval needs to come from both of those departments.

There is a conflict with the easement. Cul-de-sac needs to be full size. No tree or rock in the middle of the cul-de-sac. It will be a real road. The Fire department wants to see it all paved. The Planning Board wants to see it staked and then they will decide. Full specs of the cul-de-sac is where PB is going. The cul-de-sac should be 45ft. full size. Stake the center line in the road, every 50 feet.

PB would like to see the catch basins. There is no layout of the slopes at this point. Be sure to stake the center line of the Emergency Access Road. There will be underground utilities within the subdivision. The preliminary plans have not been sent over to the Board of Health.

MEMO:

Send over to Town Clerk: We are doing 18-inch berms, and 20 ft of asphalt road, underground utilities, request for the waiver for the road length. 650 ft waiver for the length of the road.

Looking for a waiver on the side of the cul-de-sac. He could put in a complying radius on the cul-de-sac if necessary. If you do the cul-de-sac and the catch basins are able to handle it.

Cul-de-sac should be full size and paved without trees or anything. Fire departments to see the cul-de-sac no center island, all paved. They are asking it to be staked.

Catch basins need to be seen. Stakes need to be done for the Emergency access road.

230 & 270 Old Kings Highway

Chair Parent recused himself and left the meeting.

David Mead -Fox continued the meeting:

Alfred Schultz – Road name is Alfred Smith Road. 10.25 acres subdivided into 8 lots.

No waivers are needed for this subdivision.

Duck Pond Road exists and will be left along.

875 ft of road, 60-foot radias on the cul-de-sac.

By putting in a new road, it reduces the road pavement by 400 - 500 ft less paved road.

PB would like to see the septic put on the lot side of the road. Look at the Board of Health Rules and Regs.

Where did the road go that is on the Oct. 16th, 1989, plan. (Goes through lot 8 and lot 7).

This plan is missing the "Bell Road" which goes through the properties.

Visibility going out of the subdivision onto Old Kings Highway could be a problem for traffic. It needs to be staked. Move the road north-west and make the throat wider.

David Mead-Fox requested that we have a continuance. Take Duck Pond Road layout to 40 ft wide layout and remove the main road into the subdivision. Old Kings Hwy all the way into Duck Pond Road, it will be 500 ft longer, and get rid of the road into the subdivision. Town Counsel needs to be consulted on PB using Duck Pond as the main road for the subdivision. Does the PB have the right to ask them for one road. What authority does the PB have to ask them to change the planned main road to using Duck Pond Road as main entrance to subdivision. Duck Pond Road is a public way. There are limits of PB changing their road that they have on the plan. The width of the berms are 18-inches, 60-degree cul-de-sac requirement will be followed on preliminary plan.

List of Issues: Missing Road (Bell Road), Duck Pond Road goes outside of the subdivision, Town Council we can see what our limitations are. To place two stakes on Old Kings Hwy where the proposed road would come out. The next meeting will be continued on 29th of November.

Motion: Jeff Korgen To have a continuance on the preliminary plan on November 29, 2023 **Second :** Bonnie Shepard **Vote :** 6/0

Minutes

Motion: Beth Singer To approve the meeting minutes August 23, 2023. **Second:** Jeff Korgen

Vote: 6/0

Motion: Beth Singer To approve the meeting minutes of September 6, 2023.

Second: Jeff Korgen **Vote:** 6/0

Closed Meeting: 8:50

Motion: Beth Singer To adjourn the meeting **Second:** Bonnie Shepard **Vote:** 6/0