

RECEIVED

Town of Wellfleet
335 Main Street Committee
Minutes of Meeting December 4, 2003
Senior Center, Long Pond Room

JAN 12 2004

JOHN CLERK

Present: Anne White, Chair: George Moe, Clarence Smith, Elaine LaChappelle, MacGregor Hay, Mary Fox, Richard Asmann, Building Inspector, Emily Beebe, Health/Conservation Agent.

Members of the public: Jacqueline Wildes, Lorraine Rosenbaum.

Chair Anne White called the meeting to order at 5:00 p.m.

At the request for approval of the minutes of the meeting on November 13, 2003, Clarence Smith suggested that the audience participants be identified as such in several places that he indicated and that the two selectmen present should be listed as in the audience. The minutes will be amended to reflect these changes. The minutes of the October 30, 2003 meeting were approved.

A discussion of the meeting format and procedures followed with the following agreed upon: Committee members only will be seated at the table. The Chair will allow public input at certain times during the meeting and will control the time of such input. The committee will attempt to keep the meeting to one and one half hours when possible. Given the charge of the committee and the limited time before reporting to the Selectmen March 1st, the committee voted unanimously for weekly meetings.

December meetings: December 11 and 18 at the Senior Center.

Possible January dates: January 8, 15, 22, 29. Availability of Senior Center will be checked.

Anne White distributed a list prepared by Rex Peterson of proposed uses for 335 Main Street. The list might help the committee prioritize possible uses and be useful as a tool in brainstorming.

It was noted that Town Meeting is April 22 and that we might be part of the Wellfleet Forum's pre - Town Meeting program. George Moe will check with the Forum.

The committee would like to be ready by January to hold a public input meeting. Before that meeting, other committees would be invited to attend a meeting to be part of the brainstorming. Richard Asmann will invite the Chairman of the Planning Board and Anne White will invite other committees.

Brainstorming raised many ideas and issues:

Is revitalizing Main Street the broader issue that needs to be considered before focusing on the Church?

Present zoning regulations do not facilitate revitalization.

Should "moth balling" the building be considered, keeping in mind the other capital projects that have a higher priority.

The possible return of the Catholic Church is still of interest to some parishioners.

Would the bank be interested in an easement for a drive-up window?

Should we explore the possibility of the Historical Society using the building?

When revitalization is considered does that mean just replacing what was lost or increasing business?

Could the bank be interested in swapping their land on Route 6 for the Church which they might undertake as a community development project. The Church would be treated as a

condo. (The town would retain ownership of the land.) Such an arrangement would require no investment or maintenance by the town.

Public/Private partnership might be explored.

Some considerations raised by Richard Asmann: If the Catholic Church returned, the building would be torn down and rebuilt. There may not be enough land for a larger building. A bank drive-through would not be good for a walking town. Control of land is maintained by ownership not zoning.

Other considerations raised:

Act on overall revitalization plan before considering sidewalks and lighting.

Beautification should be a consideration in any plan.

Revitalization would necessarily involve the merchants.

Emily Beebe noted that the central district as a walking area had been explored by a group of students who wrote up the plan. The committee will look at that plan.

George M^B suggested the committee sponsor a meeting to gather a broad range of input so we would have a more comprehensive view.

MacGregor Hay noted that the committee does not have to limit itself to coming up with one specific use but should be open to generating a long list of possibilities.

Richard Asmann noted that the "fire lot" and the Church property would be considered one lot.

It was suggested that an article for Town Meeting might be that the building be "moth balled" and we step back on this project.

"Moth balling" would mean making the building weather tight, sealing it to any entry, shutting off all utilities and heat.

By stepping back the committee could come up with: goals and objectives, a time line, next steps, information from Rex Peterson on grants and then have an action plan.

It would be best for the committee to set some goals before getting public input.

MacGregor Hay suggested that the committee encourage ideas - both generate and receive ideas within a broad context. Using the Rex's list we should also know what is involved in implementing each suggestion.

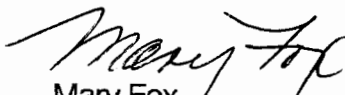
Lorraine Rosenbaum, a member of the audience, received information from the town of Easton that grants are available for a planner to work on projects such as this. Can this be investigated?

Jacqueline Wildes, a member of the audience, mentioned that money is available for Main Street revitalization. Barnstable has received both private and state money forward revitalization. Also the possibility of a child care center coming to town might be a use for the Church.

It was suggested that at the next meeting the definition of revitalization be on the agenda. Richard Asmann will bring some samples of public/private partnerships. The proposed inter committee meeting on January 8th will also be discussed.

The meeting adjourned at 6:35 p.m.

Respectfully submitted,



Mary Fox
Acting Clerk



Anne White
Chair