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Town of Wellfleet  
335 Main Street Committee  
Minutes of December 18, 2003  
Senior Center, Long Pond Room

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JAN 12 2004  
TOWN CLERK

~~Present: Anne White, Chair: George Moe, Clarence Smith, Elaine LaChapelle, Kevin Scalley, Alfred Pickard, Emily Beebe, Rick Asmann, Moe Barocas, MACGregor Hay~~

Chair Anne White called the meeting to order at 5:00pm  
The minutes of the 12/11/03 meeting were approved.

Brief Presentation by Ira Wood

He reported that there is a Cape wide movement to revitalize the downtown areas and advised board that groups like the Cape Cod Business Round table can be of value in the planning process. Zoning needs to control growth. He sees 335 Main as a "cornerstone" for the rest of the downtown area and stressed importance of involving the S. Wellfleet population in this. A way to get the town involved would be to get the kids in schools to start thinking about the downtown area. He believes this is a long-term project (5-10years) and in the short term the structure at 335 Main needs to be secured and made weather tight. Additional uses for the building mentioned by Ira Wood were: a public private partnership that developed small offices, an area for public gatherings, and an area for arts to be displayed.

Discussion of the Central District

What is it and where is it? Possibility of creating a "Main Street District (MSD)" from Bank Street and Main to Holbrook and Main. In the MSD the set backs would be reduced to allow for street front buildings (no or minimum frontage and side setbacks), mixed use of commercial and residential, height requirements that conform with existing structures. Alfred Pickard stated that the planning board is open for suggestions and might be ready to consider a Town Center District.

Discussion of the Planning Process

Where do we need to start? The committee needs to start with reachable objectives and not necessarily have a complete and final plan. Emily Beebe reiterated Ira Woods recommendation to involve the Cape Cod Business Round Table. She explained that water and wastewater are major factors in the revitalization process and we are currently in the "identification stage" for wastewater planning, which will take at least 2 years. This lead to a discussion of money and potential Grants that are out there. "Pier to Pier", "Bid", "Main Street Commission", are possibly a few grant organizations. Discussion continued with comments about the Cape Cod Commission and possibly having them play a role in the planning process. The general consensus was to not get the CCC involved until we had a definite plan in place.

Discussion of "building something" on Main St.

Moe Boracas would like to see us build something to show the public that we are making some sort of progress. Ideas ranged from a bandstand to hanging art behind the

Main Street white fence. Rick Asmann stated that anything constructed for public use would have to be handicap accessible and therefore might be more substantial a project than anticipated. The board discussed the idea of erecting something to show that there is "movement" to revitalize downtown.

Discussion of making a recommendation to the Selectmen

The consensus of all the meetings up to this point and public input has shown the board that the citizens of Wellfleet would rather "save" the building than see it deteriorate or be demolished. Clarence Smith moved that we recommend to the Selectmen to keep the building in repair, tight to the weather in order to protect the town's asset and to secure the building from entry. The motion was seconded by Alfred Picard and carried 8-0 with 1 abstention. Discussion continued with Elaine LaCheppelle stating that she doesn't want to see the building "closed off for no use at all". Rick Asmann stated that the building must be brought up to certain building codes and reiterated that the handicap access must be present for it to be used by the public. The first step to begin the renovation process would be to make the building weather tight so it does not deteriorate any further while funding and bylaws are examined and/or changed.

Reports:

USPS  
Moe Boracas inquired about the ~~USPS~~ coming to 335 Main Street through Delahunt's office..

Clarence Smith contacted the Cape Cod 5 Bank and said that they would be interested in an easement for a drive up window. Future plans for the bank are undetermined but there is discussion about the bank moving to RT 6 or to Eastham.

Elaine LaCheppelle reported on her discussion with ZBA members who pointed out that with the Provincetown Art Center, the Highland Center, and Castle Hill the need for another "art center" maybe not be so necessary.

Discussion about the "Extension of the Committee"

Consultants may be needed to answer questions and draw up plans. The board discussed its charge from the Selectmen and determined that revitalizing Main Street is within the scope of the charge. The duration of the existence of the 335 Main St. board seems to be an undetermined, possibly an indefinite time frame. An "inter committee meeting" needs to be establish to get more people involved (PTA, School kids and parents, Selectmen, S. Wellfleet, and other town boards). A letter to the selectmen needs to be drafted to tell them what we are doing and what we plan to do. Maps need to accompany any future meetings when zoning is discussed.

Zoning Discussion

The only way the town can maintain absolute control over any new building would be to continue to own the land of the structures but create long-term leases for the structures themselves. Public/ private partnerships have worked like this in other towns.

Moe Boracas moved that the meeting be adjourned and Anne White seconded.

*Respectfully submitted, Anne White*  
*Anne White*