

Town of Wellfleet  
335 Main Street Committee  
Minutes of January 15, 2004  
Council on Aging

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TOWN CLERK

Present: Anne White, Chair; George Moe, Moe Barocas, Mary Fox, Kevin Scalley, Carl Caruso, Larry Peters, Emily Beeby, Health/Conservation Agent; Rex Peterson, Assistant Town Administrator.

Members of public: Gail Ferguson.

Anne White, Chair called the meeting to order at 5:00p.m.  
The minutes of the January 8, 2004, were read and accepted after the addition of Mary Fox to the list of those present.

The issue of communication about a meeting cancellation was raised. It was decided that Anne White would contact the Town Hall if it were necessary to cancel.

Carl Caruso read the revised draft of the letter to the Board of Selectmen. There were no additions or corrections. It was suggested that the reports recommending making the building tight be included with the letter. Rex Peterson will look up the Building Needs Committee report and the report done by Commercial Inspection firm. Mary Fox will get the information from the Feasibility Study. It was also suggested the letter be followed up by a request that this issue be on the agenda at a Board of Selectmen's meeting, with the committee being represented.

Carl Caruso made a presentation to the committee. Carl stated that buildings bring people to the community: Town Hall, Post Office, etc. We should recommend a use as there is a cost to waiting. If the building could be made usable with \$500,000 over a 20 year loan this would add only .02/ thousand to the tax rate. Since the Recreation Department has a considerable budget and staffing, it might be possible for them to help with programming and scheduling with no additional cost to the town. Carl noted that if we do what is necessary to make the building usable we could try a variety of uses without having to be committed to one use.

George Moe again raised the possibility of a Public/ Private partnership. Perhaps the bank would be interested in developing the property. This might happen at no cost to the town.

Anne White suggested bringing in a presenter from the Association To Preserve Cape Cod. The committee was open to this.

Moe Barocus made a presentation stressing that we accomplish something visible and affordable now. Developing a park which would include the land bordering the street as well as the property behind the building might be such a project. Various suggestions about design and implementation were discussed. It was noted that nothing costly or permanent would be on the side lot as in the future that might be needed for a septic system. There was discussion about a band stand. It was suggested that the committee report could recommend development in stages: what can be done now and what can be done in the future.

Anne White brought up the need to plan the public hearing. George Moe reported that due to the fact that the Forum Board Meeting had been canceled, we should proceed without coordinating our meeting with the Forum due to time limitations.

Anne handed out a revised list of potential uses for the building.

Next Steps:


Press release or interviews with newspapers: Kevin Scalley, Larry Peters, Moe Barocus and Anne White. are available for this.

Anne White and Mary Fox will work on the public hearing.

Anne White will get the letter to the Board of Selectmen and request that we get on the agenda of their meeting.

Anne White adjourned the meeting at 6:40p.m.

Respectfully submitted.

  
Mary Fox  
Acting Clerk

Anne White  
Chair



Of the ideas on the previous list some will be town owned, some will be privately owned and some will be private/public partnerships

There is some overlap from group to group.

They break down as follows:

**Town owned:**

- Chamber of Commerce Booth
- Town offices and storage for town offices
- Wellfleet Historical Society Museum
- Wellfleet Historical Society Museum with park area and easement for bank
- Mixed use community building: functions, movies, classes
- Mixed use community building with Recreation Dept. Attached to oversee
- An area for public gatherings
- An area for arts to be displayed, inside and/or outside
- Build bandstand

**Private/public partnerships;**

- Lease the land to interested businesses
- Satellite Post Office
- Develop the site into a museum with shops and restaurant attached
- educational uses

**Private:**

- Educational uses
- Pharmacy
- Artist studios
- Professional office space
- Sell the building and land with restrictions

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The following came from a list that we revised at our last meeting

Potential uses to recommend to the Board of Selectmen

Chamber of Commerce Booth

Town offices and storage for town offices

Wellfleet Historical Society Museum

Wellfleet Historical Society Museum with park area and easement for bank

Educational uses (CCCC and others)

Pharmacy

Artist studios

Professional office space

Mixed use community building: functions, movies, classes

Mixed use community building with Recreation Department Office attached to oversee

Public/ private partnerships

Lease the land to interested businesses

Satellite Post Office

An area for public gatherings

An area for arts to be displayed, inside and/or outside

Develop the site into a museum with shops and restaurant attached

Build bandstand

Sell the building and land with restrictions