

Town of Wellfleet
335 Main Street Committee
Minutes of Meeting September 30, 2004
Council on Aging Building

Present: Anne White, Chair, Elaine LaChapelle, Moe Barocas, George Moe, and Mary Fox.

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

Option 5, which the committee is requesting the Cecil Group include in their report, was reviewed by the committee as was Anne White's cover letter.

Elaine suggested the committee write a letter to the selectmen requesting they consider our suggested configuration which would limit the bank drive-through to two lanes. Elaine volunteered to write the letter and e-mail members a draft for our input or approval.

It was decided that Anne would call the next meeting when needed since we would not be able to be on the agenda of a selectmen's meeting until after the Special Town Meeting October 18

The meeting was adjourned at 6:30 p.m.

Respectfully submitted,


Mary Fox
Clerk

Anne White
Chair



335 Main Street Committee
Wellfleet

To The Cecil Group:

Thank you for the work you have done on the draft of the Wellfleet Center Improvement Initiative. We of the 335 Main Street Committee have reviewed the draft and feel that the final document will be very helpful to us. You have outlined options well and have given us a foundation in your suggested set of next steps.

After reviewing all of your proposed options we suggest combining many of your ideas into an additional option. We would like to point out that this option would mean a reduction from a three lane drive-through to a two lane drive-through. Attached is a written narrative of this additional option along with a divided chart such as you used in your descriptions and a sketch of the site as our option envisions it. Please add this as Option 5 in your final report.

We look forward to receiving your final draft soon as we think it will be a good tool in guiding the town in decisions that need to be made in the near future. Our first goal after receiving your final report will be to review it with town officials and the community of Wellfleet.

Sincerely,

A handwritten signature in cursive script that reads "Anne White". The signature is fluid and elegant, with a long horizontal flourish extending to the right.

Anne White, Chair
335 Main Street Committee

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Option 5

This option assumes purchase, long term lease or easement of part of the site by the adjacent bank company for expansion of bank operations. (ie: a two lane drive-through.) The former church building would be retained for community oriented uses, such as a community center or meeting rooms. Also in this option a new retail building will be built on the side yard along Main Street, outside the 50 foot filter strip and aligned with the adjacent existing buildings (this would require a waiver of front setback requirements). The demolition of the rectory would allow for additional development or insallation of a park. The setback requirements for a new building where the rectory stands will be determined by its use: residential or retail.

We realize that the zone of contribution for wells in this area prohibits development on the side yard along Main Street at this time.

BUILDING SITE COMPONENT	ACTION	POTENTIAL USES	VOLUME/ CAPACITY	COMMENTS
FORMER CHURCH BUILDING	RETAIN	COMMUNITY CENTER/ MEETING ROOMS	3,500 SQ. FT.	OVER 25 PARKING SPACES NEEDED ACROSS THE STREET, DEPENDING ON NUMBER OF MEMBERS OR SEATS
RECTORY BUILDING	DEMOLISH + CONSTRUCT NEW BUILDING OR PARK	TWO LANE DRIVE-THRU + RESIDENTIAL OR RETAIL OFFICES	2,500 SQ. FT. 2 STORIES	NO ADDITIONAL PARKING SPACES ON SITE, SPACES NEEDED ACROSS STREET
LAWN IN BACK OF BUILDING	RETAIN	OUTDOOR COMMUNITY SPACE	7,500 SQ. FT.	AVOID ALTERATIONS, RESTORE TO THE EXTENT POSSIBLE
SIDE YARD ALONG MAIN ST.	CONSTRUCT NEW BUILDING	RETAIL USE (STORE, SHOP, GALLERY, OFFICES)	1,500 SQ. FT.	OVER 10 PARKING SPACES NEEDED DEPENDING ON NUMBER OF EMPLOYEES

