

Town of Wellfleet  
Wellfleet, Massachusetts

Coastal and Pond Access Committee

Meeting of October 22, 2004  
Approved Minutes

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DEC 17 2004  
TOWN CLERK

Members present: Thomas Flynn, Chairman, James Falcone, Sylvia Smith, Clarence Smith ; Thomas Peters, clerk.

The Chairman called the meeting to order at 1 PM.

OLD BUSINESS

The members first reviewed draft minutes from their meetings of September 16<sup>th</sup> and September 21<sup>st</sup>. The members voted unanimously to approve both sets of minutes.

NEW BUSINESS

1. The members discussed the space known as the "Red Loam" lot. This parcel is best known currently as the "Masons' parking lot." It is located at the confluence of Main Street and Commercial Street in "downtown" Wellfleet. The lot abuts the upper reaches of the harbor, and a town landing adjoins the Masons' parking lot to the South. The Committee has studied this area more than once. It has supported a Veterans' Memorial in this vicinity, and it recommended that the Town landing be maintained properly. Further, the Committee has long proposed that the Town landing be improved with stairs to accommodate the launching of small, motor-less craft such as kayaks and canoes. Upon this background, the members reviewed what appears to be a rather ill defined controversy. Some in the community are upset that Masons erected fencing around their land. The Masons, gratuitously, had long allowed public use of their lot for parking by the general public. However, owing to tidal action and drainage from Town roads, erosion is a problem and "personal injury tort liability" from individuals who are "common-sense challenged" is

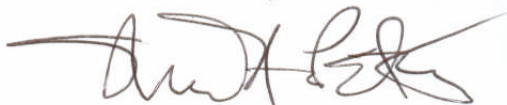
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a concern of any prudent (public or private) landowner. The Masons sought support from the Town to stabilize the portion of the lot abutting the creek and to come to an agreement over use of the parking lot. That effort, here-to-fore has come to no avail. The members remain in *consensus*: the Town should come to agreement with the Masons over use of the lot, take steps to stabilize erosion, and improve the town landing to the modest extent long ago recommended.

2. The members discussed a plan of the "Audubon" Society to conduct tours of Wellfleet Harbor. Members received word from the Chair that the Town will stage a "Wellfleet Harbor Colloquium" on November 6th.

NEXT MEETING: to be determined.

WHEREUPON, the members unanimously voted to adjourn.



Thomas Peters, Clerk

Approved by a vote of 4-0 at the Committee's posted, regular meeting of (December 17, 2004). T.H.P.