



**Wellfleet Board of Selectmen
Minutes of the Meeting of November 9, 2010
Wellfleet Library, 7:00 p.m.**

Present: Chair Jacqui Beebe, Ira Wood, Dale Donovan, Jerry Houk, and Berta Bruinooge; Town Administrator Paul Sieloff.

Chair Jacqui Beebe called the meeting to order at 7 p.m.

Announcements, Open Session and Public Comment [7:00]

Selectman Jerry Houk announced that he went to a dinner and a meeting at the Cape Cod Regional Technical High School, and he was impressed with the teachers and students. Wellfleet has no representation on the Cape Cod Tech School Committee, and Houk hopes that someone might be interested in serving on the School Committee for Cape Cod Tech as there are two openings for anyone from Wellfleet.

Selectman Jacqui Beebe announced that Wellfleet is moving forward with a consultant to explore potential for regional sharing of Police Department services between the Town of Wellfleet and the Town of Eastham. There will be a workshop about the issue on November 29 from 2pm-6pm.

Jan Morissey announced that the Wellfleet Community Forum will host a program called "Chains, Franchises, and Big Box Stores" on November 15 at 7 pm at the Wellfleet Council on Aging. Five people will be speaking, and everyone is invited.

Houk announced that a spaghetti dinner benefit for Katie Sugg will be held on Tuesday, November 16 at 5pm at the Wicked Oyster. It will be \$8/person with an open bar.

Marilyn Cray handed out the formula that she uses to calculate direct and indirect expenses of the Marina Enterprise Fund. The issue will be discussed at the next Selectmen's meeting.

Licenses/Appointments/Reappointments/Use of Town Property

Request received November 2, 2010 from Robin Slack to be a member of the Council on Aging. Wood moved to appoint Robin Slack to the Council on Aging. Donovan seconded. Houk said that he would like to meet Slack before appointing her to the Council on Aging. Slack's appointment will be put off until a later date when she can be present at the meeting.

Request received November 3, 2010 from Olga Kahn to be reappointed to the Planning Board until June 30, 2012.

MOTION 10-0290: Wood moved to amend Motion 09-138 so that Olga Kahn's term for the Wellfleet Planning Board expires on June 30, 2012. Houk seconded. Motion passed 5-0.

Use of Town Property

Application received November 2, 2010 from David Myers of Friends of Wellfleet Recreation to use the Baker's Field area between the Recreation Office, playground, tennis courts, and Kendrick Avenue on Saturday, September 17, 2011 (rain date Saturday, September 24, 2011) from 9:00am-11:00pm for the Annual Wellfleet Boogie.

Myers read the Annual Wellfleet Boogie Mission Statement¹.

Houk asked Myers if nonprofits are charged to set up booths at the Wellfleet Boogie. Myers said that they are charged \$10 and that fees are charged on a sliding scale so that if a nonprofit can not afford the fee, then they are allowed to set up a booth for free.

MOTION 10-0291: Wood moved to approve the use of the Baker's Field area between the Recreation Office, playground, tennis courts, and Kendrick Avenue on Saturday, September 17, 2011 (rain date Saturday, September 24, 2011) from 9:00am–11:00pm for the Annual Wellfleet Boogie. Houk seconded. Motion passed 5-0.

New Business

Discussion on expansion of service hours for restaurant PB Boulangerie Bistro until 12:00 a.m., and request to extend service hours until 1:00 a.m. on December 31, 2010

Donovan recused himself

MOTION 10-0292: Wood moved to approve the expansion of hours for the PB Boulangerie Bistro until 12:00 a.m., and to extend service hours until 1:00 a.m. on December 31, 2010. Bruinooge seconded. Motion passed 4-0.

Donovan rejoined the meeting

Proposed Annual Holiday Party [1-3pm on Wednesday, December 15 at the Fire Station]

The Board of Selectmen is invited to attend the proposed annual holiday party for Town of Wellfleet staff. Sieloff announced that Town Employees will have lunch at 1 pm on December 15 and that staff that do not wish to go to the party will continue to work. The Board of Selectmen agreed to the party by consensus.

Old Business

Discussion on Town Buildings in Marina area

Sieloff would like feedback from the Board regarding exactly what they would like to have done to the Wellfleet Harbor area. Sieloff updated the Board by outlining the possibility of adding and improving bathroom facilities in the Harbor area. Sieloff said that the Town would be able to install a septic tank and a pumping unit for a Beach Sticker office bathroom, insulate the Marina bathroom, and use Town employees to complete a restroom construction and improvement project for an estimated \$10,000. Sieloff also suggested a plan for providing an office and work space for the Shellfish Constable. The plan included converting the space in what is now the Chamber of Commerce office adjacent to the Beach Sticker Office to serve as an office space for the Shellfish Constable. The workspace for the Constable would be at the DPW building. The Town would provide Koch with new furniture for the office. Wood asked Koch about the size of his current office space, and they came to the conclusion that the new office space would be similar in size to his current office. Koch said that Sieloff's proposed solution is not a permanent solution, and he would like to find a long-term solution. Koch would like to explore other options like finding grant money for the project. Bruinooge added that locating the Shellfish Office in what is currently the Chamber of Commerce office would not be ideal because the area is very busy during the summer season. Selectmen Houk and Wood think that separating Koch's office space from his work space is not ideal.

Discussion was paused for the Public Hearing.

Public Hearing [7:30]

Request from David Myers for a one day Beer and Wine License at Baker's Field on Saturday, September 17, 2011 (rain date Saturday, September 24, 2011) from 9:00a.m.–11:00p.m. for the Annual Wellfleet Boogie.

Myers reported that the Wellfleet Boogie has had a good record for many years, that organizers take the event very seriously, and that organizers will meet with the Wellfleet Police before the event.

MOTION 10-0293: Houk moved to approve the request from David Myers for a one day Beer and Wine License at Baker's Field on Saturday, September 17, 2011 (rain date Saturday, September 24, 2011) from 9:00a.m.–11:00p.m. for the Annual Wellfleet Boogie. Donovan seconded. Motion passed 5-0.

Discussion on Town Buildings in Marina Area, Continued

The Board discussed the current site of the Shellfish Office and the deed's stipulation specifying that a bathhouse be built there. Donovan referenced the Mayo Beach Bathhouse Study² from 2003 as good model for a plan as Donovan thinks that there should be some type of 'Master Plan' for the whole Wellfleet Harbor area. Beebe agreed with Donovan and thinks that we should not grapple with the Harbor Area piecemeal. Donovan said that the Selectmen should not send conflicting messages to the Town Administrator, on one hand they ask Sieloff to save money, and on the other hand, they ask that he continue to make large and expensive improvements. Bruinooge asked Donovan how he thinks that the Town should proceed. The issue of a bathroom in the beach sticker office and insulating the bathroom in the Marina was readdressed as was locating the Shellfish Office in the Chamber of Commerce Space in the Beach Sticker Building. Wood said that there should be an understanding that if the Shellfish Office is relocated to the Beach Sticker Office that it must be considered a temporary fix. Additionally, he believed that the improvement of the buildings should be institutionalized and put into the Capital Improvement Plan. The Selectmen discussed the Recreation Department building at Baker's Field, the grant money that helped to fund its construction, and the stipulations of the grant concerning designated uses for the building. Houk asked Sieloff to research the stipulations of the grant for the Recreation building at Baker's Field.

Bruinooge asked Sieloff about the proposed demolishing of the Shellfish building and building of a small bathroom on the site. Sieloff said that a modular building and composting toilet could be installed. Also, a traditional bathroom could be built on the site for an approximate estimate of \$150,000. Sieloff said that the Recreation building at Baker's Field does not have the capacity to support public restrooms.

MOTION 10-0294: Donovan moved to (1) ask the Building and Needs Assessment Committee to meet with the Harbormaster, Beach Administrator, Recreation Director, Shellfish Constable, and the Town Administrator or Assistant Town Administrator to develop a short-term, low-cost solution for the Beach Department sticker office bathroom and Shellfish Department office and facility and (2) to make long-term suggestions using the Mayo Beach Bathhouse Study from 2003 to respond to the first issue as soon as possible and to the second issue in the amount of time that is needed. Wood seconded. Motion passed 5-0.

Future Concerns

Donovan mentioned that the Selectmen had received correspondence from the Town Clerk that there is a need to make revisions to the Town's existing policy for Use of Town Property and assigning of fees so that there is a date certain prior to the use of the Town Property that the funds are received. The item is to be put on a future agenda.

Correspondence and Minutes [October 26, 2010]

MOTION 10-0295: Wood moved to approve the Minutes of October 26, 2010³. Donovan seconded. Motion passed 5-0.

The Selectmen asked that Personnel Bylaws be added to a future agenda.

Adjournment

Attorney Ben Zehnder spoke to the Selectmen about a lot on Pleasant Point that was on the list of properties to be auctioned. Zehnder believes that a building plan analysis should be created and that the Town should determine whether to sell it as a buildable lot before auction so that it receives the maximum amount possible for the land as well as defends itself from becoming the defendant in a zoning action or a building permit action.

MOTION 10-0296: Beebe moved into executive session to discuss the disposition of real property and to discuss personnel matters relating to union matters. Donovan seconded. Each Selectman said yes, and the meeting was adjourned at 8:20.

Respectfully submitted,
Christin Marshall, Executive Assistant

Public Records Materials from the meeting of 11/09/10

1. Wellfleet Boogie Mission Statement
 2. Mayo Beach Bathhouse Study 2003
 3. Minutes of 10/26/10
-