

Wellfleet Planning Board

Zoom

Wednesday, December 6, 2023; 7:00PM

Meeting Minutes

Members Present: Gerald Parent, David Mead-Fox, Alfred Pickard, Jeff Korgen.

Via Zoom: Bonnie Shepard, Donald Thimas, Christine Legere, David Lyttle, Amy Carow, Frank T.

Others Present: Karen Plantier, Jeff Cronin, Kathleen Clemens, and James Nowack.

Opened the meeting: 7:03 Chair Parent

Public Hearing on:

- **Definitive Subdivision Plan -30 Kincaid Street - For Kathleen Clemens and James Nowack**

Jeff Cronin spoke about the three waivers that the Definitive Subdivision Plan is requesting.

1. Section 4.03 – States that the entry be 40-foot right away. The plan is asking for a 30-foot entry for the subdivision.
2. Section 4.04b – States that the Cul-du-sac have a 45-foot radius. The plan is asking for a 40 ft radius.
3. Waiver for Road Construction since they are only put in a driveway.
The driveway grade has an 8.3-degree. Normally the plan for a driveway should be 10-degree.

The Planning Board is requesting that the Bounds be put in. Form D with Bounds be included, and Form D with Waivers included. That there be underground power, which also will be noted on the Site plans. That there be shown an easement of the power utilities across the main lot, and that septic & well drawings be put on the plans.

Motion: Alfred Pickard To approve the plan with the following items added:

The Planning Board is requesting that the Bounds be put in. Form D with Bounds be included, and Form D with Waivers included. That there be underground power, which also will be noted on the Site plans. That there be shown (Site Plan) an easement of the power utilities across lot 8 and going into lot 9 and that septic & well drawings be put on the plans. **Second:** David Mead-Fox **Vote:** 6/0

The Planning Board has 21 days to sign off on the plan. This starts at 7:30pm 12/6/23.

Sexton Property Subdivision: Chair Parent will be recusing himself from both Sexton Property Subdivisions Applications.

Next Meeting: December 19, 2023

Motion: David Mead-Fox To approve the meeting minutes October 18, 2023. **Second:** Jeff Korgen
Vote: 6/0

Closed Meeting: 7:50 pm.