

## ZONING

### *235 Attachment 1*

#### **Town of Wellfleet**

#### **Appendix A District Descriptions**

The following descriptions are made to further delineate certain districts shown on this map:

**RESIDENTIAL 2:** Land included in an area bounded as follows:

On the south by the Town of Eastham;

On the west, by the State Highway, Route 6;

On the north, by the northerly boundary of lots 1 through 5 as shown on a plan made for Fred Hendrickson, said plan recorded in the Barnstable County Registry of Deeds, plan book 231, page 157;

On the east, by the boundary of the Cape Cod National Seashore.

**CENTRAL DISTRICT:** Lands included in an area bounded as follows: Commencing at a point on the southerly sideline of Mill Hill Road, said point being 100.00 feet easterly of the easterly sideline of Briar Lane; thence southerly by a line parallel to and 100.00 feet easterly of the easterly sideline of Briar Lane to the easterly sideline of Ryder Court; thence northerly by the easterly sideline of Ryder Court to a point lying 150.00 feet northerly of the northerly sideline of Main Street; thence easterly by a line parallel to and 150.00 feet northerly of the northerly sideline of Main Street as defined on a plan entitled “The Commonwealth of Massachusetts, Plan of Road in the Town of Wellfleet, Barnstable County, Discontinued as a State highway by the Department of Public Works, April 17, 1962, Scale 40 feet to the inch”, recorded in the Barnstable County Commissioners’ Office, volume 64, pages 4779 through 4784, to the easterly sideline of Squire’s Pond Lane; thence

southerly by the easterly sideline of Squire’s Pond Lane to a point lying 100.00 feet northerly of the northerly sideline of Main Street; thence easterly by a line parallel to and 100.00 feet northerly of the northerly sideline of Main Street as defined on said plan to the westerly sideline of School Street; thence

southerly by the westerly sideline of School Street to the northerly sideline of Main Street; thence

southerly across Main Street to the intersection of the southerly sideline of Main Street as defined on said plan and the westerly sideline of Whit’s Lane; thence southerly by the westerly sideline of Whit’s Lane and continuing on the extension of said line across East Commercial Street to the southerly sideline of East Commercial Street; Thence

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southerly and perpendicular to said southerly sideline of East Commercial Street to Mean High Water Mark; thence

southerly and westerly by an irregular line following the Mean High Water Mark to a point 300.00 feet westerly of the westerly intersection of Kingfish Boulevard and Mayo Beach Road; thence

northerly by a line perpendicular to said Mayo Beach Road across Mayo Beach Road to a point 200.00 feet northerly of the northerly sideline of Mayo Beach Road; thence

easterly by a line parallel to and 200.00 feet northerly of the northerly sideline of Mayo Beach Road to a point lying 200.00 feet westerly of the westerly sideline of Commercial Street; thence

northerly by a line parallel to and 200.00 feet westerly of the westerly sideline of Commercial Street to the northerly sideline of Holbrook Avenue'; thence

southeasterly by the northerly sideline of Holbrook Avenue to a point lying 100.00 feet westerly of the westerly sideline of Commercial Street; thence

northerly by a line parallel to and 100.00 feet westerly of the westerly sideline of Commercial Street to a point lying 100.00 feet southerly of the southerly sideline of Bank Street; thence

northwesterly by a line parallel to and 100.00 feet southerly of the southerly sideline of Bank Street to a point lying 100.00 feet southerly of the southerly sideline of Main Street; thence westerly by a line parallel to and 100.00 feet southerly of the southerly sideline of Main Street to the westerly sideline of Holbrook Avenue; thence southerly by the westerly sideline of Holbrook Avenue to a point lying 150.00 feet southerly of the southerly sideline of West Main Street; thence

westerly by a line parallel to and 150.00 feet southerly of the southerly sideline of West Main Street to the easterly sideline of Howland Lane; thence

northerly by the easterly sideline of Howland Lane to the southerly sideline of West Main Street; thence

northerly across West Main Street by a line perpendicular to Main Street to a point lying 150.00 feet northerly of the northerly sideline of West Main Street; thence easterly by a line 150.00 feet northerly of the northerly sideline of West Main Street to a point lying 100.00 feet westerly of the westerly sideline of Briar Lane; thence northerly by a line parallel to and 100.00 feet westerly of the westerly sideline of Briar Lane to a point lying on the extension of the southerly sideline of Mill Hill Road; thence easterly across Briar Lane by said extension and by the southerly sideline of Mill Hill road to the point of beginning.

Lands included in an area bounded as follows: Commencing at a point lying on the northerly sideline of Main Street, formerly Route 6A, said monument lying 21 and 89/100 feet (21.89') southeasterly of the point of tangency lying opposite station 324+04.48 as shown on a plan entitled, "Plan of Road in the Town of Wellfleet, Barnstable County, Discontinued as State highway by the Department of Public Works, April 17, 1962, scale 40 feet to the inch, thence

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N 13 degrees - 25' - 46" E a distance of 150 and 07/100 feet (150.07') to a concrete bound; thence

N 08 degrees - 11' - 32" E a distance of 161 and 90/100 feet (161.90') to a concrete monument; thence

N 08 degrees - 09' - 50" E a distance of 170 and 42/100 feet (170.42') to a point on the southerly sideline of Long Pond Road, said point lying 50 and 74/100 feet (50.74') northeasterly of the point of curvature opposite station 17+01.09 as shown on the 1949 State Highway Alteration Plan; thence

easterly by the southerly sideline of Long Pond Road to the intersection of said southerly sideline with the westerly sideline of Route 6; thence southerly by the westerly sideline of Route 6 to the northerly sideline of Main Street; thence

northwesterly by the northerly sideline of Route 6 to the point of beginning.

### **COMMERCIAL:**

(1) Land inclusive in an area bounded on the south by the Town of Eastham, on the west by West Road, on the east by Route 6 and on the north by Gill Road.

(2) Lands included in an area bounded as follows: Commencing at the intersection of the westerly sideline of Route 6 and the northerly sideline of Lieutenant's Island Road; thence westerly by the northerly sideline of Lieutenant's Island Road to a point lying 300 feet westerly of the westerly sideline of Route 6; thence northerly by a line parallel to and 300.00 feet westerly of Route 6 to the southerly sideline of Old Wharf Road; thence

easterly by the southerly sideline of Old Wharf Road to the westerly sideline of Route 6; thence southerly by the westerly sideline of Route 6 to the point of beginning.

(3) Land inclusive in an area beginning at a point at the intersection of Route 6 and 6A, then following the easterly side of Route 6A until it rejoins Route 6, thence proceeding along the easterly and northerly side of Route 6 to a point 300 feet west of the intersection of Route 6 and Old County Road, thence; northerly on a line perpendicular from Route 6 for 300 feet, thence; easterly on a line parallel and 300 feet from Route 6 to the railroad right-of-way, thence southeasterly along said railroad right-of-way to a point which is perpendicular from said right-of-way to the southerly point of the intersection of Route 6A and Route 6, thence easterly along said perpendicular to the point of beginning.

(4) Land inclusive in an area beginning at the intersection of Cove Road and Route 6, thence southerly 950 feet along Route 6 to a point, thence westerly on a line perpendicular from Route 6 for a distance of 500 feet, thence northerly on a line parallel to, and 500 feet from, Route 6 until said line meets Cove Road, thence easterly along Cove Road to the point of beginning.

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- (5) Land inclusive in the area beginning at the intersection of School Street and Route 6, thence along the southern and western side of School Street to Long Pond Road, thence along the northern side of Long Pond Road to a point 300 feet east of the intersection of Route 6, and Long Pond Road, thence southerly along the line parallel and 300 feet from Route 6 to the railroad right-of-way, thence northwesterly along said right-of-way to Route 6, thence northerly along Route 6 to the point of beginning.
- (6) Lands included in an area bounded as follows: Commencing at a point on the northerly sideline of Pine Point Road, said point lying 300.00 feet westerly of the westerly sideline of Route 6; thence northerly by a line parallel to and 300.00 feet westerly of the westerly sideline of Route 6 to the centerline of the east arm of Duck Creek; thence easterly by the centerline of the east arm of Duck Creek to the westerly sideline of Route 6 approximately opposite station 269 as shown on the 1949 State Highway Alteration Plan; thence southerly by the westerly sideline of Route 6 to the northerly sideline of Pine Point Road; thence westerly by the northerly sideline of Pine Point Road to the point of beginning.

### **COMMERCIAL 2:**

- 1) Land included in an area bounded as follows:

On the south, by the northerly boundary of lots 1 through 5 as shown on a plan made for Fred Hendrickson, said plan recorded in the Barnstable county Registry of Deeds, plan book 231, page 157;

On the west, by the easterly sideline of the State Highway, Route 6;

On the north, by the boundary of the Cape Cod National Seashore;

On the east, by the boundary of the Cape Cod National Seashore.

- 2) Land included in an area bounded as follows:

On the south, by the boundary of the Cape Cod National Seashore;

On the west, by the easterly sideline of the State Highway, Rte 6;

On the north, by Blackfish Creek;

On the east, by the boundary of the Cape Cod National Seashore.

- 3) Land included in an area bounded as follows:

On the south, by the northerly sideline of Designers road;

On the east, by the easterly sideline of the State Highway, Rte 6;

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On the north, by the southerly boundary of land owned by the commonwealth of Massachusetts, formerly land of the Penn Central Transportation Corporation;

On the east, by the westerly sideline of the Old King's Highway (also known as the Old County Road) as shown on the March, 1970 layout made for the Town of Wellfleet).

4) Land included in an area bounded and described as follows:

Beginning at a point on the westerly sideline of the State Highway, Route 6, at its intersection with the northerly sideline of Kelley Way; thence

Westerly by the northerly sideline of Kelley Way to the southwest corner of Lot 8 as shown on a plan made for the Oliver Real Estate Trust and Reven A. Oliver, said plan recorded in the Barnstable County Registry of Deeds, plan book 538, page 96; thence

Northwesterly by the westerly boundaries of lots 8 and 7 as shown on said Oliver plan, a distance of 349.54 feet to a point; thence

Northwesterly a distance of 1,472 feet, more or less, to a point on the northerly boundary of lot 7 as shown on L.C.P. #17425N, said point being 500.00 feet west of the westerly sideline of the State Highway, Route 6; thence

Westerly by the northerly boundary of lots 7, 6, 46 and 45 as shown on L.C.P. #17425N and #17425U to the easterly sideline of Cove Road; thence

Northerly by the easterly and southerly sideline of Cove Road to a point on the southerly side of Cove Road, said point being 500.00 feet westerly from the westerly sideline of the State Highway, Route 6; thence

Southeasterly on a line parallel to and 500.00 feet westerly from the westerly sideline of the State Highway, Route 6 to a point; thence

Northeasterly on a line perpendicular to the last mentioned course to a point on the westerly sideline of the State Highway, Route 6, said point being 950.00 feet southerly from the intersection of the southerly sideline of cove road with the westerly sideline of said route 6; thence Southeasterly by the westerly sideline of said Route 6 to the point of beginning.

5) Land included in an area bounded as follows:

On the north, by the boundary of the Cape Cod National Seashore; On the northeast, by the westerly sideline of Pole dike road; On the east, by L.C.C. #37990; On the southwest by L.C.C. #32885; Being land shown on a plan made for the Town of Wellfleet, and recorded in the Barnstable County Registry of Deeds, plan book 283, page 64.

6) Land included in an area bounded as follows:

On the south, by Coles Neck road;

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On the west, by lots 26 and 27 as shown on L.C.P. #29786F;

On the south, by lots 23, 24, and 25 as shown on L.C.P. #29786F;

On the northwest, by the easterly sideline of Whitetail Lane;

On the north, by lot 37 as shown on L.C.P. #29786G;

On the west, by lots 36 and 37 as shown on L.C.P. #29786G;

On the north, by the boundary of the Cape Cod National Seashore;

On the east, by the easterly boundary of lot 3 as shown on L.C.P. #29786B;

On the south, by Coles Neck Road;

On the west, by lot 8 as shown on L.C.P. #29786C;

On the east, by lot 6 as shown on L.C.P. #29786C.

Unless otherwise noted, district boundaries outside of and parallel to streets are measured from the street lines. North axis shown refers to true north. Districts are not shown to exact scale. Accompanying distances identified on this map shall be used in determining district dimensions.