

**SATURDAY, MAY 3, 2025
START TIME: 10:00 A.M.
CHECK-IN: 8:30 A.M.
TRURO CENTRAL SCHOOL**



**Parking procedures, childcare reservation information, and other important updates
about Town Meeting available at:
<https://www.truro-ma.gov/townmeeting>**

**ASSISTIVE LISTENING DEVICES (ALD) AND
MATERIAL IN ALTERNATIVE FORMATS
MAY BE ARRANGED.
PLEASE CALL TOWN HALL BEFORE
4/28/25
(508) 349-7004 X 110 OR X 124.**

Truro
**Annual Town
Meeting
WARRANT**



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Message from the Moderator

Dear Truro Voters:

On Saturday, May 3rd, we will gather for the 2025 Annual Town Meeting—continuing a centuries old practice that helped shape our nation. This year marks the 250th anniversary of the American Revolution. Long before it began, town meetings were occurring regularly bringing together citizens to raise, debate and address issues of common concern and in that process lay the foundation for the democracy we cherish today.

As they did then, we gather not just to make decisions, but to take part in the fundamental act of self-governance. At the heart of this practice is freedom—the freedom to raise our voices, express differing viewpoints, and shape our collective future. In this era of rapid change and challenge, upholding this practice is more important than ever.

As your elected Moderator, my responsibility is to conduct an efficient Town Meeting that affords the opportunity for fair and equitable participation by any citizen wishing to attend.

Our process is dictated by Massachusetts General Law, Truro's Bylaws and Town Charter, and parliamentary procedures outlined in the book *Town Meeting Time, Fourth Edition* published by the Massachusetts Moderators Association.

In order to accommodate all voters, the meeting will be held under a large, heated tent at Truro Central School.

- Parking at the Truro Central School will be reserved for those with mobility issues and special needs. Please contact the Community Services Department at 508-413-9507 if you believe you will require this parking or to arrange transportation.
- There will be limited parking available on a first come first serve basis in the parking lots of Savory and the Whitman House Restaurant.
- We will do our best to check-in voters as efficiently and quickly as possible. We request that you give yourself extra time to check-in.
- Due to the outdoor location, we will not be able to provide audio-visual presentations. To facilitate the proceedings, we will be providing a book of the main motions for each article both online prior to the meeting and in print at check-in.
- All handouts for the meeting need to be reviewed by the Moderator at least 48 hours prior to the meeting to ensure that they meet required guidelines. If you are interested in providing handouts and to receive the guidelines, please contact the Moderator.
- There will be a bake sale and water available at the event. We encourage you to bring snacks or a bag lunch. Our hope is that we can complete the meeting in one, likely long, day.
- There will be ample portable restrooms and a hand wash station outside near the tent. Restroom facilities in Truro Central School will be unavailable.

You can find more information and announcements about this specific meeting and Town Meeting in general on the Town of Truro website on the Town Meeting page. Please visit <https://www.truro-ma.gov/townmeeting> or click on "Town Meeting" under helpful links on the home page of the Town Website.

Please take time to read each of the articles fully as well as the motion book when it becomes available. You'll also find information about our traditions, process and procedures in this Warrant. If you have questions about Town Meeting process, please feel free to reach out to the Moderator. I look forward to seeing you at Annual Town Meeting on May 3rd.

Paul Wisotzky
Town Moderator
moderator@truro-ma.gov

Message from the Select Board

Dear Truro Voter:

Last year's Annual Town Meeting and Special Town Meeting brought out an unprecedented number of voters, likely making these meetings the largest in Truro's history. Thanks to detailed planning efforts of staff and officials, the leadership of our Town Moderator, and the flexibility of our citizenry, the meeting was widely regarded as a success. This year's meeting logistics are very similar, with minimal improvements to better bring our legislative branch together under one roof (tent) to make important decisions for our town.

As prescribed by the Charter, the warrant was prepared under the direction of the Select Board. Last year the warrant included two consent agendas and the bundling of free cash articles in an effort to move through the two meetings as efficiently as possible. This year, with fewer articles to consider and only one Town Meeting scheduled, the warrant includes only one consent agenda for customary and housekeeping articles. The Transfer of Funds from Free Cash articles are separated, as they were in 2023 and earlier.

A series of operating budget articles are presented at the start of the Warrant and include the omnibus budget appropriation, free cash transfers for current year expenses related to snow removal, and free cash transfers for the upcoming fiscal year. These free cash transfers are typically used for non-recurring or short-term expenses, or to put money away for larger purchases, "rainy day" savings (general stabilization fund), or long-term liabilities (OPEB). Included in the omnibus budget article is funding for the Human Resources Coordinator position that was approved at the 2024 Annual Town Meeting but defeated at the 2024 Annual Town Election. Other key areas of this year's omnibus budget are the reserve for collective bargaining negotiations, sand to mitigate coastal erosion, Outer Cape Nurse funding and funding for the Library teen room and support staff. This year, the Board and staff introduced a digital budget book which serves as an interactive tool for the public to view details of the fiscal year 2026 budget (available here: <https://www.truro-ma.gov/budget-task-force/links/cleargov-budget-portal>). Further, the Town continues to offer a budget portal where citizens can submit questions or comments. This year's budget does not include a Proposition 2-1/2 override.

Following the operating budget articles, the Financial Articles section of the warrant includes four borrowing authorizations for remediating per- and polyfluoroalkyl substances (PFAS) at Town Hall Hill, architectural and engineering services for Pond Road stormwater infrastructure improvements, solar electricity generation systems to be installed on Town-owned property, and additional funding for HVAC and Roof repairs at the Truro Central School that will augment the borrowing authorized at the 2024 Annual Town Meeting. This section also includes a refund for a cemetery plot and acceptance of a Massachusetts General Law paragraph that will allow the Town to keep a fund for collecting rental fees for and expending for the maintenance of Town-owned buildings/homes.

Eight Community Preservation Act articles are included in the warrant as stand-alone articles and three Charter amendment articles were recommended by the Charter Review Committee and included in the warrant by the Select Board. Two of these articles specify how members of the Select Board and board and committee chairs deal with department heads. The third specifies a time frame for holding Annual Town Meeting.

Acceptance of the Commonwealth's Seasonal Community Designation and the acceptance of a statute that allows the Town to close any public office on a Saturday round out the Massachusetts General Law section. A Land Conveyance article follows, authorizing the Select Board to acquire easements on parcels of Cape Cod National Seashore Land as part of the Herring River Restoration Project so that Town roads can be raised.

Two General Bylaw Amendments are proposed to voters. The first increases beach parking fines to make them more proportionate to the permit fees. The second is a revised version of the Curb Cut Bylaw originally proposed at the 2023 Special Town Meeting that was indefinitely postponed.

The product of the thoughtful work completed by the Ad Hoc Zoning Task Force, in consultation with the Ad Hoc Walsh Property Advisory Committee, staff and a consultant, is a Zoning Bylaw Amendment creating a Walsh Overlay District. This Overlay district covers the necessary zoning framework for the Town to pursue the

recommendations approved at the 2023 Special Town Meeting. Another Zoning Bylaw Amendment proposed by the Planning Board will require that communication towers be designed to conform to building requirements of the State Building Code. The amendment also adds a requirement that an onsite (rather than desktop) structural rating analysis by a structural engineer licensed in Massachusetts be submitted when modifications to an existing tower (typically an equipment swap-out) result in an increased structural load. The amendment further assigns a “Risk Factor/Structure Class” rating to the town’s existing towers.

A new home rule petition for a Pesticide Reduction Bylaw, similar to those petitions submitted by other Cape communities, is proposed. A home rule petition for a Real Estate Transfer fee originally approved by Town Meeting voters at the 2019 Annual Town Meeting and again at the 2022 Annual Town Meeting is once again in front of voters so that the town can petition the legislature again.

An advisory article will present voters with the option to recommend pursuing an electronic voting pilot test at the 2026 Annual Town Meeting. This article addresses Objective #4 of the Select Board’s FY2025 Goals & Objectives.

Four citizen-petitioned articles were presented for this year’s Annual Town Meeting Warrant: an article requiring 100% of free cash to be applied to stabilizing the tax rate; the acceptance of a Massachusetts General Bylaw that allows the town to plow private roads; a Charter amendment prohibiting Finance Committee members from holding appointed office in the Town of Truro; and non-binding resolution to establish a project cost cap and schematic design requirements for a new DPW.

Absent from this year’s Town Meeting warrant is an article requesting a borrowing authorization for a new public works facility. With the level of uncertainty regarding the true cost of the project, the Select Board decided that the best path forward is to bid the construction process, select the bid, and then to prepare a Town Meeting article that is based on the actual bid amount. This eliminates the uncertainty of how much the project will cost and allows construction to move forward almost immediately after voters approve the project at Town Meeting and at the ballot. The Board looks forward to presenting this article at the 2026 Annual Town Meeting and providing information to and soliciting feedback from the citizens over the next year.

Much like the logistical challenges that we faced holding the Town Meetings last year, this year poses significant logistical challenges to accommodate these higher turnout numbers. We thank you in advance for your patience and adherence to directions to maintain order throughout the meeting. We look forward to seeing you all for what we hope is a well-attended Town Meeting.

Truro Select Board

Susan Areson, Chair

Robert Weinstein, Vice-Chair

Nancy Medoff, Clerk

Stephanie Rein

Susan Girard-Irwin

Message from the Finance Committee

To All Truro Voters:

As mandated by Massachusetts' law, the Finance Committee ("Committee") functions as the town's official fiscal watchdog. As such, the Committee's primary responsibility is to study, analyze, and offer recommendations to the Town Meeting with regard to Truro's Annual Budget, Capital Improvement Plan, and any financial warrant articles, as well as to understand and to monitor the process for setting the town tax rate. The Committee must also review and approve all proposed reserve fund transfers for unanticipated expenses.

In performing these responsibilities during 2024 and 2025, the Committee held a number of public meetings, including several joint meetings with the Select Board, and one public Budget Hearing. The Committee also participated in the Budget Task Force ("The Task Force"), which was established several years ago to gain a better understanding of departmental spending and budget requests. The Task Force consists of two members of the Finance Committee, two members of the Select Board, one member of the School Committee, the Town Manager, Finance Director, the Town Accountant and the Superintendent of Schools. The Task Force met eight times throughout the winter of 2025. The meetings are open to the public and televised to allow interested taxpayers to observe the budget in process and ask questions.

The Omnibus Annual Budget for Fiscal Year 2026 totals \$27,700,790 which is an increase of \$1,235,436 or 4.67% from the adopted FY2025 budget (inclusive of overrides) of \$26,465,354. Transfers of Free Cash in support of annual omnibus budget items are not included in either figure. We continue to seek more control over the escalating costs by taking a holistic look at the budget to gain a better understanding of synergies that exist within town departments and among the entire Outer Cape community.

The Committee believes that the proposed budget is needed to deliver the services recommended by the Select Board to the taxpayers. The budget was constructed based on conservative guidelines issued by the Select Board and supported by the Committee. Increases in the budget are largely due to increases in the cost of public safety, existing services and adequate compensation including contractual salary obligations.

As in prior years, the majority of the budget is made up of salaries, employee benefits, energy costs, and education. Since it is difficult to influence spending in the short term in these areas, prudent decisions must be made that will have long-term impact. The Committee encourages continued discussion among community members, Select Board, Town Manager, Finance Committee and town staff on ways in which to collaborate and share resources among neighboring communities. The Committee believes these efforts may result in more effective delivery of services. Absent substantive change in the way we currently deliver services as a region, costs will continue to escalate.

The town derives its revenue from essentially two sources, the tax levy (property tax) and fees (beach permits, excise tax, mooring fees, etc.). The projected funds available from the tax levy after certain adjustments prescribed by the state for FY2026, including debt exclusions, is \$22,562,595. The current projected revenue from receipts and other sources (including Community Preservation Act Funds, Free Cash, and projected State Aid) is \$9,034,112, for a total of \$31,596,707. Free Cash is an important part of this figure and essential to the delivery of non-repeatable year-over-year services. As a non-recurring revenue source, MA Department of Revenue recommends that it be restricted to paying one-time expenditures, funding capital projects, or replenishing other reserves. In the absence of Free Cash, the community would be forced to rely even more heavily on the tax levy.

The town will again be able to contribute \$400,000 toward its unfunded Other Post Employment Benefit liabilities (OPEB). This must be fully funded by 2040. The town has taken steps to invest these funds, which has greatly reduced our current liability and strengthened the town's financial position. A committee has been established to monitor the fund.

The town continues to maintain a healthy Stabilization Fund balance of \$1,720,045.71. This helps maintain our strong bond rating of AA+ by Standard and Poor's and subsequent favorable borrowing costs. It is recommended

that all cities and towns maintain a Stabilization fund equal to 5–7% of the annual budget. The current balance of our fund represents 6.2% of the proposed FY2026 budget. Our bond rating will be critical as we move forward with much needed infrastructure projects that will be funded through longer-term debt financing.

This spring, we anticipate going to market to fund projects that were authorized in the spring of 2024. These issuances will result in a cost to service the debt, which is currently at approximately 2.8% of the proposed FY 2026 budget. This low figure is a function of debt that has been retired since 2008 -- the last phase of major public building construction in town -- and is a function of the deferral of much needed projects. According to data from the Massachusetts Department of Revenue, in FY2024, Truro had the third lowest debt service cost in Barnstable County. Chatham, Orleans, and Eastham all currently have debt service over 10% of their annual budgets. The Collins Center (municipal consultants established by the MA Legislature in 2008) recommends a target of 5% with a floor of 2%.

Ongoing initiatives for the coming year include continued review and monitoring of the town's unfunded liabilities and infrastructure needs. Planning and infrastructure studies comprise \$320,000 of the FY2026 Capital Improvement Plan (CIP). Principal among these will be the completion of water and wastewater planning. The CIP also includes the mitigation of PFAS found on Town Hall Hill. It is important that as discussion takes place citizens pay special attention to the facts presented when votes are taken. There are critical decisions to be made at Town Meeting that will affect the community for years, if not decades, to come.

The Committee recommends that the Annual Town Meeting approve the Omnibus FY2026 Annual Budget and the committee further recommends the citizenry's support of select financial articles for the 2026 fiscal year.

Truro Finance Committee

Robert Panessiti, Chair

Raphael Richter, Vice Chair

Kristen Roberts, Secretary

Michael Fee

Lori Meads

TRURO'S TOWN MEETING TRADITIONS AND GUIDE

TRURO'S LEGISLATURE

As the registered voters who come to Town Meeting and vote, you constitute the legislative branch of Truro's town government. Together as citizens we vote on the Town's operating budgets, capital budgets, bond issues and other financial matters; local statutes, which are called by-laws; the town's budget; and, to convey, acquire, or approve the use of Town owned land.

Truro's Town Meeting is governed by the following: Truro's Charter, Sections 1-3; *Town Meeting Time, A Handbook of Parliamentary Law – Fourth Edition*, available from the Massachusetts Moderators Association; Truro's Bylaws; and Massachusetts General Laws.

THE WARRANT

The Warrant is prepared by the Select Board and consists of articles submitted by the Select Board, by other elected and appointed multi-member Boards, and by petitioned articles submitted by registered voters (10 voters, if submitted for inclusion in the Annual Town Meeting Warrant; 100 for inclusion in a Special Town Meeting Warrant).

Board and Committee votes to recommend the article to Town Meeting are recorded in the Warrant and are presented in the following order: Yes, No, Abstain.

QUORUM - 100 registered voters, must be present before Town Meeting can be convened and begin.

THE MODERATOR

The Moderator is the elected official who serves as the presiding officer, deciding all questions of order and making public declaration of all votes. The Moderator's goal is to conduct the Town Meeting in an impartial, yet expeditious manner, allowing all points of view a fair hearing, while keeping the process moving. In addition to making sure the meeting is efficient and follows required procedures, the Moderator works to ensure that the proceedings are conducted in a kind, respectful and civil manner and asks that all participants join in this effort.

PROCEDURES:

CHECK IN – All voters must first check-in upon arrival at Town Meeting. Check-in will begin 90 minutes before the meeting starts. It is recommended to leave plenty of time for check-in so that the meeting can begin on time. You will be given a voter card when you check in. The card entitles you to vote and cannot be given to another person to vote on your behalf.

SEATING – If you are a voter, you may sit anywhere, except in one area that is reserved for non-voters. Non-voters will be seated in a designated area, and non-voters may be asked to wait to be seated until voters are seated.

VOTING – When the Moderator calls for a vote, please raise your voter card so that it is visible to the Moderator. If the outcome of the vote is not visually obvious to the Moderator or if seven voters challenge the Moderator's call, individual votes will be tallied by tellers. If this occurs, when asked by the Moderator please keep your card raised until the teller has registered it. Each teller will announce their count, a total tallied, and the result announced by the Moderator.

PARTICIPATING AT TOWN MEETING – Voters and non-voters can speak at Town Meeting. If you wish to speak to an issue on the floor, please proceed to a microphone to be recognized by the Moderator. If you cannot go to the microphone, please raise your hand and one will be brought to you. *You must be recognized by the Moderator in order to speak.* The only exception to this is to make a point of order or a point of personal privilege.

You may speak only once per motion including amendments to motions. For example, if you have already spoken to the main motion under consideration and a motion to amend is made, seconded and under consideration, you may speak to the motion to amend.

INTRODUCE YOURSELF – Once recognized by the Moderator, all speakers must introduce themselves. Please state your full name and whether or not you are a Truro voter. You must introduce yourself each time you speak. If you are a staff member, please indicate this. If you are speaking on behalf of a committee, please state this. If you are a member of a committee but speaking personally and not on behalf of the committee, please disclose this during your introduction.

QUESTIONS OF MOVERS, STAFF OR OTHER PARTICIPANTS – All participation at Town Meeting is through the Moderator. For example, if you have a question for a mover of an article or amendment, or for staff, once recognized please say, "through the Moderator, I would like to ask..."

NON-VOTERS – As noted, non-voters can speak at Town Meeting unless there is an objection by a voter and a vote is taken where a majority of voters support the objection.

TIME LIMITS – Once recognized, speakers have a maximum of three minutes, except for movers of articles who may have more time if needed. Time allotments are at the discretion of the Moderator. Timekeepers will assist the Moderator to make sure time limits are followed equitably. We gratefully ask that all speakers abide by time requirements and wrap-up quickly if requested by the Moderator.

PLEASE DO NOT INTERRUPT – EXCEPT TO:

MAKE A POINT OF ORDER – A point of order is related to the process. For example if you believe the speaker has not been properly recognized or if you believe a motion has not been

properly made you make a point of order. A point of order is not an opportunity to state your opinion or ask a question through the Moderator.

MAKE A POINT OF PERSONAL PRIVILEGE – An example here is that you can't hear a speaker or the Moderator; or if you believe the personal health and safety of you or other participants is in jeopardy.

MOTIONS – Actions at Town Meeting are made through motions. Please see the included table for a listing and explanations of the most common motions and their intended actions. A more detailed explanation of motions is contained in *Town Meeting Time*.

MOTIONS AND AMENDMENTS – All motions to amend and new motions must be made in writing at the meeting and include the name of the person making the offering. If possible, please provide three copies so that the Moderator, Town Clerk and Town Counsel can review the motion/amendment simultaneously in order to make the review process during the meeting more efficient. If possible, typed copies are preferred over handwritten. If copies are handwritten, please make sure they are legible. If you can share proposed amendments with the Moderator in advance of the meeting this will allow for prior review and will save time at the meeting. While this is encouraged, it is not required.

The Moderator, in consultation with Town Counsel and the Town Clerk, determines whether the motion/amendment is legal and "within scope" of the original article and this judgment is at the sole discretion of the Moderator and will rule out of order any motion to amend that changes the original motion so that it is no longer within the scope of the article.

The first amendment to a motion is called the primary amendment, and it may itself be amended. An amendment to the primary amendment is called a secondary amendment and may not be further amended. Not more than one primary and one secondary amendment may be pending at any one time.

The Moderator is available prior to Town Meeting for consultation regarding amendments and motions.

Thank you for your cooperation.

TO END THE DEBATE – call for **THE PREVIOUS QUESTION** – "I move the previous question" or "I call the question." If successful, this motion will end the debate. You must be properly recognized by the Moderator to make this motion; it requires a 2nd, is generally not debatable, and needs a 2/3 vote. At the Moderator's discretion, such motion may not be allowed or may be subject to debate, or delayed, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.

TO RECONSIDER AN ARTICLE – a motion to reconsider must be made on the same day as the vote to be reconsidered; must be made within one hour, after intervening business; requires a 2nd, and a majority vote.

TO PREVENT AN ARTICLE FROM BEING HEARD – make a motion to **POSTPONE INDEFINITELY** – "I move that this matter be postponed indefinitely." The motion requires a 2nd and a majority vote. This is different than making a motion to have an article **LAID ON THE TABLE**. If a matter is laid on the table, it must be taken off the table and debated before Town Meeting can be adjourned.

TO END TOWN MEETING – When all the articles have been debated, voted on, and dealt with, a motion must be made to **DISSOLVE** the meeting. The motion requires a 2nd, and a majority vote.

LASTLY, please be kind, civil and respectful. Please do not make things personal. Please refrain from applause. If you speak out of turn repeatedly or are generally disruptive, and have been warned repeatedly by the Moderator, you are at risk of being removed from the meeting.

Motion Chart

Application of rules is indicated by the Motion's Numerical Sequence.

Motions	Description	Debatable	Non-Debatable	Amendable	Non-Amendable	Second Required	Second Not Required	Vote Required	May Reconsider	May Not Reconsider
1. Point of Order	<i>Raises a question about process e.g. time limit or improper procedure.</i>		X				X	N/A		
2. Previous Question Terminate Debate	<i>Ends debate. At the Moderator's discretion, such motion may not be allowed or may be subject to debate, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.</i>		X		X	X		2/3		
3. Postpone Indefinitely	<i>Removes the article from consideration for that Town Meeting.</i>	X			X	X		MAJ	X	
4. Lay on Table	<i>Intended to postpone deliberation until later in the same Town Meeting. If the intent is to end debate, a motion to postpone indefinitely is in order.</i>		X		X	X		MAJ	X	
5. Amendment	<i>Modifies the main motion under consideration. All amendments must be made in writing.</i>	X		X		X		MAJ	X	
6. Accept and Adopt	<i>Officially recognizes or disposes of the findings or recommendations of a report.</i>	X		X		X		MAJ	X	
7. Consider Articles Out of Order	<i>Changes the order of articles from the published Warrant.</i>	X		X		X		MAJ		X
8. Reconsider	<i>Reconsiders an article that has already been voted on. Must be made on the same night as the vote to be reconsidered; must be made within one hour, after intervening business.</i>	X			X	X		2/3		X
9. Adopt a Resolution	<i>Advises the Town or a board, committee or commission to take an action or position but does not require it to do so.</i>	X		X		X		MAJ		X
10. Adjourn to a Fixed Time	<i>Temporarily suspends the meeting until the date and time specified.</i>	X		X		X		MAJ	X	
11. Adjourn or Dissolve	<i>Ends the meeting and the consideration of the Warrant.</i>		X		X	X		MAJ		X

While a motion to amend is under discussion, a motion to postpone indefinitely displaces the previous motion, but a motion to adjourn cannot be taken.

Terms Used in Municipal Finance

Appropriation – An amount of money that has been authorized by vote of Town Meeting to be spent for a designated purpose.

Available Funds – Available funds refer to the Stabilization Fund, Beach Receipts Reserved for Appropriation, Pamet Harbor Receipts Reserved for Appropriation, Recreation Receipts Reserved for Appropriation, Conservation Commission Receipts Reserved for Appropriation, Educational and Governmental Program Access Fees, Free Cash and continued appropriations left in Articles voted at previous Town Meetings.

Bond and Interest Record (Bond Register) – The permanent and complete record maintained by the treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bond Anticipation Note (BAN) – Short-term debt instrument used to generate cash for initial project costs and with the expectation that the debt will be replaced later by permanent bonding. Typically issued for a term of less than one year, BANs may be re-issued for up to five years, provided principal repayment begins after two years (MGL Ch. 44 §17). Principal payments on school-related BANs may be deferred up to seven years (increased in 2002 from five years) if the community has an approved project on the Massachusetts School Building Authority (MSBA) priority list. BANs are full faith and credit obligations.

Capital Outlay Expenditure Exclusion – A temporary increase in the tax levy to fund a capital project or make a capital acquisition. Exclusions require two-thirds vote of the select board or city council (sometimes with the mayor's approval) and a majority vote in a community-wide referendum. The exclusion is added to the tax levy only during the year in which the project is being funded and may increase the tax levy above the levy ceiling.

Cherry Sheet – A form showing all State and County charges and reimbursements to the Town as certified by the Massachusetts Department of Revenue.

Classification of Real Property – Assessors are required to classify all real property according to use into one of four classes: Residential, Open Space, Commercial, and Industrial. Having classified its real property, local officials are permitted to determine locally, within limits established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Classification of the Tax Rate – Each year, the select board or city council vote whether to exercise certain tax rate options. Those options include choosing a residential factor (MGL Ch. 40, §56), and determining whether to offer an open space discount, a residential exemption (Ch. 59, §5C), and/or a small commercial exemption (Ch. 59, §5I) to property owners.

CMR – Code of Massachusetts Regulations.

Code of Ethics – The provisions and requirements of MGL Ch. 286A pertaining to the standards of behavior and conduct to which all public officials and employees are held.

COLA – Cost of Living Adjustment.

Collective Bargaining – The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor unit.

Commitment – Establishes the liability for individual taxpayers. The assessors' commitment of real estate taxes fixes the amount that the collector will bill and collect from property owners.

Community Preservation Act (CPA) – Enacted as MGL Ch. 44B in 2000, CPA permits cities and towns accepting its provisions to establish a restricted fund from which monies can be appropriated only for: a) the acquisition, creation and preservation of open space; b) the acquisition, preservation, rehabilitation, and restoration of historic resources; c) the acquisition, creation and preservation of land for recreational use; d) the creation, preservation and support of community housing; and

e) the rehabilitation and restoration of open space, land for recreational use and community housing that is acquired or created using monies from the fund. Acceptance requires town meeting or city council approval or a citizen petition.

Community Preservation Fund – A special revenue fund established pursuant to MGL Ch. 44B to receive all monies collected to support a Community Preservation Program, including but not limited to, tax surcharge receipts, proceeds from borrowings, funds received from the Commonwealth, and proceeds from the sale of certain real estate.

Free Cash – This is the amount certified annually by the State Bureau of Accounts. Town Meeting may appropriate from Free Cash for any lawful purpose. This is sometimes referred to as Excess and Deficiency.

Overlay (Also called Allowance for Abatements and Exemptions) – The amount raised by the Assessors to be used for potential abatement of property taxes. The Overlay Surplus is the balance of each year's Overlay in excess of outstanding Real and Personal Property receivables and property.

Reserve Fund – This fund is established by the voters at an Annual Town Meeting through the Omnibus Budget. Transfers from the Reserve Fund are within the exclusive control of the Finance Committee and are for extraordinary or unforeseen expenditures.

Stabilization Fund – Special reserve accounts. Town meeting may, by majority vote to transfer into the fund and by two-thirds (2/3) vote for general stabilization fund and majority vote for special purpose stabilization fund to transfer out of the fund, for any legal purpose.

Transfer – The authorization to use an appropriation for a different purpose; in most cases only Town Meeting may authorize a transfer. However, in Truro, with certain restrictions, transfers may be authorized if the transfer is \$2,500 or less, the transfer is within the same Department, and is approved by the Department Head, Town Manager and the Finance Committee.

PROPOSITION 2½ TERMS

Contingent Votes – Chapter 634 of the Acts of 1989 permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (Override). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Select Board. If a referendum is called by the Select Board, it must take place within ninety days of the Town Meeting vote.

Debt Exclusion and Capital Outlay Expenditure Exclusion – These two override ballot questions can be placed on a referendum by a two-thirds (2/3) vote of the Select Board. If a majority of the voters approve the ballot question, the Town's levy limit is temporarily increased for the amount voted at the referendum. The increase may exceed the Town's levy limit.

General Override – A general override ballot question can be placed on a referendum if a majority of the Select Board votes to do so. If the ballot question is approved by a majority of the voters, the Town's levy limit is permanently increased by the amount voted at the referendum. The levy limit increases may not exceed the Town's levy ceiling.

Levy – The property tax levy is the revenue the Town can raise through real and personal property taxes. The levy is the largest source of revenue for the Town.

Levy Ceiling – This is the maximum amount of the levy limit. The ceiling equals 2½% of the Town's full and fair cash value.

Levy Limit – The limit is based on the previous year's levy plus certain allowable increases.

Levy Limit Increase – The levy limit automatically increases each year by 2½% of the previous year's levy limit.

New Growth – The increase in the levy limit attributable to new construction and new parcel sub-divisions.

Override – A community can increase its levy limit by voting at a referendum to exceed the limit. There are three (3) types of overrides: general, debt exclusion and capital outlay expenditure exclusion.

Fiscal Year 2026 Five- Year Capital Improvement Overview

In accordance with the requirements of the Truro Charter (Paragraph 7-2-6), the Select Board respectfully presents for your review the FY2026 Five Year Capital Improvement Plan. The expenditures listed give an overview of current and future capital needs. Attempts to define the future, while prudent from a planning point of view, must be fully recognized as “best estimates” that will be subject to continual change as each capital project moves forward. As per Select Board Policy 42, capital assets are “real assets with a minimum value of \$15,000. Some assets with a useful life of five years or more (such as personal computers) may be aggregated if they have a combined value of \$15,000 or more.” Town investment of capital purchases occurs via the operating budget, borrowing, reserves, or other sources. Capital items listed on the Capital Improvement Plan are chosen after several review rounds, including Town staff justification and subsequent prioritization of all proposed projects; review and discussion with the Budget Task Force and Finance Committee; and final approval by the Select Board.

Starting with the FY2002 Municipal Operating Budget, the Town approved a procedure to incorporate safety and other high priority capital items in the operating budget, up to a maximum expenditure amount to be set annually. A concerted effort has been dedicated to gradually increase the annual appropriation for these priority capital items. This will ensure sufficient budget capacity to develop and maintain a realistic upgrade and/or replacement schedule for the Town’s rolling stock of vehicles, equipment, machinery, and other long-term assets. A summary of these items can be found in two places – the Operating Capital Account (#133) of the Omnibus Budget [Appendix A] as well as under the “R&A” column of the Capital Improvement Budget for FY2026-FY2030, which can be found in Appendix B of this Annual Town Meeting Warrant. “R&A” stands for “Raise & Appropriate.”

Previous capital investments that were purchased through authorized borrowing can be found on the proceeding 5-year debt schedule. As background, during the calendar year 2003, the Town consolidated all long-term debt, including certain Cape Cod Land Bank acquisitions, into one general obligation bond, and refinanced the debt during a period of low interest rates, saving the Town almost \$500,000 over the life of the bond and concurrently improving its Standard & Poor’s bond rating three (3) levels to an A+ rating. The final payment on this bond was completed in June of 2023. In 2006, the Town issued a multipurpose General Obligation Bond that included the Community Center. The final payment on this bond is expected to be made in April of 2026. During the calendar year 2022, the Town consolidated all existing short-term debt, including the Walsh Property Acquisition, Eagle Neck Creek Culvert project, East Harbor Culvert Project, and general obligation bonds, and refinanced the debt prior to what became a period of interest rate increases, saving the Town approximately \$600,000 over the life of the bond. The following Five-Year Debt Schedule includes “Previously Committed Long-term Debt” and “Projects Permanently Financed in 2022” which reflects the issuance from that time period. The Town’s bond rating was reaffirmed as “AA+” after a 2022 review by Standard and Poor’s. Capital Items intended to be funded through borrowing can be found under the “Authorization” column in Appendix B.

As one funding alternative for capital investment, the Capital Stabilization Fund was established per Article 14 of the April 26, 2016 Annual Town Meeting and merged with the balance of the Capital Improvements Fund by vote of the November 13, 2018 Special Town Meeting. The purpose of this Fund is to allow, with Town Meeting approval, appropriation of incremental sums each year to be used for future capital purchases. When the project or purchase is ready to be funded, Town Meeting must vote to appropriate the funds to the project or purchase. This year, a Free Cash transfer article proposes transferring funds to the Capital Stabilization Fund for future purchase of an Ambulance as well as putting aside reserves for future public building needs. See the Capital Plan in Appendix B under the “Cap Stab” column. The Capital Stabilization fund has a balance of

\$542,045, including interest earned through December 2024 as well as over \$35,000 from the Community Impact Fee. The Community Impact Fee was established at the 2024 Annual Town Meeting.

Another funding alternative is the use of undesignated fund balance, otherwise known in Massachusetts as Free Cash. A positive Free Cash balance is due to sound budget practices, including local revenue collections that exceeded projections, effective tax collection operations, and service provision that stayed within the appropriated budget. Free Cash articles related to Capital purchases include a heavy duty equipment trailer, library building access improvements, School technology upgrades, installation of pickleball court at School gym, and long-term planning and evaluation for: existing Town facilities (HVAC, building envelope, carbon reduction), wastewater management, and public water supply. Free Cash avoids expanding the property tax levy via debt service or capital exclusion. Items can be found under the "Free Cash" column in Appendix B.

For reference, another potential funding source is a Capital Exclusion Article. A Capital Exclusion Article is a so-called "menu-override," requiring a majority vote at both Town Meeting and at a Town Election. There are no such Capital Exclusion Articles in the 2025 Warrant.

The Five- Year Debt Schedule for FY2026 through FY2030 follows on the next page. The Capital Improvement Budget for FY2026-FY2030 can be found in Appendix B of the Annual Town Meeting Warrant.

Five-Year Debt Schedule: FY2026- FY2030

Debt figures include principal and interest

PREVIOUSLY COMMITTED LONG- TERM DEBT	FY2026	FY2027	FY2028	FY2029	FY2030
Year committed/amount/repayment					
COMMUNITY CENTER (Note 1)	\$182,875	\$0	\$0	\$0	\$0
2006/\$3,735,000/20 years - paid in full FY2026					
SUBTOTAL	\$182,875	\$0	\$0	\$0	\$0

NOTES

1. The total project amount borrowed has been reduced by the receipt of donations in the amount of \$223,000.

PROJECTS PERMANENTLY FINANCED IN 2022	FY2026	FY2027	FY2028	FY2029	FY2030
Year committed/amount/repayment (Note 2)					
WATERWAY REPAIRS- EAST HARBOR CULVERT PROJECT (Note 3)	\$179,350	\$354,500	\$342,750	\$331,000	\$319,250
2022/\$3,145,100/20 years					
NEW EQUIPMENT- AMBULANCE (TENDER) (Note 4)	\$30,000	\$28,750	\$27,500	\$26,250	\$0
2022/\$166,000/7 years					
LAND ACQUISITION- WALSH PROPERTY (Note 5)	\$320,400	\$328,400	\$340,800	\$357,400	\$393,000
2022/\$4,505,000/20 years					
WATERWAY REPAIRS- EAGLE NECK CREEK (Note 6)	\$61,350	\$61,450	\$59,450	\$57,450	\$55,450
2022/\$657,900/20 years					
NEW EQUIPMENT- AMBULANCE (Note 7)	\$40,750	\$44,250	\$42,500	\$40,750	\$44,000
2022/\$306,000/9 years					
SUBTOTAL	\$631,850	\$817,350	\$813,00	\$812,850	\$811,700
GRAND TOTAL	\$814,725	\$817,350	\$813,000	\$812,850	\$811,700

NOTES

2 These projects were financed with short-term borrowing after they were authorized. They were bonded long-term in March 2022.

Total amount of repayment has been reduced by premium proceeds and previous principal payments.

3. Authorized by Town Meeting in 2017. The East Harbor project will address numerous concerns affecting the safety and water quality of the expansive waterway. Total amount borrowed was reduced by BAN premium of \$167,164 with 2022 ATM Vote. Total project amount borrowed has been reduced by bond premiums in the amount of \$317,736. The debt schedule printed in the 2024 ATM Warrant shows \$319,250 for the FY29 debt service due; the correct figure is \$331,000.

4. Authorized by Town Meeting in 2018. Total project amount borrowed was reduced by bond premiums in the amount of \$19,000.

5. Authorized by Town Meeting in 2019. The Town purchased the Walsh Property ~ 69 acres (+/-) for "general municipal purposes." Total project amount borrowed was reduced by bond premiums in the amount of \$25,000.

6. Authorized by Town Meeting in 2019. The Eagle Neck Creek project improves drainage and remediates tidal flow issues. Total project amount borrowed was reduced by bond premiums in the amount of \$67,100.

7. Authorized by Town Meeting in 2020. Total project amount borrowed has been reduced by bond premiums in the amount of \$44,000.

GREETINGS:

In the name of the Commonwealth, you are hereby required to warn the inhabitants of the Town of Truro qualified to vote in town affairs, to meet at the Truro Central School, 317 Route 6, Truro, MA 02666, on Saturday, May 3, 2025 at 10:00 AM, then and there, to vote on the following articles:

OPERATING BUDGET ARTICLES**Article 1: FY2026 Omnibus Budget Appropriation**

To see if the Town will vote to raise and appropriate and transfer from available funds the sum of Twenty-seven Million, Seven Hundred Thousand, Seven Hundred Ninety Dollars and Zero Cents (\$27,700,790.00) to defray the expenses and charges of the Town of Truro in Fiscal Year 2026 (the period from July 1, 2025 through June 30, 2026), including the costs of public education, debt service and interest payments, and to meet said appropriation by the following means:

Source	Amount
Raise through taxation	\$26,605,137.00
Transfer from Beach Receipts Reserved for Appropriation	\$465,000.00
Transfer from Pamet Harbor Receipts Reserved for Appropriation	\$88,000.00
Transfer from Recreation Receipts Reserved for Appropriation	\$11,400.00
Transfer from Conservation Commission Receipts Reserved for Appropriation	\$10,000.00
Transfer from Educational/Governmental Programming Access Fund	\$156,253.00
Transfer from Ambulance Receipts Reserved for Appropriation	\$365,000.00

or to take any other action relative thereto.

Requested by the Select Board

Explanation: The proposed Fiscal Year 2026 Operating Budget can be found as Appendix A in the Annual Town Meeting Warrant. The Budget format contains the expenditure figures for Fiscal Year 2024, appropriation figures for Fiscal Year 2025, and Town Departments, Finance Committee and Select Board Fiscal Year 2026 recommendation. Please refer to the Select Board's Message to the voters on page 5 and the Finance Committee's Message on page 7.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

Article 2: Amendments to the FY2025 Operating Budget Funded by Free Cash

To see if the Town will vote to appropriate from available funds (Free Cash) such sums of money necessary to supplement the operating budgets of the various Town departments for the current Fiscal Year 2024-2025 (FY2025)

FROM	TO	AMOUNT
Free Cash	Snow Removal	\$65,000.00
To balance the FY2025 budget for emergency snow and ice removal operations.		
TOTAL		\$65,000.00

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article included in each Annual Town Meeting Warrant to address any legal overdrafts (Snow Removal) and supplemental adjustments to current year appropriations. This year's request includes a transfer for the purpose of balancing the snow removal overdraft that occurred during the winter of 2024/2025.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

Article 3: Transfer of Funds from Free Cash**SECTION 1: TO REDUCE OR STABILIZE THE FY2026 TAX RATE**

To see if the Town will vote to transfer Six Hundred Thousand Dollars and no cents (\$600,000.00) from Free Cash to reduce or stabilize the FY2026 Tax Rate, or to take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article that transfers funds to offset the tax rate for the upcoming fiscal year. Annually, the Select Board uses certified Free Cash (unexpended funds) as a revenue source to reduce the impact on the tax rate. Last year, \$700,000.00 of Free Cash was used to offset the tax rate. Staff recommends gradually reducing the amount of Free Cash used in this manner in an effort to prepare for years that less Free Cash is available. For this reason, staff recommends transferring \$600,000.00 of Free Cash to stabilize the FY2026 tax rate.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 2: TO THE OPEB TRUST FUND

To see if the Town will vote to transfer the sum of Four Hundred Thousand Dollars and no cents (\$400,000.00) from Free Cash to the Other Post-Employment Benefits (OPEB) Trust Fund, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article that began at the 2014 ATM to transfer funds into the Other Post-Employment Benefits (OPEB) Trust Fund to cover further liability in accordance with government accounting standards. This year's proposal is to transfer four hundred thousand dollars (\$400,000.00). The balance as of July 1, 2024 in the fund is \$5,377,026.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 3: TO THE CAPITAL EXPENSE STABILIZATION FUND

To see if the Town will vote to transfer the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from Free Cash to the Capital Expense Stabilization Fund, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article that began at the 2016 ATM to transfer funds into the Capital Expense Stabilization Fund to plan for significant capital purchases that will occur several years in the future. Rather than waiting and appropriating or borrowing the entire sum in one year, this fund will allow us to reserve, with Town Meeting approval, incremental sums of money over time. When the project or purchase is ready to be funded, a Town Meeting vote will be required to appropriate the funds. This year's recommended transfer from Free Cash is \$100,000. The balance as of July 1, 2024 in the fund is \$502,327.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 4: TO THE STABILIZATION FUND

To see if the Town will vote to transfer the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from Free Cash to the Stabilization Fund, or take any other action relative thereto.

Requested by the Select Board

Explanation: This transfer will add funds to the Town's Stabilization Fund, which helps the Town maintain its strong bond rating and provides a 'rainy day fund.' The balance as of December 1, 2024 in the Stabilization Fund is \$1,720,045 or 6.2% of the proposed FY2026 Operating Budget. This transfer will bring the Town to the Government Finance Officers Association's recommended 6-10% of operating expenditure budget for the Stabilization Fund.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 5: TO THE GENERAL FUND RESERVE FUND

To see if the Town will vote to transfer the sum of One Hundred Twenty-five Thousand Dollars and no cents (\$125,000.00) from Free Cash to the Reserve Fund (01013257) to be available for extraordinary or unforeseen expenditures in Fiscal Year 2026, or take any other action relative thereto.

Requested by the Select Board

Explanation: In accordance with MGL Chapter 40, Section 6, the Reserve Fund is a sum of money appropriated at Town Meeting to be used for "extraordinary or unforeseen expenditures." The Finance Committee approves or denies Reserve Fund Transfer requests in accordance with Massachusetts General Law and Truro Select Board Policy #42. In recent years, Town Meeting has appropriated \$100,000.00 in the Omnibus Budget to the Reserve Fund. This year, similar to last year, \$100,000.00 is included in the FY2026 Omnibus Budget and \$125,000.00 of Free Cash is requested to bring the FY2026 Reserve Fund total to \$225,000.00. This request brings the reserves of the Town more in line with Government Finance Officers Association recommendations.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 6: TO THE CAPITAL STABILIZATION FUND (FOR AMBULANCE ROLLING STOCK)

To see if the Town will vote to transfer the sum of Seventy-Five Thousand Dollars and no cents (\$75,000.00) from Free Cash to the Capital Stabilization Fund, or take any other action relative thereto.

Requested by Town Administration

Explanation: This article is a customary annual article allocating \$75,000.00 to the Capital Stabilization Fund to plan for a future ambulance purchase.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 7: TO THE OPERATING CAPITAL ACCOUNT

To see if the Town will vote to transfer the sum of Seven Hundred Seventy Thousand Dollars and no cents (\$770,000.00) from Free Cash to the Operating Capital Account (010133), for the following projects and anything incidental or related thereto, as follows:

FROM	TO	AMOUNT
Free Cash	Heavy Duty Equipment Trailer	\$50,000.00
For public works department trailer replacement.		
Free Cash	Town Facility Evaluation Architecture and Engineering Consulting Services	\$200,000.00
To conduct an evaluation of Town-owned facilities to plan and identify maintenance long-term needs to help increase the life expectancy of the buildings.		
Free Cash	Technology Upgrade	\$25,000.00
For Truro Central School's annual investment in upgrading technology.		
Free Cash	Gym Floor Refinishing and Pickleball Court Installation	\$25,000.00
For refinishing of the Truro Central School gymnasium floor and the installation of pickleball courts.		
Free Cash	Accessible Means of Egress at Truro Public Library	\$60,000.00
To install an accessible means of egress in the basement/first floor of the Truro Public Library.		
Free Cash	Engineering/ Remodeling at Town-owned Housing	\$50,000.00
For engineering and remodeling work at Town-owned housing (71 North Pamet Road and 25 South Highland Road).		
Free Cash	Engineering/ Implementation for Wastewater & Stormwater	\$50,000.00
For engineering and implementation of wastewater and stormwater mitigation.		
Free Cash	Permitting Costs for 10-Year Comprehensive Dredge Permit and Dredging	\$40,000.00
For permit preparations and engineering required for the next Pamet Harbor dredge permit and for dredging.		
Free Cash	Strategic Infrastructure Planning Costs	\$120,000.00
For developing a plan linking the Local Comprehensive Plan with Capital Improvement Plan and public infrastructure planning, including conceptual design, planning, and engineering work on major infrastructure projects.		
Free Cash	Master Planning and Evaluation for Public Water Supply Well and Water Storage Tank	\$150,000.00
For initial long-term master planning and evaluation for public water supply well and water storage tank.		
TOTAL		\$770,000.00

or take any other action relative thereto.

Requested by the Select Board

Explanation: This article proposes the use of free cash for capital and planning costs beyond those included in the Operating Capital Budget for the purposes outlined.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 8: TO THE EMPLOYEE BENEFIT ACCOUNT

To see if the Town will vote to transfer the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from Free Cash to the Employee Benefits and Reserve Account (01015351), or take any other action relative thereto.

Requested by Town Administration

Explanation: This article will provide the funding to honor employment contracts (\$50,000.00) for long-time employees that retire or separate from the Town and will also continue the \$50,000.00 "signing bonus" program to assist in the recruitment of personnel for vacant non-School positions, particularly vacant positions in public safety.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

SECTION 9: TO PAY THE COSTS OF RECORDS ACCESS CONSULTING/ GENERAL TOWN CLERK SUPPORT

To see if the Town will vote to transfer the sum of Forty Thousand Dollars and no cents (\$40,000.00) from Free Cash to the Town Clerk Services Budget (0101615200), for the purpose of providing the Town Clerk with additional temporary staff to assist with responding to public records requests and other functions, or take any other action relative thereto.

Requested by Town Administration

Explanation: This transfer will fund consulting services as a temporary measure for the FY2026 fiscal year to support the Town Clerk and Administrative staff to mitigate the increasing volume of public records requests and to support the Town Clerk functions while a more thorough assessment of workload trends is assessed.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

SECTION 10: TO FUND THE CLIMATE ACTION COORDINATOR POSITION

To see if the Town will vote to transfer the sum of Forty Thousand Dollars and no cents (\$40,000.00) from Free Cash to the Health/ Conservation Department Salary and Wages Budget (0105115100) to fund wages and benefits of the Climate Action Coordinator position, or take any other action relative thereto.

Requested by Town Administration

Explanation: These funds will supplement projected solar revenues to pay the costs associated with the Climate Action Coordinator until revenues are realized. The position is currently filled and the Climate Action Coordinator is moving a number of projects of the Climate Action and Energy Committees forward, and is actively seeking grant opportunities to fund climate action work in Truro.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

SECTION 11: TO FUND TOWN SEAL DESIGN SERVICES

To see if the Town will vote to transfer the sum of Ten Thousand Dollars and no cents (\$10,000.00) from Free Cash to the Select Board Services Budget (01012252) to fund graphic design services for the new town seal, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Ad Hoc Town Seal Committee was established by the Select Board in 2024 after Town Meeting voted favorably on Article 39: Advisory Vote to Establish a Town Seal Committee at the 2024 Annual Town Meeting. This funding will support the graphic design work of the Committee. A future article at a subsequent town meeting will request the funds needed to implement a new town seal (i.e. costs to replace existing town seal with the new town seal).

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 12: TO FUND ZONING BYLAW CONSULTING SERVICES

To see if the Town will vote to transfer the sum of Forty-five Thousand Dollars and no cents (\$45,000.00) from Free Cash to the Planning Department Services Budget (01017552) to fund Zoning Bylaw consulting services, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Ad Hoc Zoning Task Force is charged with proposing ways to increase housing opportunities, housing production and economic development. This funding will be used to procure a consultant to assist the Task Force with preparing Zoning Bylaw amendments based on the Local Comprehensive Plan, the Housing Production Plan and the goals identified in the Task Force's charge.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 13: TO ESTABLISH A SENIOR PERKS PILOT PROGRAM

To see if the Town will vote to transfer the sum of Sixty Thousand, Three Hundred Twenty Dollars and no cents (\$60,320.00) from Free Cash, including Thirty-nine Thousand Three Hundred Dollars (\$39,300) to amend the FY2025 Operating Budget to the Select Board Services Budget (01012252) and Twenty-one Thousand Twenty Dollars (\$21,020) to the Select Board Services Budget in FY20206 to fund a Senior Perks Pilot Program, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board and Board of Health (the respective fee setting bodies for beach parking permits and Transfer Station permits) reviewed the staff analysis of the Senior Perks Pilot Program and voted to pursue a one-year pilot program offering discounted beach parking and Transfer Station permits for individuals over the age of 65 that meet the criteria identified to participate in the program. This free cash transfer will be used to off-set the reduction in receipts resulting from the sale of the discounted permits.

To be eligible for the program, the senior must have the motor vehicle that will receive the permit registered in their name and registered to a Truro address, and only (1) of each type of Senior Perks Program permit (i.e. (1) beach permit and (1) Transfer Station permit) per household may be issued for the duration of the Pilot Program. The permits do not need to be on the same vehicle. Permits may not be designated to other individuals. Similar to the Childcare Voucher program, the Senior Perks program will begin as a pilot program in its first year to collect data about use of the program, budgetary impacts, and program policies. The Pilot Program will run from May 15, 2025 through May 14, 2026. The Select Board voted to offer the Senior Perks Beach Permit at a 75% discount (\$7.50) and the Board

of Health voted to offer the Senior Perks Transfer Station Permit at a 50% discount (\$50.00). Final pricing and implementation is subject to regulation amendments that will occur at respective board meetings pending a favorable vote of this article at Town Meeting.

Finance Committee Recommendation	0	3	1
Board of Health Recommendation			
Select Board Recommendation	5	0	0

SECTION 14: TO FUND A PUBLIC SAFETY STAFFING ANALYSIS

To see if the Town will vote to transfer the sum of Fifty Thousand Dollars and no cents (\$50,000.00) from Free Cash to the Town Administration Services Budget (01012952) to fund a public safety staffing analysis, or take any other action relative thereto.

Requested by the Select Board

Explanation: Both the police and fire departments have identified the need for increased staffing and/or changes to the organizational structure of the departments. A study of best practices, organizational structures, and call volumes will help determine what, if any, staffing adjustments are needed and how to minimize budgetary impacts of future staffing adjustments.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 15: TO REPAY FEMA AND CARES ACT MONEY

To see if the Town will vote to transfer the sum of Sixty-two Thousand, Eight Hundred Thirty-seven Dollars and no cents (\$62,837.00) from Free Cash to Fund 0019 (“C-19 FEMA”) and Fund 0020 (“CARES Act”) to repay money charged to the funds for COVID-19 expenditures, or take any other action relative thereto.

Requested by the Select Board

Explanation: The town must repay money charged to FEMA and CARES Act allocations during the COVID-19 pandemic that were not covered by these grants. The repayment is split between FY26 and FY27 in order to meet the state mandated deadline to repay all funds in full by next year.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

SECTION 16: TO PAY THE COSTS OF PROCURING DEVICES FOR A PILOT TEST OF ELECTRONIC VOTING AT ANNUAL TOWN MEETING 2026

To see if the Town will vote to transfer the sum of Twenty Thousand Dollars and no cents (\$20,000.00) from Free Cash to Annual Town Report/ Annual Town Meeting Services Budget (01019552) to pay the costs of procuring electronic voting devices and related services for a pilot test of using electronic voting at the Annual Town Meeting 2026, or take any other action relative thereto.

Requested by the Select Board

Explanation: Article 36 is an advisory vote to recommend a pilot test for electronic voting at Annual Town Meeting 2026. This article is a funding mechanism to procure the electronic voting devices (and the technical services required for implementation). Price quotes were requested and the motion on Town Meeting floor may be a sum less than the figure in this article based on the dollar value of the quote.

Finance Committee Recommendation	2	1	1
Select Board Recommendation	5	0	0

CONSENT AGENDA: CUSTOMARY & HOUSEKEEPING ARTICLES

The Select Board intends to offer a motion at Town Meeting to move the following articles in this section as one.

Article 4: Authorization to Hear the Report of Multi-member Bodies

To see if the Town will vote to hear reports of any multi-member body, whose annual report was not published in the 2024 Annual Town Report, or take any other action relative thereto.

Requested by the Select Board

Select Board Recommendation	5	0	0
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Article 5: Authorization to Set the Salary of the Select Board

To see if the Town will vote to determine and set the salary for Select Board members for Fiscal Year 2026 at \$6,000.00 per member for a total of \$30,000.00, or take any other action relative thereto.

Requested by the Finance Committee

Explanation: This is a customary article included in each Annual Town Meeting Warrant. This year's salary amount is level-funded from last year.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 6: Authorization to Set the Salary of the Moderator

To see if the Town will vote to determine and set the salary for the Town Moderator at \$500.00 per completed Town Meeting or Special Town Meeting; and any appointed Assistant Town Moderators at \$250.00 per completed Town Meeting or Special Town Meeting for Fiscal Year 2026, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article included in each Annual Town Meeting Warrant and this year there is language included for town meetings where any Assistant Town Moderators may be appointed. This year's salary amount for the Moderator is level-funded from last year.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 7: Revolving Fund Expenditure Limits

To see if the Town will vote pursuant to Section 1.1.8 of the General Bylaws to set the following spending limits for Revolving Funds in Fiscal Year 2026

Revolving Fund	Spending Limit
Council on Aging	\$40,000.00
Shellfish Program	\$5,000.00

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article required by Massachusetts General Law that sets expenditure limits annually for the Revolving Accounts established under MGL Chapter 44 Section 53E½. This year's Shellfish Program spending limit is increased to \$5,000 to allow unspent funds to roll from one fiscal year to the next to further support of shellfish propagation efforts. There is no change to the amount of annual funding appropriated to the fund.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 8: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid

To see if the Town will vote to appropriate all sums provided to the Town pursuant to the Chapter 90 Highway Assistance Program of the Massachusetts Department of Transportation for purposes consistent with said program; or to take any other action relative thereto.

Requested by the Finance Director

Explanation: The amount of the Chapter 90 funds to be awarded to Truro by the State for FY2026 is \$298,033.44.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 9: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund

To see if the Town will vote to transfer a sum of money from the Affordable Housing Stabilization Fund to the Affordable Housing Trust Fund; or to take any other action relative thereto.

Requested by the Select Board

Explanation: At the 2021 Annual Town Meeting, voters approved Article 20: To Establish an Affordable Housing Stabilization Fund and to Dedicate a Percentage of the Local Room Occupancy Tax to Said Fund. Thirty-three percent of the Local Room Occupancy Excise Tax was authorized by Town Meeting voters to be automatically transferred to an Affordable Housing Stabilization Fund, as a Stabilization Fund is the only acceptable way under the associated section of Massachusetts General Law to dedicate these recurring receipts. This article is now a customary article that transfers the funds received since the last Annual Town Meeting transfer to the Affordable Housing Trust Fund so that money can be accessed in a more timely manner when appropriate affordable housing opportunities are presented, rather than needing to wait for or call a town meeting to expend said funds. The current balance of the Affordable Housing Stabilization Fund through December 2024 is \$638,693.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

FINANCIAL ARTICLES

TWO-THIRDS VOTE

Article 10: Borrowing Authorization for Environmental Remediation at Town Hall Hill Site

To see if the Town will vote to appropriate the sum of Three Million Two-Hundred Thousand Dollars (\$3,200,000), to pay costs of design and installation to support engineering controls to mitigate the migration of per- and polyfluoroalkyl substances (PFAS) identified in soil and groundwater. These measures include soil capping, permeable barrier wall installation, stormwater mitigation final site grading, regulatory reporting, monitoring, and remediation including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Requested by the Select Board

Explanation: Environmental testing at the current public works facility at Town Hall Hill detected the presence of per- and polyfluoroalkyl substances (PFAS) in soil and groundwater. As required by the Massachusetts Department of Environmental Protection, the town developed a mitigation plan that includes capping the soil, installing a permeable barrier, and continuing monitoring efforts. The project qualifies for a 0% interest PFAS mitigation loan offered by the Massachusetts Clean Water Trust and the Massachusetts Department of Environmental Protection. A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

Town Hall Hill PFAS Mitigation Authorization - \$3.2M	Debt Service*	\$100K Assessed Value	\$500K Assessed Value	2025 Avg Residential Value of \$1,094,373
20 year bond at 4.5%, level debt. Year 1 (FY2026 debt service shown)	\$234,892	\$6.42	\$32.12	\$70.31
<p><i>*This is an estimated tax impact as per Article 39, ATM 9/26/2021. The non-binding article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to issue debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected long term debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2025 total residential value of \$3,656,301,350 as the tax base/valuation, which was assessed by the Board of Assessor's as of January 1, 2024 and certified by the Department of Revenue in the fall of 2024.</i></p>				

TWO-THIRDS VOTE**Article 11: Borrowing Authorization for Pond Road Stormwater Infrastructure Improvements Design and Engineering**

To see if the Town will vote to appropriate the sum of Two Hundred Thousand Dollars (\$200,000), or any other amount, to pay costs of architectural and engineering services associated with advancing the final design plans for stormwater infrastructure improvements to be installed at Pond Road, including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Requested by the Select Board

Explanation: Stormwater infrastructure improvements are needed at Pond Road. This article will fund the architectural and engineering services for final design plans. A future borrowing authorization will be requested at a subsequent town meeting for construction costs. A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

Pond Road Stormwater Infrastructure Study Authorization - \$200,000	Debt Service*	\$100K Assessed Value	\$500K Assessed Value	2025 Avg Residential Value of \$1,094,373
20 year bond at 4.5%, level debt. Year 1 (FY2026 debt service shown)	\$14,681	\$.40	\$2.01	\$4.39
<p><i>*This is an estimated tax impact as per Article 39, ATM 9/26/2021. The non-binding article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to issue debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected long term debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2025 total residential value of \$3,656,301,350 as the tax base/valuation, which was assessed by the Board of Assessor's as of January 1, 2024 and certified by the Department of Revenue in the fall of 2024.</i></p>				

TWO-THIRDS VOTE**Article 12: Borrowing Authorization for Additional Funding for HVAC and Roof Repairs at Truro Central School**

To see if the Town will vote to appropriate the sum of Two Hundred Fifty Thousand Dollars (\$250,000), or any other amount, to pay additional costs of HVAC and roof repairs at the Central School, including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Requested by the Select Board

Explanation: At the 2024 Annual Town Meeting (Article 12) and the 2024 Annual Town Election, voters approved a borrowing authorization of \$1,540,000 for the construction of both the roof and the HVAC system at Truro Central School. Due to cost escalation, an additional \$250,000 is requested to obtain complete funding for this project. A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

School Committee Recommendation			
Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

<i>Additional Funding – HVAC – Truro Central School Authorization - \$250,000</i>	<i>Debt Service*</i>	<i>\$100K Assessed Value</i>	<i>\$500K Assessed Value</i>	<i>2025 Avg Residential Value of \$1,094,373</i>
20 year bond at 4.5%, level debt. Year 1 (FY2026 debt service shown)	\$18,351	\$.50	\$2.51	\$5.49

**This is an estimated tax impact as per Article 39, ATM 9/26/2021. The non-binding article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."*

The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to issue debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected long term debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2025 total residential value of \$3,656,301,350 as the tax base/valuation, which was assessed by the Board of Assessor's as of January 1, 2024 and certified by the Department of Revenue in the fall of 2024.

TWO-THIRDS VOTE**Article 13: Borrowing Authorization for Solar Electricity Generation Systems**

To see if the Town will vote to appropriate the sum of Five Million Dollars (\$5,000,000), or any other amount, for the purpose of funding engineering services, construction, decarbonization, and project management related to solar electricity facilities on Town property, including the payment of all costs incidental and related thereto; to determine whether this amount shall be raised by borrowing or otherwise provided, or to take any other action relative thereto.

Requested by the Energy Committee

Explanation: The Energy Committee has determined that solar power can be profitably developed by Truro for the Town's benefit in converting fossil fuel use to solar electricity use. Several alternative methods of procuring and funding solar capacity at the Town's various locations are under consideration, which include, among others, the use of tax credits or equivalents, state incentive payments, grants, and revenue streams from the value of electricity generated.

Following Town Meeting, and if approved at the Annual Town Election ballot, a request for proposals will be sought for solar development organizations to provide technical and regulatory expertise, perform project construction and maintenance, and/or provide equipment financing. The Committee anticipates that the project revenue streams in the aggregate will exceed project costs, and that those revenues will be applied to pay the operating and maintenance costs including the borrowing debt service, thereby resulting in a positive return to the Town.

A ballot question allowing for a debt exclusion for the purpose described in this article will be on the 2025 Annual Town Election ballot.

Energy Committee Recommendation	4	0	0
Climate Action Committee Recommendation	3	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Solar Electricity Generation Systems Authorization - \$5M	Debt Service*	\$100K Assessed Value	\$500K Assessed Value	2025 Avg Residential Value of \$1,094,373
20 year bond at 5%, level debt. Year 1 (FY2026 debt service shown)	\$383,091	\$10.48	\$52.39	\$114.66

**This is an estimated tax impact as per Article 39, ATM 9/26/2021. The non-binding article requested that "all financial warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."*

The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to issue debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected long term debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2025 total residential value of \$3,656,301,350 as the tax base/valuation, which was assessed by the Board of Assessor's as of January 1, 2024 and certified by the Department of Revenue in the fall of 2024.

Article 14: Reconveyance of Lot O-6A in the Natural Burial Area of the Old North Cemetery

To see if the Town will vote to appropriate or transfer from available funds the sum of \$2,000 to repurchase from Jonathan Evan Sperber and Jacqueline Ann Kouffman of Lot O-6A of the Old North Cemetery (Natural Burial Area) in exchange for the reconveyance to the Town of Lot O-6A, and, further to authorize the Cemetery Commissioners to take such action, and execute such documents or instruments as may be necessary, to carry out the purposes of this article, or take any other action relative there to.

Requested by the Cemetery Commission

Explanation: The Cemetery Commission voted favorably for the return of the lot and associated refund at its February 19, 2025 meeting.

Cemetery Commission Recommendation	3	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 15: Acceptance of Massachusetts General Law: Chapter 40, Section 3, Paragraph 2 (Establishing an Account for the Upkeep and Maintenance of Town Facilities)

To see if the Town will vote to accept the provisions of General Laws Chapter 40, Section 3, Paragraph 2, allow funds any excess funds in the Public Building Rent Accounts to remain in the account at the close of the fiscal year so that they can be used for the upkeep of the facilities in future years; or take any action relative thereto.

Requested by the Select Board

Explanation: According to G.L. c. 40, §3, money received by the Town from the rental or lease of Town-owned buildings is deposited into a special fund for use in maintaining the buildings so rented or leased. However, any funds remaining in such an account at the end of the Fiscal Year revert to the General Fund. By accepting this statute, the town will be able to hold funds deposited in one fiscal year into the next fiscal year so that balances may be preserved for larger maintenance projects.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

COMMUNITY PRESERVATION ACT ARTICLES**Article 16: Community Preservation Act: Administrative Support**

(Administrative Support)

To see if the Town will vote to appropriate the sum of Forty-one Thousand, Six Hundred Seventeen Dollars and no cents (\$41,617.00) from projected Fiscal Year 2026

Community Preservation Act Surcharge Revenue for the administrative expenses of the Community Preservation Committee or take any other action thereto.

Requested by Community Preservation Committee

Explanation: The Community Preservation Act and the Truro Community Preservation Bylaws permit 5% of the projected Community Preservation Act surcharge revenue to be used for management of CPC operations, as well as for workshops, seminars, membership in the Community Preservation Coalition, printing, advertising, and supplies. Any money remaining at the end of the Fiscal year will revert to the Community Preservation Act Undesignated Fund Balance.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 17: Community Preservation Act: Pamet Harbor History Outdoor Display

(Historical Preservation & Recreation)

To see if the Town will vote to appropriate the sum of Three Thousand Eight Hundred Sixty Dollars and no cents (\$3,860.00) from projected Fiscal Year 2026 Community Preservation Act Revenue to be expended by the Pamet Harbor Commission for the design, purchase of supplies and installation of signage on Town-owned land to display information about the history of the Pamet Harbor, and anything incidental or related thereto, and to authorize the Town Manager to take any actions and execute any documents necessary to effectuate the purposes of this vote, or take any other action relative thereto.

Requested by the Pamet Harbor Commission

Explanation: Pamet Harbor receives visitors with varied interests including boating, fishing, shell fishing, birding and simply enjoying the spectacular sunsets and scenery. The proposed project will be an outdoor display on Town-owned land that showcases the rich history of the harbor as a thriving maritime center that included fishing fleets, shipyards, fish packing facilities and sail works. It is hoped that this will enhance the visitor experience and preserve this history of Pamet Harbor.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 18: Community Preservation Act: Contribution to the Affordable Housing Trust Fund

(Community Housing)

To see if the Town will vote to appropriate the sum of Five Hundred Thousand Dollars and no cents (\$500,000.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue, to contribute to the Truro Affordable Housing Trust Fund, and to enter into a grant agreement to set forth the terms and conditions thereof or take any other action relative thereto.

Requested by Truro Housing Authority for The Truro Affordable Housing Trust

Explanation: To create, support and preserve affordable housing to help with the critical problem facing affordable housing in our community.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 19: Community Preservation Act: Media and Digitization Outreach

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Twenty Thousand Dollars and no cents (\$20,000.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue to be expended by the Truro Historical Society to digitize historic documents along with creating a video on important Truro industries in the early 1900's, and to enter into a grant agreement to set forth the terms and conditions thereof, or take any other action relative thereto.

Requested by the Truro Historical Society

Explanation: The Truro Historical Society seeks to improve its outreach to the Truro Community and beyond through two distinct projects: creating a video about two important industries that supported the town during the Depression; and making advances in its digitization project of historic documents and assets.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 20: Community Preservation Act: FORWARD at the Rock Phase II, Regional Housing for Cape Cod residents with Disabilities

(Community Housing)

To see if the Town will vote to appropriate the sum Twenty Thousand Dollars and no cents (\$20,000.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue to provide funding to be expended by the Friends or Relatives with Autism and Related Disabilities (FORWARD), for construction of eight (8) new affordable and supportive one-bedroom apartments on property FORWARD leases from the Town of Dennis, located at 131 Hokum Road, Dennis, MA, which funding is part the Town's contribution with several other Cape Cod Communities to create affordable housing for Cape Cod residents with autism or related disabilities and their families, and to enter into a grant agreement to set forth the terms and conditions thereof, or take any other action relative thereto.

Requested by FORWARD (Friends or Relatives with Autism & Related Disabilities)

Explanation: This project will add eight units to the Cape's inventory of desperately needed extremely low-income affordable housing and because residents are selected by the Cape and Islands Area Office of the Department of Developmental Services based on diagnostic and housing needs, no town has local preference for residence. Although the project will be built in Dennis, the Housing will be open to qualified residents of Truro and the project will directly address the affordable housing needs of the Town.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 21: Community Preservation Act: South Facade Restoration for the Truro Meeting House

(Historic Preservation)

To see if the Town will vote to appropriate the sum Thirty-nine Thousand, Six Hundred Fifty-seven Dollars and no cents (\$39,657.00) from projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue, to be expended by the Friends of the Truro Meeting House to restore the south facade of Meeting House located at 3 First Parish Lane, Truro, MA, and to enter into a grant agreement to set forth the terms and conditions thereof or take any other action relative thereto.

Requested by The Friends of the Truro Meeting House

Explanation: The Truro Meeting House is a historical structure listed on the National Register of Historic Places, it has played a significant role in the history of the Town and it continues to be used for events open to the public. This CPA funding will be used to restore the front façade of the Meeting House. These funds will be added to funds received from private donations, and will include replacement of shingles and trim boards and other related work.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 22: Community Preservation Act: Create the Old County Natural Burial Cemetery

(Open Space & Recreation)

To see if the Town will vote to appropriate the sum of One Hundred Seventy-one Thousand, Five Hundred Twenty Dollars and no cents (\$171,520.00) from the projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue to be expended by the Truro Cemetery Commission to provide for the design and installation of an innovative natural burial cemetery on a portion of the existing New South cemetery land in Truro that has been designated for green burials and to set aside other portions of the land for the preservation of open space, and to authorize the Town Manager and the Select Board to take any actions and sign any documents necessary to effectuate the purpose of this vote, including but not limited to recording any instruments required by Article 97 of the Massachusetts Constitution or take any other action relative thereto.

Requested by the Truro Cemetery Commission

Explanation: As an environmentally conscious alternative to current burial methods, this project will create an ecologically and spiritually enriching final disposition for death for those wishing to be buried at the New South Cemetery. At the same time the Commission will make accessible existing Town-owned land for recreation and preserve native habitat as open space in perpetuity.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 23: Community Preservation Act: Corn Hill Beach Handicap Boardwalk and Expanded Accessible Recreation Improvements

(Outdoor Recreation)

To see if the Town will vote to appropriate the sum of Three Hundred Fifty Thousand Dollars and no cents (\$350,000.00) from Projected Fiscal Year 2026 Community Preservation Act Surcharge Revenue, to be expended by the public works department, to plan, design and construct and purchase related equipment and supplies for renovations to improve handicap accessibility at Corn Hill Beach, and anything incidental or related thereto, and to authorize the Town Manager to take any actions and execute any documents necessary to effectuate the purposes of this vote, or take any other action relative thereto.

Requested by the Truro Beach Advisory Committee and the Commission on Disabilities

Explanation: This proposal requests funding for the planning, design and building of a replacement boardwalk and railing system that will maintain safety and accessibility to Corn Hill Beach as well as to create an expanded recreational area for persons with mobility challenges. The design will be ADA compliant and will remove physical barriers to ensure equal access to our public beach for all Truro citizens and visitors.

Community Preservation Committee Recommendation	8	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

CHARTER AMENDMENT ARTICLES

TWO-THIRDS VOTE

Article 24: Amend Charter Section 4-5-2

To see if the Town will vote to amend Section 4-5-2 of the Town Charter by adding new language as follows (new language shown in **bold underline**):

4-5-2 Except for the purposes of investigation in accordance with section 4-4-1 of this Charter, the Select Board shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the Board nor its members shall give orders to any such employee, the single exception being the Administrative Secretary who reports both to the Town Manager and the Select Board. **However, nothing in this Charter shall prohibit informational non-directive conversations between Select Board members and department heads, provided that such interactions occur at the discretion of the department head.**

or take any other action relative thereto.

Requested by the Select Board

Explanation: The current charter states that the Select Board must communicate with town employees only through the Town Manager and cannot give direct instructions to employees, except for the Administrative Secretary, who works for both the Town Manager and the Select Board.

The revised wording aims to clarify an additional point: Select Board members are now explicitly permitted to have informational conversations with Department Heads, provided that these discussions do not include giving direct orders or instructions. Essentially, Select Board members can engage with Department Heads, at the discretion of the Department Head, to exchange information or pose questions but must refrain from directing their work or issuing commands.

Charter Review Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE

Article 25: Amend Charter Section 6-2-12

To see if the Town will vote to amend Section 6-2-12 of the Town Charter by adding new language as follows (new language shown in **bold underline**):

6-2-12 Multi-member bodies shall deal with employees who are subject to the direction and supervision of the Town Manager solely through the Town Manager, and neither the multi-member body nor its members shall give orders to any such employee. **However, nothing in this Charter shall prohibit informational, non-directive conversations between the chairpersons of multi-member bodies with their respective department heads, provided that such interactions occur at the discretion of the department head.**

or take any other action relative thereto.

Requested by the Select Board

Explanation: The current charter states that committees or boards ("multi-member bodies") must communicate with town employees only through the Town Manager, and neither these groups nor their individual members can directly give instructions to town employees.

The revised wording adds clarification: it explicitly permits Chairs of these committees/boards to hold informational conversations with their respective department heads, at the department head's discretion, as long as these discussions remain purely informational and do not involve giving directions or orders. In other words, Chairs can communicate directly with department heads to share or request information but cannot instruct or manage their tasks.

Charter Review Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE**Article 26: Amend Charter Section 2-1-2**

To see if the Town will vote to amend Section 2-1-2 of the Town Charter by deleting the language in ~~strike through~~ and adding new language as follows (new language shown in **bold underline**):

2-1-2 The Annual Town Meeting shall be held in each year ~~on~~ **no earlier than** the last Tuesday in April **and no later than the Saturday before Memorial Day weekend at the discretion of the Select Board and in accordance with Massachusetts General Law.**

or take any other action relative thereto.

Requested by the Select Board

Explanation: The current charter states that Annual Town Meeting shall be held in each year on the last Tuesday in April.

The revised wording introduces scheduling flexibility, removing the requirement to be confined to a single day in April and permitting the selection of a different calendar day that is not limited to a Tuesday. Additionally, the date range for hosting ATM is expanded to accommodate as many Truro residents, both full-time and part-time, as possible to participate in ATM.

The Annual Town Meeting shall be held in each year no earlier than the last Tuesday in April and no later than the Saturday before Memorial Day weekend at the discretion of the Select Board and in accordance with Massachusetts General Law.

Please note that even if this charter change is approved, the Select Board will still have the authority to reschedule the Annual Town Meeting to any date prior to June 30th as set forth in G.L. c.39, s. 9.

Charter Review Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

MASSACHUSETTS GENERAL LAW ARTICLES**Article 27: Acceptance of M.G.L. Chapter 23B, §32(b) Seasonal Communities**

To see if the town will vote to accept on behalf of the Town of Truro the Seasonal Community Designation as provided for in General Laws Chapter 23B, Section 32(b); or to take any other action relative thereto.

Requested by the Select Board

Explanation: As part of the Affordable Homes Act, Chapter 150 of the Acts of 2024, the Legislature created the Seasonal Communities to recognize Massachusetts communities such as Truro that experience substantial variation in seasonal employment and to create distinctive tools to address their unique housing needs. This article seeks to accept the seasonal communities designation provided to all Barnstable County municipalities with over 35 percent seasonal housing units in Chapter 23B, §32(b) of General Law. Under this section of law, a seasonal community may (i) acquire year-round housing occupancy restrictions for rental or other housing; (ii) acquire and develop housing units with preference for housing seasonal community public employees that are necessary to the health and safety of maintaining a year-round community, including teachers, public works employees, public safety employees, first responders, town administrators and other employees essential for municipal operations as described under section 42(g)(9)(B) of the Internal Revenue Code; (iii) expend funds to develop, on a biannual basis, a comprehensive housing needs assessment; (iv) establish a Year-Round Housing Trust Fund, individually or with other seasonal communities, to provide for the creation and preservation of affordable and attainable housing in seasonal communities for the benefit of year-round residents; and (v) expend funds designated for the creation and preservation of year-round affordable and attainable housing for individuals who, by vocation, produce or support artistic and literary activities.

Acceptance of this designation, requires that the town adopt by-laws or zoning ordinances to permit undersized lots to be used for the creation of attainable year-round housing; adopt by-laws to permit the construction of tiny houses. Upon acceptance, a seasonal community may also increase the residential exemption to 50 percent, up from the current 35 percent. If the Seasonal Communities designation is accepted proposed bylaws will be presented at future Town Meetings.

Select Board Recommendation	5	0	0
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Article 28: Acceptance of M.G.L. Chapter 41, §110A Office Hours on Saturday

To see if the town will accept the provisions of Massachusetts General Laws Chapter 41, Section 110A, which allows any public office in a town to remain closed on any or all Saturdays as may be determined from time to time, or take any other action relative thereto.

Requested by the Select Board

Explanation: This article allows the town to treat Saturday as if it were a legal holiday for the purpose of determining dates for proceedings that may otherwise occur on Saturdays, resulting in the need to reopen Town Hall and staff to work on a Saturday. Additionally, depending on the timing of the Annual Town Election, if Town Meeting is held on a Saturday, the last day for voter registration can fall on the same day as Town Meeting.

Select Board Recommendation	5	0	0
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LAND CONVEYANCE ARTICLES**Article 29: Acquisition of Road Widening Easements for Herring River Restoration Project from Cape Cod National Seashore**

To see if the Town will vote to authorize the Select Board to acquire, by purchase, donation, eminent domain or otherwise, easements in noncontiguous parcels of land from the Cape Cod National Seashore, in locations to be negotiated between the Town and the Cape Cod National Seashore, and as approximately shown on plans on file with the Town Clerk, for the purpose of reconstruction, installation, inspection, maintenance, improvement, repair, replacement and/or relocation of rights of way, roadways, drainage, culverts and associated infrastructure, utilities, driveways, slopes, and grading, and any work required by the Herring River Restoration Project; provided that such acquisition shall be on terms and conditions as the Select Board deems appropriate, and, further, to authorize the Select Board to enter into any and all agreements and take any and all actions necessary or appropriate to effectuate the foregoing purposes, or take any other action relative thereto.

Requested by the Select Board

Explanation: As part of the Herring River Restoration Project, easements on parcels of Cape Cod National Seashore lands will be required to allow the Town to facilitate raising Town roads. By obtaining these easements, the Town will avoid needing to initiate a land exchange with the National Park Service.

Select Board Recommendation	5	0	0
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GENERAL BYLAW ARTICLES**Article 30: Amend Section 4 and Appendix A of General Bylaws**

To see if the Town will vote to amend Section 4 of the Town's General Bylaws by adding new resident only parking bylaw, and to amend Appendix A to the Town Bylaws by adding a schedule of fines for violations of said bylaw, as shown below:

4-4-3-1 No person shall park a motor vehicle on any street, parking lot or other area owned or controlled by the Town of Truro which has been designed as "permit parking only" by appropriate signage unless the vehicle bears a valid resident parking sticker issued in accordance with regulations promulgated by the Select Board.

4-4-3-2 This bylaw shall be enforced in accordance with the non-criminal disposition procedure set forth in G.L. c. 40, §21D and Section 1.1.4 of the Town's General Bylaws. Any person who violates this bylaw shall be subject to fines as set forth in Appendix A and any vehicle parked in violation of this bylaw shall be towed at the owner's expense in accordance with applicable law.

And

Chapter & Section	Subject	Fine \$	Enforcing Authority
<u>4-4-3</u>	<u>Permit Only Parking</u>	<u>\$100 Per Offense; Each day on which a violation occurs or continues shall be considered a new offense</u>	<u>Police Department, Beach Department, Community Services Department</u>

or take any other action relative thereto.

Requested by the Select Board

Explanation: This article seeks to provide stronger enforcement for beach parking violations and to establish a fine structure commensurate with the cost of beach parking permits to deter unpermitted beach parking. Resident beach parking permits are currently \$30 each for the season; non-resident beach parking permits are currently \$120 each for 1-week or \$375 each for the season; and daily passes are \$35 each.

Select Board Recommendation	5	0	0
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Article 31: Amend General Bylaws Chapter IV Public Safety to Add New Section 8 Curb Cuts

To see if the Town will vote to amend the General Bylaws of the Town of Truro Chapter IV Public Safety, by adding a new Section 8, Curb Cuts, and by amending Appendix A to the General Bylaws by adding the following new row relative to fines for violations of the above Section 8, Curb Cut Bylaw, as shown below:

PART A: CURB CUT BYLAW

SECTION 8: CURB CUTS

SECTION 1: Purpose

8-1-1 The purpose of this Bylaw is to protect public safety, including but not limited to safe passage for emergency vehicles and personnel, and to protect Town roads and infrastructure, as they are impacted by the location and use of Curb Cuts on Town- and State-owned roads.

SECTION 2: Curb Cut Defined

8-2-1 For purposes of this Bylaw, a curb cut is the alteration of any portion of the frontage of a lot, on a public way, used for vehicular access to and egress from such lot.

SECTION 3: Regulations

8-3-1 The Select Board shall enact and may from time to time amend regulations to effectuate the purposes of this bylaw.

SECTION 4: Applicability

8-4-1 No person shall create a curb cut or alter an existing curb cut on any property with frontage upon a Town or State public way without a permit issued by the Select Board.

8-4-2 All work to create or alter a curb cut shall be in strict accordance with the Regulations of the Select Board, the terms and conditions imposed on any permit, and all applicable state, local and federal regulations.

8-4-3 For curb cuts on State roads, the applicant shall obtain the approval of the Massachusetts Department of Transportation prior to applying for a permit from the Select Board.

8-4-4 A permit shall be required whether the curb cut is permanent or temporary. This includes Curb Cuts associated with new construction; Curb Cuts absent new construction; new Curb Cuts on lots with existing Curb Cuts; and temporary construction

access for septic system installation, well installation, building moving permit, clearing and grubbing of lots, excavation for foundations, and retaining walls.

8-4-5 For curb cuts involving other work requiring a building permit, the curb cut permit must be obtained prior to application for a building permit for construction on the subject lot. No certificate of occupancy shall issue unless all conditions of the Curb Cut Permit have been met as certified by the Director of Public Works to the Building Commissioner.

SECTION 5: Enforcement; Penalties

8-5-1 Denial of Building Permit/Certificate of Occupancy. Violation of this Bylaw or any regulations enacted pursuant thereto, and/or failure to comply with the conditions of a Curb Cut permit, shall result in a denial by the Building Department of any application for a building permit and/or for issuance of a certificate of occupancy for any construction on the property.

8-5-2 Request to MassDOT for Disapproval of Requested Permit. Violation of this Bylaw, or any regulations enacted pursuant thereto, and/or failure to comply with the conditions of a Curb Cut permit, shall result, where applicable, in a request by the Town to the Massachusetts Department of Transportation for the Department's disapproval of an owner/applicant's request for a permit to enter a State road.

8-5-3 Penalties. Violation of this Bylaw, or any regulations enacted pursuant thereto, and/or failure to comply with the conditions of a Curt Cut approval shall be punishable by a fine as established in Appendix A of the Town's General Bylaws. Each day or portion thereof that a violation exists shall be deemed a separate offense.

8-5-4 Noncriminal Disposition. This Bylaw may be enforced by the Director of the Department of Public Works or their designee in accordance with Chapter 1, s. 1.1.4 of the Town's General Bylaws, such fines may be enforced either through a criminal complaint or non-criminal disposition in accordance with G.L. c. 40, s. 21D.

8-5-5 Other Enforcement. The Town may enforce this Bylaw and/or any regulations enacted pursuant thereto, and/or any conditions of a Curt Cut approval or enjoin violations thereof through any lawful process, and the election of one remedy shall not preclude enforcement through any other lawful means.

SECTION 6: Severability

8-6-1 The provisions of this bylaw are hereby declared to be severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

PART B: CORRESPONDING AMENDMENT TO APPENDIX

To amend the General Bylaws by inserting, in Appendix A, the following terms in a new row corresponding to the above Section 8, Curb Cut Bylaw, as shown below:

<u>Chapter & Section</u>	<u>Subject</u>	<u>Fine \$</u>	<u>Enforcing Authority</u>
4-8-8	Curb Cut	\$300	Building Commissioner

or take any other action relative thereto.

Requested by the Select Board

Explanation: Presently, Select Board Policy 28 Curb Cut Policy provides the purpose, applicability, process, standards, and enforcement for curb cuts in Truro. The Select Board has discussed at various meetings over the years the need for better enforcement mechanisms related to Curb Cut violations, which can best be achieved by the adoption of a Section of General Bylaw and accompanying fine schedule in Appendix A of the General Bylaws.

Select Board Recommendation	5	0	0
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ZONING BYLAW ARTICLES**Article 32: Zoning Bylaw Amendment – Walsh Overlay District**

To see if the Town will vote to amend the Truro Zoning Bylaws by amending the language and adding a MAP as Appendix C to the Bylaws, as set forth below:

§ 10.4 Definitions

For the purpose of the bylaw, certain terms and words shall have the following meaning unless a contrary meaning is required by the context or is specifically prescribed. Terms and words not defined herein but defined in the Zoning Act, Massachusetts General Laws, Chapter 40A, as amended, shall have the meaning given therein unless a contrary intention clearly appears. Words not defined in either place shall have the meaning given in Webster's Third New International Dictionary of the English Language, Unabridged.

Affordable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households. The Town will require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

Affordable Households. Households earning no more than 100% of the current Area Median Income for Barnstable County, as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor.

Affordable Housing. Housing registered as Affordable Dwelling Units with the Town.

Attainable Dwelling Unit. A dwelling unit exclusively available for sale or lease to Affordable Households or Attainable Households. The Town will require assurances of compliance in writing, and provide copies to the Building Commissioner prior to the issuance of a building permit.

Attainable Households. Households with current median income limits no greater than 200% of the current Area Median Income for Barnstable County or, if greater, the percentage of the current median income for attainable households as determined by the Executive Office of Housing and Livable Communities (EOHLC), or its successor. This definition supersedes any definition of "Attainable" or similar terms set forth in this Zoning bylaw.

Building Separation. The space between multiple buildings on a single lot as measured from the nearest exterior point on the building.

Bungalow Court. A group of three or more detached dwelling units owned by one or more persons located on a single lot, which are available for permanent occupation and arranged around a shared communal open space with shared pedestrian access.

Coliving Community. A building or development composed primarily of single or double occupancy rooms with at least one communal kitchen and one communal space in any form or

configuration, including structures housing communal facilities and non-residential uses and separate structures within one lot.

Coliving Unit. A living area intended for one family or nonfamily household that shall have complete or independent or permanent provisions for shared living, eating, and sanitation.

Dwelling Unit. One or more rooms containing both cooking and bathroom facilities and designed for human habitation by one family independent of other facilities. Each accessory building or portion thereof, studio or guesthouse, which has both cooking and bathroom facilities, is considered to be a separate dwelling unit. Affordable Dwelling Units and Attainable Dwelling Units are included in this definition.

Mixed-use Development. Development containing a mix of residential uses and non-residential uses, including, without limitation, commercial, institutional, industrial or other uses.

Multi-family Housing. A building with three (3) or more residential dwelling units or two (2) or more buildings on the same lot with more than one (1) residential dwelling unit in each building, which may be owned by one or more persons.

Townhouse. One (1) or a series of buildings with a party wall or walls, common to adjoining buildings, which is constructed with a yard or public way on not less than two (2) sides that may contain multiple dwelling units.

§ 20.1 Districts Enumerated

For the purposes of this bylaw, the Town of Truro is divided into Zoning Districts designated as follows:

Residential
Beach Point Limited Business
Route 6A, North Truro, Limited Business
Truro Center Limited Business
North Truro Center General Business
Route 6 General Business
Seashore

For the purposes of this bylaw, the following Overlay Districts are established:

Flood Plain
Water Resource Protection
Affordable Rental Housing
Solar Farm Overlay District
Walsh Overlay District

§ 20.2 Purposes of Districts

Walsh Overlay District. The Walsh Overlay District is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families. Three subdistricts promote a

diversity of housing stock and mixed-use development. Development located within this Overlay District will provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.

§ 20.3 Location of Districts

The location and boundaries of the Zoning Districts are enumerated in § 90 of this bylaw and are shown on the map entitled “Zoning District Map of the Town of Truro, Massachusetts,” dated May 2, 2013 which accompanies the bylaw as Appendix A and is declared to be a part of this bylaw. The location and boundaries of the Water Resource Protection Overlay District are identified in § 90.5 of this bylaw, and are shown on the map entitled “Water Resources Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw. The location and boundaries of the Walsh Overlay District and its subdistricts are identified in § 90.5 of this bylaw, and are shown on the map entitled “Walsh Overlay District,” dated March 31, 2025, which appears as **Appendix C** to this bylaw and is declared to be a part of this bylaw.

§ 30.X Walsh Overlay District

- A. Purpose.** The Walsh Overlay District hereinafter referred to as the “WOD” is intended to create housing opportunities through a variety of housing products for seniors, individuals, and families, including both affordable and attainable dwelling units. Three subdistricts promote a diversity of housing stock and mixed-use development. Development located within this Overlay District will provide or be located near recreational opportunities in all subdistricts and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development. The Walsh Recreational Subdistrict is intended to offset the impact of such density by preserving much of the land in that subdistrict for recreational and open space uses, subject to certain stated exceptions, primarily for educational and municipal uses.
- B. Establishment.** The WOD is an overlay district that is superimposed over the underlying zoning district(s) and is shown on the Truro Zoning Map, a copy of which is available for inspection and study in the office of the Truro Building Commissioner, as set forth in on the map entitled “Walsh Overlay District,” dated March 31, 2025, which appears as Appendix C to this bylaw and is declared to be a part of this bylaw.
- C. Subdistricts.** The WOD contains the following subdistricts shown on the Truro Zoning Map as set forth on the map entitled “Walsh Overlay District,” dated March 31, 2025, which appears as Appendix C to this bylaw. The subdistricts are as follows:
 - i. Walsh Low-Density Subdistrict.** The Walsh Low-Density Subdistrict hereinafter referred to as the “WLS” is intended to create affordable and attainable housing opportunities and home-ownership opportunities on compact lots organized around a shared

- communal open space or compact single family dwellings for seniors, individuals, and families. The WLS encourages compact development that is pedestrian-scaled, healthy, safe, and affordable.
- ii. **Walsh Moderate-Density Subdistrict.** The Walsh Moderate-Density Subdistrict hereinafter referred to as the “WMS” is intended to create affordable and attainable housing opportunities and home-ownership opportunities through Mixed-Use Development and/or Multi-family Housing, as well as on compact lots organized around a shared communal open space or compact single family dwellings, for seniors, individuals, and families. Development located within this Overlay District will provide ample recreational opportunities and may provide compatible accessory commercial and other mixed-uses that support a walkable mixed-use development.
 - iii. **Walsh Recreational Subdistrict.** The Walsh Recreational Subdistrict hereinafter referred to as the “WRS” is intended to protect and preserve the natural features, existing topography, wildlife, visual character, and open space for recreational and civic uses that serve the general welfare of the public.
- D. Applicability.** Developments located within the WOD must have 67% or greater of the Gross Floor Area dedicated to Residential uses, subject to n.6 to Table B. WOD provisions shall supersede all other provisions in the Zoning Bylaw with respect to the underlying district including and without limitation, use, dimensions, parking, design standards, and site plan review; however, the provisions of any other overlay district shall continue to apply.
- For any land within the WOD, an applicant may choose to conform either to the zoning regulations which govern the underlying zoning district or to the WOD regulations and procedures set forth by this Section.
- E. Residency Requirement.** Dwelling Units within the WOD shall be made available only for year-round occupancy as prescribed in leases of one-year minimum duration.
 - F. Inclusionary Zoning.** No less than twenty percent (20%) of all new residential units (of each type) constructed within the WOD shall be Affordable Dwelling Units.
 - G. Permitted Uses.** The use requirements in the WOD shall comply with **§ 30.2 Use Table**, herein, except for the following:
 - i. Any and all uses permitted by subdistrict in **Table B**, entitled “**Walsh Overlay District Permitted Uses by Subdistrict**” are consistent with the purposes for which the subdistrict was established and shall supersede the underlying Zoning District; however,

- the provisions of any other applicable overlay district shall continue to apply, and supersede the provisions of the WOD where any conflict exists.
- ii. **Mixed-use Developments.** Any and all other non-residential uses permitted by subdistrict in **Table B** and the underlying Zoning District shall be permitted in Mixed-use Developments. Any non-residential uses allowed by Special Permit in the underlying Zoning District, shall be permitted by special permit in Mixed-use Developments, with the Board of Appeals serving as the Special Permit Granting Authority. Any non-residential uses not permitted in **Table B** shall supersede the underlying Zoning District in Mixed-use Developments; however, the provisions of any other overlay district shall continue to apply, and supersede the provisions of the WOD where any conflict exists.
 - iii. **Non-residential Uses.** All non-residential uses shall not contain any dangerous, noxious, injurious, or otherwise objectionable fire, explosion, radioactive or other hazard; noise, or vibration, smoke, dust or other form of air pollution; electrical or other disturbance; glare, liquid or solid refuse or wastes; conditions conducive to the breeding of insects, rodents, or other substance, conditions or elements in a manner or in an amount as to affect adversely the surrounding areas.
 - iv. For a use not listed In Table B, the use provisions of the underlying Zoning District and any other applicable overlay districts shall apply.

KEY

P	Permitted
SP	May be allowed by special permit granted by the Board of Appeals
N	Not Permitted
N/A	Not Applicable
WOD	Walsh Overlay District
WLS	Walsh Low-Density Subdistrict
WMS	Walsh Moderate-Density Subdistrict
WRS	Walsh Recreational Subdistrict
*	Already Permitted in the Residential District

Table B - Walsh Overlay District Permitted Uses by Subdistrict

Principal Uses	WLS ⁶	WMS ⁶	WRS
Commercial			
Professional office ¹	P ⁷	P ⁷	N
Restaurant	SP ⁷	P ⁷	N
Retail business service (4/14)	SP ⁷	P ⁷	N
Retail sales (4/14)	SP ⁷	P ⁷	N
Trade, repair shop, etc. (4/14)	SP ⁷	P ⁷	N
Wholesale Trade (4/14)	SP ⁷	P ⁷	N
Industrial			
Industrial or manufacturing use ²	N	SP ⁷	N
Public utility	P ⁷	P ⁷	P
Research or experimental lab ³	SP ⁷	SP ⁷	N
Small engine repair	SP ⁷	SP ⁷	N
Institutional			
Hospital, nursing and/or convalescent home	N	SP ⁷	N
Private club not conducted for profit	N	SP ⁷	N
Large-Scale Ground-Mounted Photovoltaic Array (4/11)	N	N	N
Residential			
Attainable Undersized Lot (5/24)	P	P	N
Bungalow Court	P	P	N
Coliving Community	N	SP ⁴	N
Duplex (as defined in §40.1) (5/24)	*	*	N
Mixed-use Development	SP	P	N
Multi-family Housing	P	P	N
Townhouse	P	P	N
Single family dwelling ⁵	*	*	N

Table B - Notes

1. No more than four (4) offices per lot; 20% lot coverage permitted, exclusive of parking; storage of equipment or materials where they are visible from neighboring properties or public or private ways is prohibited. No use shall produce any injurious or offensive dirt, odor, fumes, gas, noise, or danger from explosion or fire.
2. The Board of Appeals shall find that a proposed use is not injurious or offensive or tends to reduce values in the same district by reason of dirt, odor, fumes, gas, sewage, noise, or danger from explosion or fire.
3. The Board of Appeals may approve activities which are necessary in connection with scientific research or scientific development or related production, and which are accessory to a permitted use, if the Board finds the proposed accessory use does not substantially derogate from the public good.
4. Only for year-round residency; otherwise not permitted.
5. Uses in this category are further subject to the special regulations set forth in §40.2, Accessory Dwelling Unit and the Building Commissioner shall serve as the Permit granting authority. (04/07, 4/17, 5/24)
6. With respect to mixed-use projects only, no less than 67% of the Gross Floor Area of any project shall be dedicated to residential use.
7. Only where part of a mixed-use development including residential use(s); otherwise N.

H. Dimensional Requirements. The dimensional requirements in the WOD shall comply with § 50 Area and Height Regulations, herein, except for the following:

- i. Any and all dimensional requirements in **Table C**, entitled “**Walsh Overlay District Dimensional Requirements by Subdistrict**,” shall supersede the underlying Zoning District.
- ii. **Multiple Buildings on a Single Lot.** Multiple buildings on a single lot must comply with the minimum Building Separation distance per subdistrict in **Table C**.
- iii. **Setbacks Abutting Residential Districts.** All front, rear, and side yard setbacks for buildings or structures abutting a Residential District outside of the WOD shall meet a minimum setback of 25-ft or a minimum setback equivalent to 10-ft per story of the building or structure in question, whichever is greater.
- iv. **Setbacks Abutting Route 6.** All front, rear, and side yard setbacks for buildings or structures abutting Route 6 shall meet a minimum setback of 25-ft.

KEY

N/A Not Applicable
 WOD Walsh Overlay District
 WLS Walsh Low-Density Subdistrict
 WMS Walsh Moderate-Density Subdistrict
 WRS Walsh Recreational Subdistrict

Table C - Walsh Overlay District Dimensional Requirements by Subdistrict

Dimensional Requirement	WLS	WMS	WRS
Minimum Lot Size	None	None	N/A
Minimum Lot Frontage	None	None	N/A
Minimum Frontyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Sideyard Setback	10 ft ¹	10 ft ^{1, 3}	25 ft ^{1, 3}
Minimum Backyard Setback	10 ft ¹	10 ft ¹	25 ft ^{1, 3}
Minimum Building Separation	10 ft	10 ft	25 ft
Maximum Building Height	2 stories; 30-ft ^{2, 3}	3.5 stories; 45-ft ²	2 stories; 30-ft ^{2, 3}
Lot Shape	N/A	N/A	N/A
Gross Floor Area	No limit ⁴	No limit ⁴	N/A
Lot Coverage	No limit	No limit ⁴	N/A
Lot Clearing	No limit	No limit ⁴	N/A

Table C - Notes

1. All setbacks shall meet the minimum setbacks for buildings or structures abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
2. All building heights shall meet the maximum building height for buildings or structures abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
3. Dimensional Requirement match the **§ 50 Area and Height Regulations** in the Underlying Zoning, and must also meet the minimum setbacks for buildings or structures

abutting Route 6 or a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.

4. Except as applied to single family residences or duplexes, which remain subject to the existing by-law limitation.

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- I. **Landscape Buffer.** All buildings or structures abutting Route 6 or a Residential District outside of the WOD shall provide a year-round landscaped or vegetated buffer.
- J. **Design Standards.** The following Design Standards shall apply to development in the WOD. Furthermore, these standards provide guidance for building massing, siting, and design solutions. It is understood that buildings and structures may not be able to comply with all of the following guidelines, but buildings and structures should comply if it is physically possible. For projects in the WOD, the following design guidelines shall apply:
- i. All development should be designed to facilitate, accommodate, and encourage use by pedestrians.
 - ii. Non-residential uses should be located on the ground floor in Mixed-use Developments.
 - iii. Buildings on a corner lot should have a façade that relates to both streets.
 - iv. All development located in the subdistricts WMS, WLS, and WRS, should provide public access to common and public recreational land whenever feasible.
- K. **Parking Requirements.** The parking requirements in the WOD shall comply with § 30.9 Parking, herein, except for the following:
- i. Any and all parking requirements in **Table D**, entitled “**Walsh Overlay District Parking Requirements for all Subdistricts**” shall supersede the parking requirements of the underlying Zoning District.
 - ii. Parking may not be located within the minimum setback abutting a Residential District outside of the WOD as specified in the Dimensional Requirements Sections of this by-law.
 - iii. **Mixed-use Developments.** In the case of mixed-use development or multiple uses on a single lot, the parking provided shall meet the total requirements for all uses, except as permitted by the Board of Appeals as specified in the Shared Parking and Off-site Parking Sections of this by-law.
 - iv. **Shared Parking.** An applicant may request to the Board of Appeals to meet the parking requirements for two or more uses by sharing a common shared parking area, provided

that the shared spaces are held in common ownership with all uses being served through easements or fee title, and that all spaces are located within four hundred (400) feet of all uses they serve. It is the responsibility of the applicant to provide documentation to the Board of Appeals showing the expected peak use of all parking spaces, that the usage of such parking area would not occur simultaneously, and that the total proposed number of parking spaces will meet the demands of the uses proposed for the site.

In order to be granted shared parking approval, the Board of Appeals shall determine that a lesser number of spaces would be adequate for all parking needs because of special circumstances such as shared parking for uses having peak parking demands at different times or other measures reducing parking demand.

A reciprocal agreement shall be executed by the owners and operators of the different sources or uses in the building or development ensuring the long-term joint use of such shared parking, and defining the terms upon which the parking is shared.

Table D - Walsh Overlay District Parking Requirements for all Subdistricts

Principal Use	Parking Requirement
Residential	
Bungalow Court; Duplex; Mixed-use Development; Multi-family Housing; Single Family Dwelling	1 space per dwelling unit
Home Occupation, including Commercial Fishing Activity	1 space per dwelling unit as required above, plus 1 space for each non-resident employee
Home Occupation – permitted office use	1 space per dwelling unit as required above, plus 1 space per each non-resident employee
Coliving Community	0.25 space per coliving unit, plus 1 space for each non-resident employee
Park, playground, non-commercial recreation	1 space for each 3 users at maximum utilization ¹

Table D - Notes

1. All parking spaces dedicated to Park, Playground, or Non-Commercial Recreation uses shall be available for free to the public.
2. Parking spaces and aisles located in the WRS are to be permeable and shall be maintained with a level surface of at least four (4) inches of blue stone or T-base equivalent at all times.

- v. Off-site Parking.** An applicant may request to the Board of Appeals to utilize off-site parking to meet the parking requirement. All municipal or other parking facilities which are used to satisfy the parking requirement must meet the following criteria:

The parking facility must be less than one thousand (1,000) feet from the proposed development, measured as measured from the nearest exterior point on a building or structure.

The applicant must provide the Board of Appeals with proof of ownership or lease for those parking spaces in order to satisfy the parking requirement. The owner shall provide offsite parking in perpetuity of the building use, as required by the needs of the tenants. Prior to the expiration of any parking lease, the Board of Appeals shall approve the new mechanism to satisfy the parking requirement.

- vi. **Parking Access.** The location and number of curb cuts shall be minimized to reduce turning movements and hazardous exits and entrances. To the extent possible, access to parking from the public right of way should be located at the rear or the side of the parcel, with the exception of subdistrict WLS. At no point should access to parking be located between the front building facade and the front lot line.
- vii. **Shared Driveways and Private Roads.** Where appropriate and allowable, access to adjoining properties shall be provided. Joint access driveways between adjoining properties shall be encouraged.

A shared driveway, private road, or cross-access connection between abutting parking lots with a binding easement and joint maintenance agreement defining the responsibilities of abutting property owners sharing access is permitted in subdistricts WLS and WMS.

All shared driveways and private roads shall have a minimum of one 5-foot sidewalk on one side of the driveway or roadway.

- viii. **Loading Requirements.** Every Mixed-use Development hereafter erected, enlarged, or occupied which has over 5,000 square feet of non-residential Gross Floor Area shall provide a minimum of one area for the loading and unloading of service vehicles. Every building hereafter erected, enlarged, or occupied for residential use with more than 10 Dwelling Units shall provide a minimum of one area for the loading and unloading of service vehicles.

Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of buildings and fully screened from view from a public street, public space, or abutting residential use.

Loading and unloading areas shall be provided in addition to off-street parking spaces and shall not be considered as supplying required parking spaces. Unless otherwise authorized by the Board of Appeals under site plan review, loading and unloading areas shall be located in the rear of the building.

- L. Violations and Penalties.** Violation of any of the provisions of this bylaw may result in fines of up to \$300 for each offense. Each day that such a violation continues shall constitute a separate offense.

§ 90.5 Overlay Districts

- E. Walsh Overlay District.** The Walsh Overlay District and its subdistricts is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Appendix C Walsh Overlay District with Subdistricts,” which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

The land listed on the Truro Assessor’s Map 43 as

Parcel **43-8**, as registered with the Barnstable County Registry of Deeds in Deeds Book 27849 on Page 58, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 1 which includes former Parcel **43-7**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116 and Deeds Book 32722 on Page 331

Parcel **43-134**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 2;

Parcel **43-135**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 3;

Parcel **43-13**, as registered with the Barnstable County Registry of Deeds in Deeds Book 15998 on Page 329, Deeds Book 1339 on Page 331, and Deeds Book 32722 on Page 331;

Parcel **43-10**, as registered with the Barnstable County Registry of Deeds in Deeds Book 17034 on Page 46, Deeds Book 15327 on Page 145, Deeds Book 1416 on Page 239, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 4;

Parcel **43-226**, as registered with the Barnstable County Registry of Deeds in Deeds Book 17034 on Page 46, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 673, page 3, and shown more specifically as lot 5;

Parcel **43-2**, as registered with the Barnstable County Registry of Deeds in Deeds Book 25648 on Page 111, Deeds Book 15998 on Page 325, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 684, page 90, and shown more specifically as an unnumbered parcel with an area of 57.17± acres;

Parcel **43-9**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 17945 on Page 105, Deeds Book 16182 on Page 65, Deeds Book 32722

on Page 331, and as shown on a plan recorded in Plan Book 684, page 90, and shown more specifically as an unnumbered parcel with an area of 3.68± acres;

Parcel **43-133**, as registered with the Barnstable County Registry of Deeds in Deeds Book 2263 on Page 116, Deeds Book 17945 on Page 105, Deeds Book 16182 on Page 65, Deeds Book 32722 on Page 331, and as shown on a plan recorded in Plan Book 684, page 90, and shown more specifically as an unnumbered parcel with an area of 0.45± acres.

i. Walsh Low-Density Subdistrict. The Walsh Low-Density Subdistrict is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Appendix C Walsh Overlay District with Subdistricts,” which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

All the land in Parcel 43-2, as listed in the Truro Assessor’s Map 43 and as further described in § 90.5.E, that is northerly of a line commencing at the southeasterly corner of the property listed on the Truro Assessor’s Map 40 as Parcel 40-166, as registered with the Barnstable County Registry of Deeds in Deeds Book 21785 on Page 245.; running thence southeasterly bearing S 76 9' 18" E for a distance of 52.21'
Thence S 66 35' 48" E for a distance of 93.06'
Thence N 75 32' 11" E for a distance of 73.12'
Thence N 62 11' 40" E for a distance of 89.28'
to the southwesterly boundary of the property owned by the Town of Provincetown and listed in the Truro Assessor’s Map 40 as Parcel 40-170 and registered with the Barnstable County Registry of Deeds in Deeds Book 25097 on Page 292 and Plan Book 684 on Page 90
Thence follows the boundary of Parcel 40-170 northerly, thereby following the parcel boundaries until the point of commencement, totaling approximately 6 acres.

i. Walsh Moderate-Density Subdistrict. The Walsh Moderate-Density Subdistrict is the area designated as such on the Truro Zoning Map as set forth on the map entitled “Appendix C Walsh Overlay District with Subdistricts,” which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

The land listed on the Truro Assessor’s Map 43 and as further described in § 90.5.E as Parcel 43-7, 43-8, 43-134, 43-135, 43-13, 43-10, 43-226, 43-2, and

All the land in Parcel 43-2 that is southerly of a line commencing at the northwesterly corner of the property owned by the Town of Truro and listed on the Truro Assessor’s Map 43 as Parcel 43-3, as registered with the Barnstable County Registry of Deeds in Deeds Book 4293 on Page 91, Deeds Book 13849 on Page 49, and Plan Book 684 on Page 90; running thence northwesterly bearing N 84 41' 58" W for a distance of 86.15'
Thence S 68 27' 40" W for a distance of 28.60'

Thence S 27 53' 29" W for a distance of 38.31'

Thence S 32 16' 17" W for a distance of 42.97'

Thence S 28 36' 34" W for a distance of 22.66'

Thence S 38 38' 10" W for a distance of 37.23'

Thence N 66 54' 9" W for a distance of 14.09'

Thence N 22 34' 42" W for a distance of 34.30'

Thence N 57 16' 31" W for a distance of 68.92'

Thence S 71 53' 20" W for a distance of 32.20'

Thence S 71 16' 29" W for a distance of 150.24'

Thence S 78 2' 57" W for a distance of 73.52'

to the easterly corner of the property listed in the Truro Assessor's Map 43 as Parcel 43-1 and registered with the Barnstable County Registry of Deeds in Deeds Book 511 on Page 179, Plan Book 52 on Page 47, and Plan Book 680 on Page 90

Thence follows the boundary of Parcel 43-3 southerly to the northerly corner of Parcel 43-180

Thence follows the boundary of Parcel 43-179 and 43-178 westerly to the easterly corner of Parcel 43-10, totaling approximately 33 acres.

i. Walsh Recreational Subdistrict. The Walsh Recreational Subdistrict is the area designated as such on the Truro Zoning Map as set forth on the map entitled "Appendix C Walsh Overlay District with Subdistricts," which appears as **Appendix C** to this bylaw and which is more particularly described and bound as follows:

All the land in Parcel 43-2, as listed in the Truro Assessor's Map 43 and as further described in § 90.5.E, between a northerly line commencing at the southeasterly corner of the property listed on the Truro Assessor's Map 40 as Parcel 40-166, as registered with the Barnstable County Registry of Deeds in Deeds Book 21785 on Page 245.; running thence southeasterly bearing S 76 9' 18" E for a distance of 52.21'

Thence S 66 35' 48" E for a distance of 93.06'

Thence N 75 32' 11" E for a distance of 73.12'

Thence N 62 11' 40" E for a distance of 89.28'

to the southwesterly boundary of the property owned by the Town of Provincetown and listed in the Truro Assessor's Map 40 as Parcel 40-170 and registered with the Barnstable County Registry of Deeds in Deeds Book 25097 on Page 292 and Plan Book 684 on Page 90

Thence follows the boundary of Parcel 40-170 easterly to the westerly boundary of the Cape Cod National Seashore and listed as Parcel 40-78 to the northeasterly corner of Parcel 43-3

Thence follows the boundary of Parcel 43-3 southwesterly to the northwesterly corner of 43-3

Thence follows a southerly line commencing at the northwesterly corner of the property owned by the Town of Truro and listed on the Truro Assessor's Map 43 as Parcel 43-3, as registered with the Barnstable County Registry of Deeds in Deeds Book 4293 on Page 91, Deeds Book 13849 on Page 49, and Plan Book 684 on Page 90; running thence northwesterly bearing N 84 41' 58" W for a distance of 86.15'

Thence S 68 27' 40" W for a distance of 28.60'

Thence S 27 53' 29" W for a distance of 38.31'

Thence S 32 16' 17" W for a distance of 42.97'

Thence S 28 36' 34" W for a distance of 22.66'

Thence S 38 38' 10" W for a distance of 37.23'

Thence N 66 54' 9" W for a distance of 14.09'

Thence N 22 34' 42" W for a distance of 34.30'

Thence N 57 16' 31" W for a distance of 68.92'

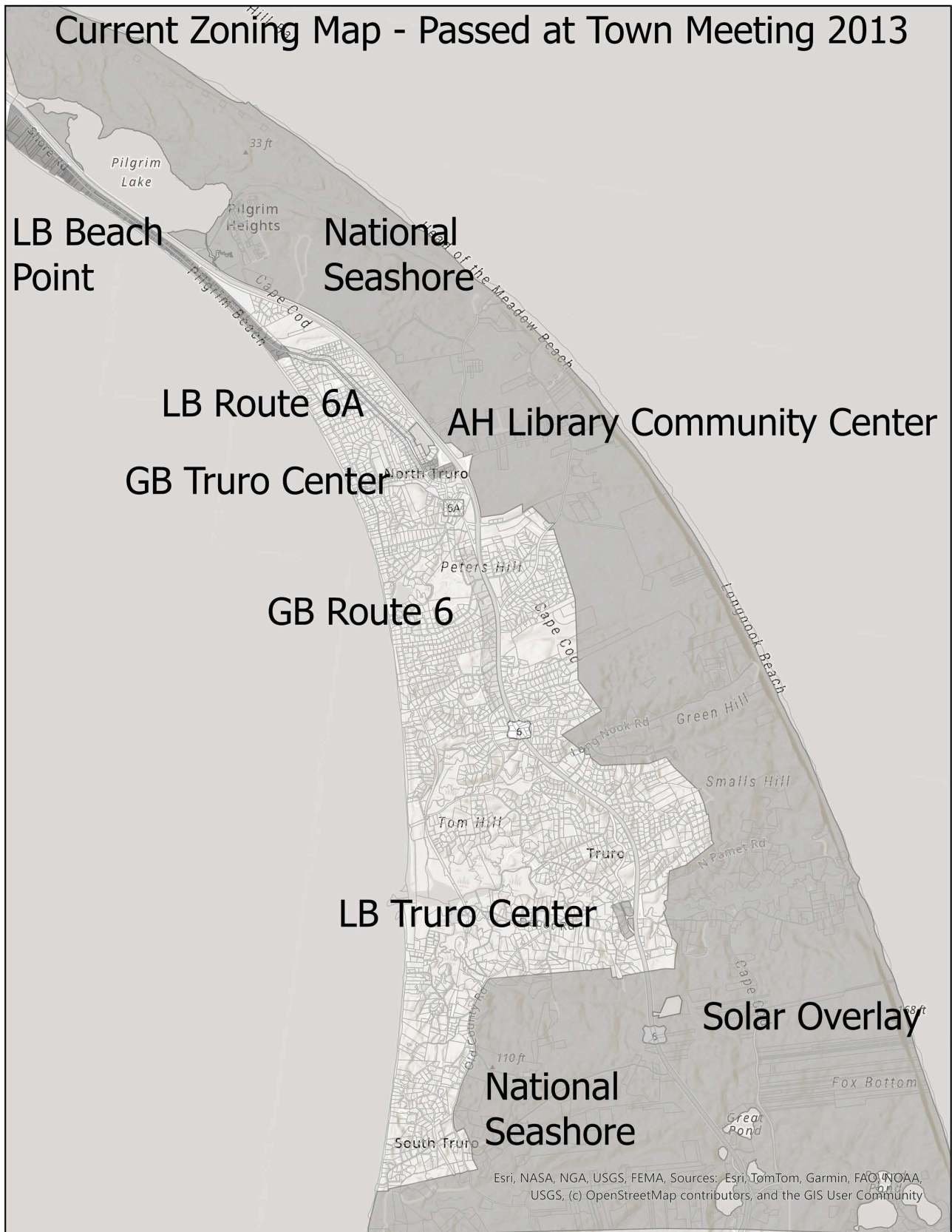
Thence S 71 53' 20" W for a distance of 32.20'

Thence S 71 16' 29" W for a distance of 150.24'

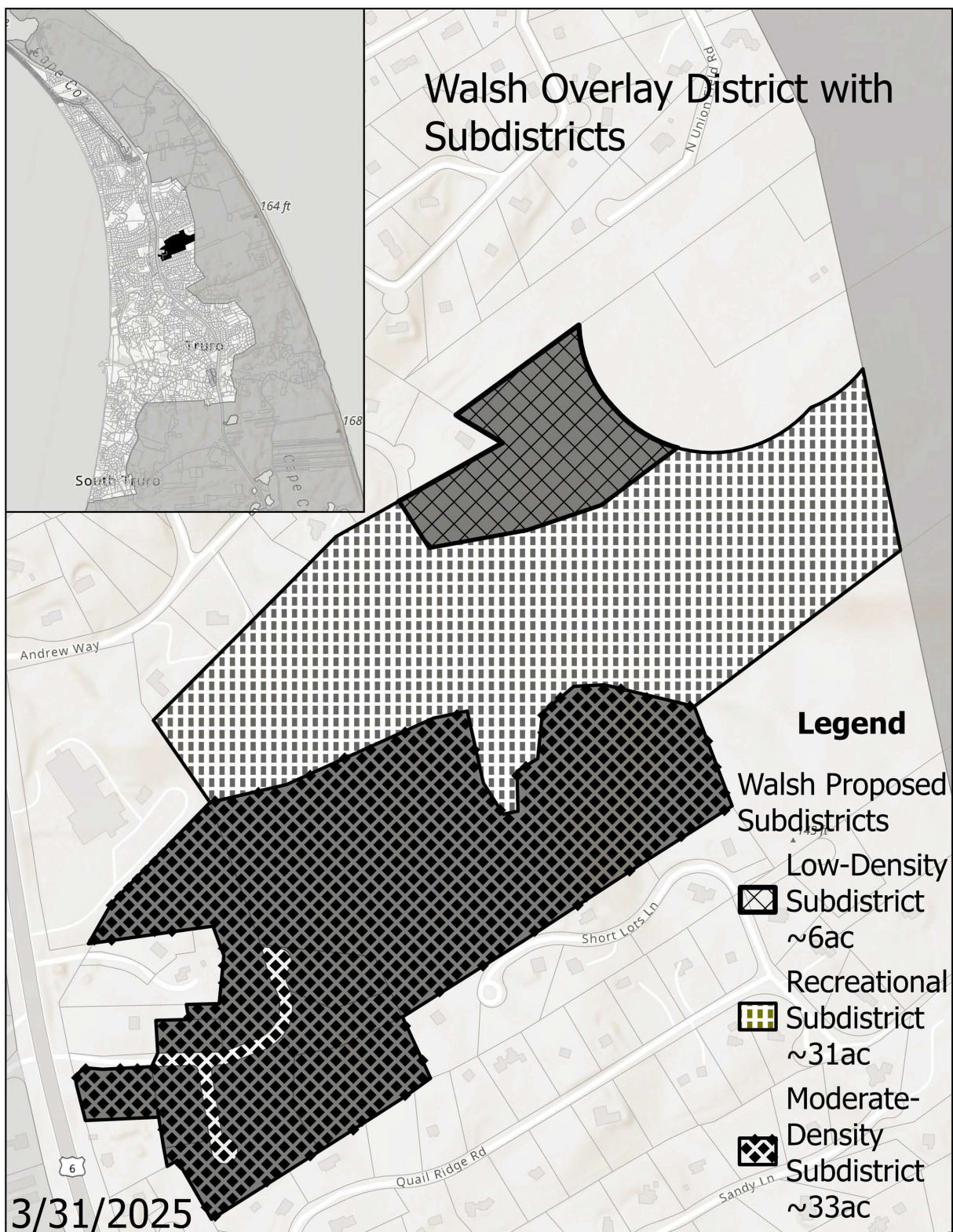
Thence S 78 2' 57" W for a distance of 73.52'

to the easterly corner of the property owned by the Town of Truro and listed in the Truro Assessor's Map 43 as Parcel 43-1 and registered with the Barnstable County Registry of Deeds in Deeds Book 511 on Page 179, Plan Book 52 on Page 47, and Plan Book 680 on Page 90

Thence follows the boundary of Parcel 43-1 northerly, thereby following the parcel boundaries until the point of commencement, totaling approximately 31 acres



Proposed Appendix C



or take any other action relative thereto.

Requested by the Zoning Task Force

Explanation: The Zoning Task Force (ZTF) created by the Select Board to, among other things, “review the town’s zoning and general bylaws with a focus on provisions that may affect housing opportunities or production ...” and “draft bylaw and/or policy amendments for recommendation to the Select Board” unanimously recommends the attached zoning bylaw amendment creating a Walsh Property Overlay District to the Select Board for its consideration and, if acceptable to the Select Board, placement on the warrant as an article for consideration at the 2025 Town Meeting. As a proposed amendment to the town’s zoning bylaw, this warrant article remains subject to legal review by the town’s counsel, KP Law, as well as a public hearing before the Planning Board.

The ZTF approved unanimously by roll call vote on March 3, 2025 recommending the attached bylaw amendment to the Select Board.

Process. The ZTF was established in October 2025 and held its first meeting on October 28, 2024. The ZTF chose to commence its work by developing a proposed bylaw amendment creating an overlay district for the Walsh property. We feel that this is a pressing need in order to allow the town to move forward expeditiously with the development of the Walsh property as approved at 2024 Town Meeting. The ZTF has been ably advised by Kennan Rhyne of Rhyne Civic Strategies LLC and our staff liaison, Barbara Carboni, the Town Planner and Land Use Counsel.

Early in our work, it became clear that the Walsh property cannot be developed consistent with the Town Meeting’s mandate without changing the current residential zoning of the property. The current zoning is quite restrictive and would allow far fewer than the recommended up to 160 dwelling units to be constructed.

The ZTF has sought to balance the vision for the Walsh property articulated by the Walsh Committee and approved by the Town at the 2024 Town Meeting with the Town’s character as a rural, residential community on the Outer Cape. Thus, the proposed bylaw amendment provides for multiple types of housing in addition to those permitted in the residential district and permits smaller lot sizes and requires development of affordable and attainable housing.

The ZTF has met twice with the full Ad Hoc Walsh Committee to obtain input into their vision of how the Walsh property will be developed and to obtain their feedback on the draft overlay bylaw amendment. We also held a public listening session on February 26th to seek community input and reached out to the chair of the Planning Board. We have also established an email address to receive comments. We intend to continue our outreach efforts to ensure that our fellow townspeople have the opportunity to ask questions and are provided with the complete rationale for the provisions of the proposed overlay district. At the ZTF meeting on February 18, we approved a draft of the overlay amendment for consideration at the February 26 public meeting and submission to the Select Board. Following our review of comments submitted, we met on March 3 to consider changes to the draft bylaw amendment as a result of community commentary.

Changes. The ZTF made several changes to the draft as a result of outreach to the community. The first is to eliminate the ability to build up to a 5 story building pursuant to a special permit for a senior living facility. The vast majority of commenters objected to the possibility of a 5 story building on the Walsh property and the ZTF agreed to reduce the maximum building height to 3 stories. Second, the ZTF agreed to expand the minimum side yard setback from a proposed 5 feet to 10 feet. This will provide for more space between buildings on adjacent lots. Although the ZTF carefully considered other comments received, we ultimately decided to retain the remainder of the proposed bylaw amendment in order to provide the town and the Ad Hoc Walsh Committee with sufficient flexibility to allow development of the area in the manner deemed most beneficial to the town. We recognize that, as town-owned property, there are multiple opportunities to control development of the Walsh property and we feel that our role is to enhance the opportunity for such development while imposing only appropriate and necessary boundaries.

Other Recommendations. In the course of our outreach, we have also received important feedback regarding the development of the Walsh property that, although not germane to our work on the zoning bylaw, we feel merits transmittal to the Select Board. First, as the Select Board is well aware, the issues of providing water to and addressing wastewater at the Walsh property are critical not only for the development of the Walsh property, but for the continued health of our town. We strongly support the Select Board's work to develop additional sources of potable water, to consider solutions for wastewater treatment, and to develop an equitable sharing of water with Provincetown. We urge the Select Board to continue these efforts and to continue to make these issues a top priority. Second, development of the necessary infrastructure to support development of the Walsh property, such as roads and utilities, is also a high priority. We also support the town's efforts to obtain funding for these efforts and to make this an early action item. Finally, we recommend that approximately 7 acres of the proposed Walsh Recreational Subdistrict be formally set aside for use by the Truro Central School; the proposed overlay district would fully consistent with that effort.

Select Board Comment: The Walsh Property lies within a "Zone 2" or "Wellhead Protection Area". In Massachusetts this is an area protected by State regulations that prohibit or restrict certain land uses within the Zone 2 area, specifically to protect a public water supply.

These regulations require proper disposal of stormwater and wastewater in the Zone 2.

The Town of Truro is currently working with our engineers to develop a wastewater disposal plan as well as a groundwater impact study to ensure that the development of the Walsh property is designed to protect our groundwater resources.

All of the above steps, along with other infrastructure development, will be taken prior to any work commencing on the site.

Zone 2

Zone 1

Zone 2

Legend

- Wells
- WellheadZoneI
- WellheadZoneII
- Walsh Properties
- Merged

Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Zoning Task Force Recommendation	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE**Article 33: Amend Zoning Bylaw §40.5.B3 Requirements**

To see if the Town will vote to amend the Truro Zoning Bylaws §40.5.B3 Requirements as set forth below by deleting the language in ~~striketrough~~ and adding the **bold underlined** wording:

§ 40.5 Communication Structures, Buildings and Appurtenances

B. Requirements:

3. ~~The~~**All** communications structures, buildings, **towers and** ~~or~~ appurtenances shall be installed, maintained and operated in accordance with all applicable federal, state, county and local codes, standards and regulations ~~and shall be designed to withstand sustained winds and gusts of a category 5 hurricane.~~ **Tower structures shall be designed or rated (existing structures) to conform to the loading requirements of the Massachusetts State Building Code 780 CMR (latest edition) and the ANSI/TIA-222 Standard referenced therein.**
If Federal Aviation Administration (FAA) or Federal Communications Commission (FCC) regulations are changed, then the owner or operator shall bring the structure, building, **tower or** ~~and~~ appurtenances into compliance with the new regulations within six (6) months of the effective date of such regulations or earlier if a more stringent compliance schedule is included in the regulation. Failure to comply with any new regulations shall be grounds for the removal of non-complying structures, buildings, **towers or** ~~and~~ appurtenances at the owner's expense.
4. **An on-site condition assessment and an updated structural rating analysis no more than five (5) years old and stamped by a registered professional structural engineer licensed in the Commonwealth of Massachusetts shall be submitted when an existing tower or the equipment that it supports is modified in a manner that results in increased structural loads on the tower. The Risk Factor (or Structure Class) used for design or rating of communications towers shall be subject to review and approval by the Truro Planning Board but shall not be less than the following:**
 - a. **For the existing towers at 344 Route 6 and 5 Town Dump Road and for towers supporting emergency communications services: Risk Factor / Structure Class: III.**
 - b. **For all other communications towers: Risk Factor /Structure Class: II.**

(Keep and renumber subsequent paragraphs of Section 40.5.B.)

or to take any other action relative thereto.

Requested by the Planning Board

Explanation: The reference in the current zoning bylaw to “...a category 5 hurricane...” does not provide a basis for determining wind loads on structures for design or rating purposes. This proposed rewrite, per paragraph 3 above, is the crux of this bylaw revision.

This warrant article deletes the “...category 5 hurricane...” language and instead requires compliance with the Massachusetts State Building Code, 780 CMR.

With regard to the proposed paragraph 4 above: The applicable code uses a factor called “Structure Class” for the analysis of each specific structure, depending on the importance of the supported communication services and the hazard that the structure represents to its surroundings. A higher value for “Structure Class” should potentially be used or required for a tower that supports essential or emergency services, for a tower whose service coverage area is not redundant with another tower, or for a tower whose fall zone includes critical infrastructure. This paragraph 4 is intended to codify what has been the Planning Board’s recent practice when reviewing submittals for tower modifications.

Planning Board Recommendation	6	0	0
Select Board Recommendation	5	0	0

HOME RULE PETITIONS**Article 34: Home Rule Petition for Pesticide Reduction Bylaw**

To see if the Town will vote to take the following actions relative to the use of pesticides in the Town of Truro: Part A: vote to authorize and direct the Select Board to petition the Great and General Court of the Commonwealth of Massachusetts for special legislation authorizing the Town to adopt a pesticide reduction Bylaw), the text of which is set forth below and to authorize the General Court, with the approval of the Select Board, to make changes of form to the text thereto as may be necessary or advisable in order to accomplish the intent and public purpose of this legislation to secure passage; Part B: vote to see if the Town will vote to amend the General Bylaws to add a new section titled “Pesticide Reduction Bylaw”, subject to the enactment of said special legislation; and further to authorize the Town Clerk to assign such numbering and to make non-substantive changes to the format of this bylaw in order that it be in compliance with the numbering format of the Town’s General Bylaws:

PART A: Authorize Petition for Special Legislation**AN ACT AUTHORIZING THE TOWN OF TRURO TO REGULATE THE USE OF PESTICIDES**

Whereas, the deferred operation of this act would tend to defeat its purpose, which is to protect public health and the environment in the town of Truro, it is hereby declared to be a law, necessary for the immediate preservation of the public health and convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding chapter 132B of the General Laws, or any other general or special law to the contrary, the town of Truro is hereby authorized to enact a bylaw regulating the storage, use and application of pesticides within said town of Truro, to establish civil penalties not to exceed \$1,000 for each offense, and to otherwise enforce said bylaw through any lawful means.

SECTION 2. This act shall take effect upon its passage.

PART B: ENACT PESTICIDE REDUCTION BYLAW**PESTICIDE REDUCTION BYLAW**

§1. Purpose.

The purpose of this bylaw is to reduce toxic pesticide use in and on public and private property in the Town of Truro to promote a healthy environment and to protect the public from the hazards of pesticides, and for implementation of sustainable land and building management practices on all public and private property.

§2. Findings.

- a. Environmental and occupational risk assessments and scientific studies associate exposure to pesticides with adverse health effects such as asthma, cancer, developmental and learning disabilities, nerve and immune system damage, liver or kidney damage, reproductive impairment, birth defects, and disruption of the endocrine system.
- b. Infants, children, pregnant women, the elderly, and people with compromised immune systems and chemical sensitivities are especially vulnerable to pesticide effects and exposure.
- c. Exposure to pesticides is harmful to pets and wildlife, including threatened and endangered species, soil microbiology, plants, and natural ecosystems.
- d. Toxic runoff from chemical fertilizers and pesticides pollute streams, lakes, estuaries, and drinking water sources.
- e. The use of pesticides is not necessary to create and maintain green lawns and landscapes given the availability of viable alternatives practices and products.
- f. People have a right not to be involuntarily exposed to pesticides in the air, water or soil that inevitably result from chemical drift and contaminated runoff.
- g. Sustainable land and building management practices that emphasize non-chemical methods of pest prevention and management, and least-toxic pesticide use as a last resort, will eliminate the use of and exposure to pesticides while controlling pest populations.
- h. Sustainable land and building management practices complement other important goals of Truro maintenance and administration, such as energy conservation and security.
- i. Truro embraces a precautionary approach to the use of pesticides in order to adequately protect people and the environment from the harmful effects of pesticides.
- j. Application of chemicals simply for aesthetic/cosmetic purposes has harmful consequences for our ecosystem, children and pets. Pollinators may be directly harmed by applications particularly the indiscriminate (and long-term ineffective) spraying of pesticides.

§3. Authority.

This bylaw is adopted under authority granted by the Home Rule amendment to the Massachusetts Constitution and the provisions of any Special Legislation passed by the Legislature.

§4. Definitions.

For the purposes of this bylaw, the following definitions shall apply:

Allowed Materials List - The list of acceptable pesticides is limited to the following:

- 1) All non-synthetic (natural) materials, with the exception of prohibited non-synthetic materials under 7 CFR 205.602;
- 2) Any synthetic material listed at 7 CFR 205.601 that is labeled for turf uses, subject to discretionary authority to require disclosure of inert ingredients; and
- 3) 25b listed pesticides under the Federal Insecticide, Fungicide and Rodenticide Act (FIFRA).

Inert ingredient - Any substance (or group of substances with similar chemical structures if designated by the Environmental Protection Agency) (EPA) other than an active ingredient that is intentionally included in any pesticide product (40 CFR 152.3(m)) [7 CFR 205.2 Terms defined.] and are not classified by the EPA Administrator as inserts of toxicological concern. [7 U.S.C. 6502(21) Definitions]

Non-synthetic (natural) materials - A substance that is derived from mineral, plant, or animal matter and does not undergo a synthetic process as defined in section 6502(21) of the Organic Foods Production Act. For the purposes of this part, “non-synthetic” is used as a synonym for natural as the term is used in the regulations. [7 CFR 205.2 Terms defined.]

Pesticide - Any substance or mixture of substances intended for: (i) preventing, destroying, repelling, or mitigating any pest; (ii) use as a plant regulator, defoliant, or desiccant; or (iii) use as a spray adjuvant such as a wetting agent or adhesive. The term 'pesticide' includes insecticides, herbicides, fungicides, and rodenticides, but does not include cleaning products other than those that contain pesticidal agents.

Synthetic materials - A substance that is formulated or manufactured by a chemical process or by a process that chemically changes a substance extracted from naturally occurring plant, animal, or mineral sources, except that such term shall not apply to substances created by naturally occurring biological processes. [7 U.S.C. 6502(21) Definitions]

§5. Prohibitions.

The application of any Pesticide that is not on the Allowed Material List is prohibited, except as permitted in this bylaw.

§6. Exceptions.

- a. The application of the following Pesticides is allowed:
 1. Indoor pest sprays and insect baits (excluding rodent baits)
 2. Insect repellants for personal and household use
 3. Pet: Flea and tick sprays, powders, and pet collars

4. Kitchen, laundry, and bath disinfectants and sanitizer
5. Products labeled primarily to kill mold and mildew
6. Usage for commercial farming and nurseries.
7. The use of larvicide by the Cape Cod Mosquito Control Program (CCMCP)

b. Pesticides for the treatment of invasive plants for ecological restoration (see Massachusetts Invasive Plant Advisory Group current lists of Invasive, Likely Invasive, and Potentially Invasive <https://www.massnrc.org/mipag/> may be used upon the grant of a waiver by the Town Manager or authorized designee.

c. If an emergency public health situation warrants the use of Pesticides, which would otherwise not be permitted under this bylaw, the Town Manager or authorized designee shall have the authority to grant a temporary waiver on a case-by-case basis after an evaluation of all alternative methods and materials.

§7. Enforcement.

The enforcement authority shall be the Town Manager, or any town officials as designated by the Select Board to oversee and enforce the provisions of this bylaw.

§8. Penalties.

Any person who violates any provision of this bylaw shall be punished by a fine of one hundred dollars (\$100.00) for the first offense and three hundred dollars (\$300.00) for each offense thereafter. Each day or portion thereof during which a violation continues shall constitute a separate offense and a violation of each provision of the bylaw shall constitute a separate offense. If the offender is a commercial applicator, the right to do business in Truro may be revoked.

§9. Severability.

The provisions of this bylaw are hereby declared to be severable. If any provision, paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this bylaw.

or take any other action relative thereto.

Requested by the Board of Health

Explanation: This article authorizes the Select Board to file special legislation authorizing the adoption of the proposed bylaw authorizing the Town to regulate the use of pesticides in the Town. The use of pesticides is regulated by State and Federal laws and the Massachusetts Supreme Judicial Court has determined that those laws prohibit municipalities from enacting more stringent regulations. Those State and Federal laws, however, do not take into account the unique environmental characteristics and the impact that the use of pesticides has on its drinking water supply. Subject to the passage of the special act, this article also adopts a general bylaw regulating the storage, use and application of pesticides in the Town. The purpose of this article is to reduce toxic pesticide use in and on public and private property in order to promote a healthy environment and to protect the public from the hazards of pesticide use. It does not prohibit businesses from selling products containing pesticides to anyone.

Board of Health Recommendation			
Select Board Recommendation	5	0	0

Article 35: Home Rule Petition to Impose a 0.5% Real Estate Transfer Fee

To see if the Town will vote to authorize the Select Board to petition the General Court for special legislation authorizing the Town to impose a 0.5% real estate transfer fee as set forth below; provided, however, that the General Court may make clerical or editorial changes of form only to said bill, unless the Select Board approves amendments thereto prior to enactment by the General Court, and provided further that the Select Board is hereby authorized to approve amendments which shall be within the scope of the general public objectives of this petition.

**AN ACT AUTHORIZING
THE TOWN OF TRURO
TO IMPOSE A 0.5% REAL ESTATE TRANSFER FEE**

Whereas, the deferred operation of this act would tend to defeat its purpose, which is to protect public health and the environment in the town of Truro, it is hereby declared to be a law, necessary for the immediate preservation of the public health and convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

Section 1. There is hereby imposed a real estate transfer fee equal to 0.5% (half percent, ½%) of the purchase price upon the transfer of any real property interest in any real property situated in the Town of Truro. Said fee shall be the liability of the purchaser of such property interest, and any agreement between the purchaser and the seller or any other person with reference to the allocation of the responsibility for bearing said fee shall not affect such liability of the purchaser. The fee shall be paid to the Town of Truro. Fifty percent (50%) of the funds collected in each fiscal year shall be deposited in the Town's Capital Improvement Stabilization Fund and the remaining fifty percent (50%) shall be deposited into the Town's Affordable Housing Trust Fund.

Section 2. The following transfers of real property interests shall be exempt from the real estate transfer fee:

- A. First time homebuyers who live in the home for at least 5 years. A lien shall accompany the deed stating that "There is running with the land a lien equal to the amount of real estate transfer fee exempted, plus accumulated interest and penalties until such time as all conditions of this sub-section are met."
- B. Transfers to the government of the U.S., the Commonwealth, the Town of Truro and any of their instrumentalities, agencies or sub-divisions, such as the Truro Housing Authority.
- C. Transfers made without additional consideration to confirm, correct, modify or supplement a transfer previously made.

D. Transfers of convenience with consideration under \$100 which include: name change, into trusts, out of trust, etc.

E. Transfers to any charitable organization as defined in Clause 3 of Section 5 of Chapter 59 of the General Laws or any religious organization providing that the real property interests so transferred will be held solely for public charitable or religious purposes.

F. Transfers between family members, marriage partners, parents and children, grandchildren, stepparents and stepchildren, brothers and sisters.

Section 3. The fee authorized herein shall be subject to the following:

A. The fee imposed shall be due at the time of the transfer of the real property interest.

B. The buyer shall pay interest on any unpaid amount of the fee at the rate the Town collects on unpaid real estate taxes.

C. The Town shall notify a buyer by registered or certified mail of any failure to discharge the amount in full of fee due.

D. All fees and interest required to be paid under this Act shall constitute a personal debt of the buyer and may be recovered in an action of contract.

Section 4. The Select Board may enact and from time to time amend regulations to effectuate the purposes of this Act.

Section 5. This Act shall take effect on passage;

or take any other action relative thereto.

Requested by the Select Board

Explanation: The purpose of the article is to allow the Select Board to petition the General Court for special legislation that would allow the Town of Truro to establish a 0.5% real estate transfer fee. Once the legislation passes at the State level, the Town would be able to establish the transfer fee. The primary purpose of the real estate transfer fee would be to support the Town's Capital Improvement Stabilization Fund and Affordable Housing in Truro. This would provide an alternative funding source for the Town to protect, maintain and develop the necessary infrastructure for Town property and operations and to have a dedicated funding stream for affordable housing. The tax would be paid by the purchaser and there are several exemptions to the fee including for first time home buyers and transfers between family members.

This article was approved by the voters at the 2019 Annual Town Meeting (Article 15) and again at the 2022 Annual Town Meeting (Article 48) but has not been acted upon by the legislature. To continue to petition the General Court for this special legislation, Town Meeting must approve this article. This article was updated to reflect the motion made on Town Meeting floor at the 2019 Annual Town

Meeting to deposit 50% of the fees collected into the Capital Improvement Stabilization Fund and 50% of the fees into the Affordable Housing Trust Fund.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

ADVISORY ARTICLE**Article 36: Advisory Vote to Pursue a Pilot Test of Electronic Voting at Annual Town Meeting 2026**

To see if the Town will vote to recommend that the Select Board to pursue a pilot test of electronic voting at the Annual Town Meeting 2026. This would provide an opportunity to introduce voters to electronic voting and help them decide whether to implement it as the primary system of voting at future Annual and Special Town Meetings. A vote will be taken at the end of ATM 2026 to determine whether to proceed permanently with electronic voting beginning with ATM 2027, or take any other action relative thereto.

Requested by the Select Board

Explanation: Many communities across the Commonwealth have moved to electronic voting (EV) as the primary method of voting at Town Meetings. EV provides privacy to voters, accuracy and efficiency of vote counting, and transparency by displaying the exact number of votes for or against each article. It can also help to make Town Meetings more time-efficient by eliminating the need for hand counts and secret ballots. The Select Board, Town Moderator and staff will work together to research EV voting systems and will select a vendor for the one-year pilot program. This effort is one of the 2025 Select Board Goals and Objectives. Ultimately, it is up to the voters to decide whether they want to proceed with EV permanently. The Select Board and Town Moderator would like to offer the opportunity to try EV to help voters make a more informed choice. Potential grant funding will be explored to support the pilot program.

Select Board Recommendation	5	0	0
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ADVISORY ARTICLE**Article 37: Starting with the 2026/2027 Fiscal Year 100% of Free Cash will be Applied to Reduce and Stabilize the Tax Rate—Petitioned Article**

Starting with the 2026/2027 Fiscal Year 100% of Free Cash will be applied to Reduce and Stabilize the Tax Rate;

or take any other action relative thereto.

Requested by Citizen Petition

Explanation: Free Cash is neither Free nor Cash. What we all refer to as Free Cash is actually taxes that were collected the previous tax year and not used. Taxes you have already paid. Having all of the Free Cash go to Reducing and Stabilizing the Tax Rate stops all of this nonsense with free cash and brings all of the articles onto a level playing field.

Finance Committee Recommendation	0	5	0
Select Board Recommendation	0	5	0

Article 38: Accept a Massachusetts General Law that will allow the Town to plow Private Roads—Petitioned Article

Shall the Town of Truro vote to accept the provisions of Section Six C of Chapter Forty of the General Laws, which authorize cities and towns to appropriate money for the removal of snow and ice from private ways. Therein open to public use;

or take any other action relative thereto.

Requested by Citizen Petition

Explanation: The State of Massachusetts requires this General Law to be passed at the Town Election before the Town may plow any private roads, the passage of this article does not require the Town to plow private Roads.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

Select Board Recommendation	1	4	0
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TWO-THIRDS VOTE**Article 39: Charter Amendment to Section 6-4-3—Petitioned Article**

To see if the Town will vote to amend Section 6-4-3 of the Town Charter by adding new language as follows (new language shown **bold underline**):

6-4-3 The moderator shall in accordance with sections 2-2-4 and 6-2-6 of this Charter appoint a Finance Committee of five members who shall be voters and shall not hold elected **or other appointed** office nor be a candidate for elected office in the Town of Truro;

or take any other action relative thereto.

Requested by Citizen Petition

Explanation: The Finance Committee (“FinCom”) is appointed by the Town Moderator, as required by law and Town Charter, to ensure the FinComm is not subject to control and influence of the Select Board. These “checks and balances” ensure that the FinCom has an arm’s length relationship to the Select Board in performing its primary obligation “to advise the legislative branch” (Town Meeting) on matters of budget and finance and to ensure its decisions remain unbiased and free from potential conflicts of interest.

This amendment strengthens the independence of the Finance Committee by requiring that its members do not hold any positions appointed by the Select Board within the town government such as a committee or board member or committee liaison. This change establishes a clear and unambiguous separation between executive and legislative functions. It ensures that no individual member of the FinCom is subject to the Select Board where independence from the Select Board is the foundation of the FinCom’s role and responsibilities. Without this separation between these bodies, FinCom Members who deliberate and/or vote on an appointed or elected committee with financial considerations would have a conflict of interest.

This amendment will ensure the FinCom does not intentionally or otherwise compromise the integrity of financial oversight, impede its ability to make impartial recommendations to the legislative branch, or experience undue influence from the executive branch. This revision aligns with best practices in municipal governance by reinforcing checks and balances, promoting transparency, and safeguarding the Finance Committee’s role as an independent advisory body serving the best interests of Truro’s voters only.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

Charter Review Committee Recommendation	0	5	0
Select Board Recommendation	4	1	0

Article 40: Non-Binding Resolution to Establish Cost Cap and Schematic Design Requirements for a New DPW—Petitioned Article

To see if the Town will, with respect Town Hall Hill (“THH”) as the designated site for the new Department of Public Works (“DPW”) Facility, establish a project cost cap not to exceed \$20,000,000 (Twenty Million Dollars) for the completion of the built DPW and site upgrades; and will prepare two schematic designs chosen for two of the four options preliminary costed by Owner’s Project Manager (“OPM”), one option proposed by Weston and Sampson and the second prepared by the DPW Study Group. And further, to apply such funds as appropriated in Article 13, as amended, at Annual Town Meeting (“ATM”) 2024, to deliver two schematic engineering plans upon completion of this task.

It will be the responsibility of the Ad Hoc Building Committee for the Future Public Works Facility (“AHBC” or “the Committee”) to oversee this work and to report within four months or less to the Select Board for approval to continue schematic design and development of the most cost-effective of the two proposals under consideration at that time. And further, to identify and allocate such sums as may be required to complete this task from the funds appropriated and adopted for the completion of a schematic design for Town Hall Hill in Article 13, as amended, at ATM 2024. These sums may be applied to the hiring of an independent architect(s), engineer(s), or other professional(s) to assist the Committee, which the Committee is authorized to retain under existing agreements. This work is to be completed within four months more or less following voter approval, consistent with and within the timeline approved by the Select Board for completion of a single, final schematic design, that is, by ATM 2026; or take any other action in relation thereto.

Requested by Citizen Petition

Explanation: At STM and ATM 2024, voters approved and supported development and construction of a new DPW on Town Hall Hill and denied and/or excluded 340-344 Route 6 for this purpose as a site; and denied funds to develop plans for that site. On February 25, 2025, the Select Board identified THH as the site for a new DPW and thereby also made funds appropriated at ATM 2024 available for a process to deliver a schematic design. At STM, voters affirmatively supported a resolution to consider at least two concepts, a “monolith” or uni-structure concept as conceived by Weston & Sampson and a multi-building “campus plan” as conceived by the DPW Study Group. Voters also rejected costs for proposed DPW at \$28M and supported costs of around \$16.5M, a key gauge of acceptable cost for this project. At this time, four cost comparisons of concepts for the THH have been developed by the OPM, with the most expensive being the “monolith” design projected at \$35.1M and the lowest being the Campus Plan designs at \$26M and \$27M, all respectively projections excluding debt service. Yet no

consideration is being given to these lower cost options. This article is meant to send a clear message to the Select Board as a basis for directing and instructing the AHBC to produce a schematic plan that will cost under \$20M on Town Hall Hill, with one or more design deliverables that meet the DPW's essential needs. The costs of advancing a second schematic design for comparisons of two options to a point where an informed choice can be made has been projected by the Project Designer to be approximately \$100,000 added cost for the second schematic and does not present a drain on the more-than-ample appropriation of \$2.8M (maximum) approved at ATM 2024.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

Finance Committee Recommendation	0	5	0
Select Board Recommendation	0	5	0

POSTING OF THE WARRANT

In conformity with Section 2.3.5 of the Truro Town Charter, you are hereby directed to serve these warrants, by posting duly-attested copies in Town Hall, the United States Post Offices, two other public places in Truro and two other public places in North Truro, fourteen days, at least, before the date of said meeting.

Hereto fail not and make due return of the warrants, together with your doings thereon, to the Town Clerk, at time and place of said meetings. Given unto our hands this 2nd day of April in the Year of our Lord, Two Thousand and Twenty-Five.

We, the members of the Select Board of the Town of Truro, have read the warrant for Annual Town Meeting to be held at 10:00am on May 3, 2025, at the Truro Central School.

Acting in capacity of the Select Board we do hereby grant approval of and permission for the above mentioned warrant.



Susan H. Areson, Chair



Nancy Medoff, Clerk



Robert M. Weinstein, Vice-Chair



Susan Girard-Irwin



Stephanie J. Rein

A true copy, attest:

Nicole Tudor
Town Clerk, Town of Truro

Select Board: I have served this warrant by posting duly attested copies thereof at the following places: Truro Post Office, N. Truro Post Office, Truro Public Safety Facility, Truro Public Library, Truro Transfer Station, Truro Central School, Truro Community Center, and Truro Town Hall.

Constable

Date

APPENDIX A: OMNIBUS BUDGET – FISCAL YEAR 2026

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
L. GENERAL GOVERNMENT						
114	MODERATOR					
	Personnel	1,000.00	1,000.00	1,000.00		
	Expenses	0.00	145.00	260.00		
	Total	1,000.00	1,145.00	1,260.00	115.00	10.04%
122	SELECT BOARD					
	Personnel	31,498.50	30,000.00	30,000.00		
	Expenses	248,179.90	361,845.00	368,345.00		
	Total	279,678.40	391,845.00	398,345.00	6,500.00	1.66%
129	TOWN MANAGER					
	Personnel	710,855.15	747,368.00	850,371.00		
	Expenses	79,729.43	92,284.00	92,784.00		
	Total	790,584.58	839,652.00	943,155.00	103,503.00	12.33%
131	FINANCE COMMITTEE					
	Expenses	142.00	500.00	500.00		
	Total	142.00	500.00	500.00	0.00	0.00%
132	RESERVE FUND					
	Transfers to Expending Departments	180,441.00	100,000.00	100,000.00		
	Total	180,441.00	100,000.00	100,000.00	0.00	0.00%
133	OPERATING CAPITAL ACCOUNT					
	Information Technology					
	Town wide cyber security technology upgrades			99,647.00		
	Annual Hardware replacement program			18,250.00		
	Community Services: Recreation, Beach, COA					
	Vehicle Replacement Van Replacement (COA)			60,000.00		
	Car Replacement (Plug-in or hybrid)			60,000.00		
	Design & Construction: Snow's Fieldhouse & TCC			40,000.00		
	Police Department					
	(2 SUV)			130,000.00		
	Department of Public Works					
	Road Maintenance Program (every other year)			65,000.00		
	Transfer Station					
	Open top roll-off container			25,000.00		
	TOTAL FY 2026 CIP Requests	263,734.62	581,000.00	497,897.00	(83,103.00)	-14.30%
135	TOWN ACCOUNTANT					
	Personnel	211,274.35	218,776.50	222,490.00		
	Expenses	3,820.82	9,559.00	9,439.00		
	Total	215,095.17	228,335.50	231,929.00	3,593.50	1.57%

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
141	ASSESSING DEPARTMENT					
	Personnel	211,058.88	230,200.00	238,863.00		
	Expenses	33,402.00	34,860.00	40,935.00		
	Total	244,460.88	265,060.00	279,798.00	14,738.00	5.56%
145	FINANCE DIRECTOR: TREASURER/COLLECTOR					
	Personnel	273,541.63	279,521.00	291,325.00		
	Expenses	69,042.25	65,950.00	68,450.00		
	Total	342,583.88	345,471.00	359,775.00	14,304.00	4.14%
151	TOWN COUNSEL					
	Total	173,625.07	169,607.00	176,400.00	6,793.00	4.01%
153	RESERVE FOR VACATION/SICK LEAVE CONTINGENCY / ADMIN/STAFF CHANGES / RECLASSIFICATIONS / CONTRACT SETTLEMENT					
	Expenses	685,301.74	177,000.00	524,690.00		
	Total	685,301.74	177,000.00	524,690.00	347,690.00	196.44%
154	COLA UNDISTRIBUTED					
	Reserved for Transfer	241,241.13	109,113.00	Included in above Reserve (153)	(109,113.00)	-100.00%
	Total	241,241.13	109,113.00			
155	INFORMATION TECHNOLOGY					
	Personnel	118,277.69	124,084.08	127,875.00		
	Expenses	320,611.03	388,923.31	407,521.00		
	Total	438,888.72	513,007.39	535,396.00	22,388.61	4.36%
161	TOWN CLERK					
	Personnel	105,640.34	120,492.00	123,077.00		
	Expenses	21,314.26	116,400.00	113,600.00		
	Total	126,954.60	236,892.00	236,677.00	(215.00)	-0.09%
162	ELECTIONS AND BOARD OF REGISTRARS					
	Personnel	8,222.72	9,700.00	8,000.00		
	Expenses	389.29	11,150.00	8,000.00		
	Total	8,612.01	20,850.00	16,000.00	(4,850.00)	-23.26%

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
168	CABLE TV ADVISORY COMMITTEE					
	Expenses	99,054.80	118,083.00	156,254.00		
	Total	99,054.80	118,083.00	156,254.00	38,171.00	32.33%
175	PLANNING DEPARTMENT					
	Personnel	146,047.32	233,750.00	239,770.00		
	Expenses	8,788.51	10,425.00	12,300.00		
	Total	154,835.83	244,175.00	252,070.00	7,895.00	3.23%
192	TOWN HALL OPERATION					
	Expenses	50,688.23	93,650.00	91,400.00		
	Total	50,688.23	93,650.00	91,400.00	(2,250.00)	-2.40%
195	ANNUAL TOWN REPORT AND ANNUAL TOWN MEETING EXPENSES					
	Custodial Overtime		6,000.00	6,000.00		
	Expenses	55,798.97	75,000.00	75,000.00		
	Total	55,798.97	81,000.00	81,000.00	0.00	0.00%
197	ALLOCATED COMMUNICATIONS FUND (NEW FOR 2022)					
	Telephone service	33,418.81	33,570.00	35,320.00		
	Total	33,418.81	33,570.00	35,320.00	1,750.00	5.21%
198	ALLOCATED ENERGY FUND					
	Electricity (Net Metering Credits)	131,507.50	209,800.00	209,800.00		
	Total	131,507.50	209,800.00	209,800.00	0.00	0.00%
199	MUNICIPAL POSTAGE					
	Expenses	11,871.67	15,555.00	15,555.00		
	Total	11,871.67	15,555.00	15,555.00	0.00	0.00%
TOTAL GENERAL GOVERNMENT		3,425,153.74	4,775,310.89	5,143,221.00	367,910.11	7.70%

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
II. PUBLIC SAFETY						
210	POLICE DEPARTMENT					
	Personnel	1,977,908.27	2,264,560.00	2,393,007.00		
	Expenses	185,366.67	275,753.00	266,422.00		
	Total	2,163,274.94	2,540,313.00	2,659,429.00	119,116.00	4.69%
219	PARKING MAGISTRATE					
	Personnel	5,825.93	5,826.00	5,826.00		
	Total	5,825.93	5,826.00	5,826.00	0.00	0.00%
220	FIRE DEPARTMENT/RESCUE AND EMERGENCY MEDICAL SERVICES					
	Personnel	1,744,079.75	2,173,927.00	2,283,899.00		
	Expenses	1,184,676.46	435,600.00	403,000.00		
	Total	2,928,756.21	2,609,527.00	2,686,899.00	77,372.00	2.96%
232	CAPE & ISLANDS EMERGENCY MEDICAL SERVICES					
	Expenses	1,750.00	5,274.00	5,274.00		
	Total	1,750.00	5,274.00	5,274.00	0.00	0.00%
241	BUILDING/INSPECTION SERVICES DEPARTMENT					
	Personnel	113,247.60	117,962.00	128,898.00		
	Expenses	4,851.19	10,151.00	11,722.00		
	Total	118,098.79	128,113.00	140,620.00	12,507.00	9.76%
291	TRURO EMERGENCY MANAGEMENT AGENCY (Civil Defense)					
	Expenses	14,000.00	17,425.00	17,425.00		
	Total	14,000.00	17,425.00	17,425.00	0.00	0.00%
TOTAL PUBLIC SAFETY		5,231,705.87	5,306,478.00	5,515,473.00	208,995.00	3.94%

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
III. PUBLIC EDUCATION						
010300	TRURO PUBLIC SCHOOL					
	* 9-44 REGULAR DAY PROGRAM					
	1000 SERIES (ADMINISTRATION)	301,150.85	294,759.10	338,892.70		
	2000 SERIES (INSTRUCTION)	1,719,124.20	1,623,207.10	1,956,564.09		
	3000 SERIES (OTHER SERVICES)	546,015.79	555,125.71	587,426.48		
	4000 SERIES (MAINTENANCE)	276,204.80	283,627.18	296,436.01		
	5000 SERIES (FIXED CHARGES)	0.00	0.00	0.00		
	6000 SERIES (COMMUNITY SERVICES)	600.00	600.00	600.00		
	Total Day Totals	2,843,095.64	2,757,319.09	3,179,919.28		
	AFTER SCHOOL ACTIVITIES					
	2000 SERIES (INSTRUCTION)	3,250.00	3,250.00	3,500.00		
	Total After School Activities	3,250.00	3,250.00	3,500.00		
	* 9-45 CHAPTER 766 (SPECIAL NEEDS)					
	2000 SERIES (INSTRUCTION)	965,158.31	1,025,693.91	1,174,339.88		
	3000 SERIES (OTHER SERVICES)	36,500.00	12,000.00	4,400.00		
	6000 SERIES (COMMUNITY SERVICES)	340.00	340.00	340.00		
	9000 SERIES (OTHER DIS)	65,150.00	65,150.00	150.00		
	Total Chapter 766	1,067,148.31	1,103,183.91	1,179,229.88		
	COMMUNITY EDUCATION					
	2000 SERIES	3,900.00	3,250.00	3,500.00		
	3000 SERIES		650.00	650.00		
	Total Adult Ed/ASA:	3,900.00	3,900.00	4,150.00		
	TOTAL NET SCHOOL BUDGET K - 6:	3,917,393.95	3,867,653.00	4,366,799.16		
SECONDARY REGULAR & SPED - TUITIONED OUT						
INSTRUCTION						
	Sped Specialist Tutorial Support 7 -12	1,000.00	1,000.00	1,000.00		
	SPED Instructional Equipment	100.00	100.00	100.00		
	SPED General Supplies	100.00	100.00	100.00		
	SPED Vocational Grades 7-12	14,400.00	3,000.00	1,000.00		
	SPED Psych Contracted Svs-Grades 7-12	2,430.00	2,430.00	2,430.00		
	Sub-Total:	18,030.00	6,630.00	4,630.00		
	OTHER SCHOOL SERVICES - REGULAR DAY					
	Pupil Transportation	127,500.00	63,400.00	115,124.00		
	Pupil Transportation - Private Placement	9,775.00	4,500.00	4,500.00		
	PROGRAMS/OTHER DISTRICTS					
	Tuition Grades 7 - 12	1,501,745.05	1,769,989.00	1,368,571.30		
	Tuitions Grades 7 - 12	191,000.00	142,500.00	110,000.00		
	SPED Tuitions Grades 7 - 12	323,100.00	226,200.00	192,506.54		
	Payments to Non-Public Schools	0.00	0.00	0.00		
	Payments to Member Collaborative	0.00	0.00	0.00		
	Sub-Total:	514,100.00	368,700.00	302,506.54		
	TOTAL SECONDARY REGULAR ED-TUITIONED OUT:	2,171,150.05	2,213,219.00	1,795,331.84		
	FREE CASH TRANSFER					
	School HVAC System Engineering					
	TOTAL SCHOOL BUDGET K - 12	6,088,544.00	6,080,872.00	6,162,131.00	81,259.00	1.34%
010316	CAPE COD REGIONAL TECHNICAL HIGH SCHOOL ASSESSMENT					
	Assessment Due	311,204.00	316,513.00	235,180.00		
	Total	311,204.00	316,513.00	235,180.00	(81,333.00)	-25.70%
	TOTAL PUBLIC EDUCATION	6,399,748.00	6,397,385.00	6,397,311.00	(74.00)	0.00%

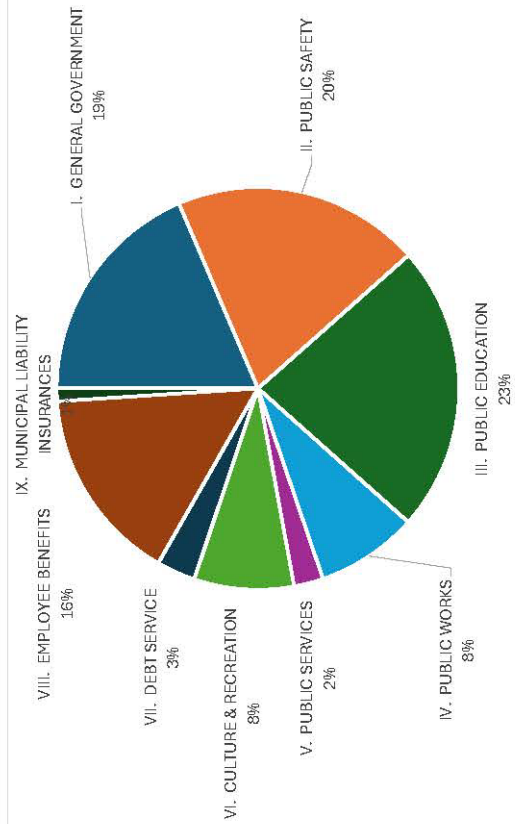
DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
IV. PUBLIC WORKS						
400	DEPARTMENT OF PUBLIC WORKS					
	Personnel	487,794.56	588,522.00	613,167.00		
	Expenses	345,819.91	375,950.00	455,370.00		
	Total	833,614.47	964,472.00	1,068,537.00	104,065.00	10.79%
	Cornhill and Head of Meadow Beach Paving					
423	SNOW REMOVAL					
	Personnel	17,763.74	11,700.00	11,700.00		
	Expenses	29,404.10	13,300.00	13,300.00		
	Total	47,167.84	25,000.00	25,000.00	0.00	0.00%
424	STREET LIGHTS					
	Expenses	0.00	1,200.00	1,200.00		
	Total	0.00	1,200.00	1,200.00	0.00	0.00%
430	TRANSFER STATION/DISPOSAL AREA					
	Personnel	186,431.67	203,935.00	200,918.00		
	Expenses	309,083.70	447,546.00	413,750.00		
	Total	495,515.37	651,481.00	614,668.00	(36,813.00)	-5.65%
470	PUBLIC BUILDING MAINTENANCE					
	Personnel	254,315.80	350,125.00	356,725.00		
	Expenses	650,466.51	154,955.00	164,210.00		
	Total	904,782.31	505,080.00	520,935.00	15,855.00	3.14%
491	TOWN CEMETERIES					
	Expenses	30,258.35	31,000.00	31,000.00		
	Total	30,258.35	31,000.00	31,000.00	0.00	0.00%
492	SOLDIERS & SAILORS LOTS					
	Expenses	2,880.00	3,000.00	4,000.00		
	Total	2,880.00	3,000.00	4,000.00	1,000.00	33.33%
499	CAPE COD GREENHEAD FLY CONTROL DISTRICT					
	Purchase of Services	1,500.00	1,753.00	1,798.00		
	Total	1,500.00	1,753.00	1,798.00	45.00	2.57%
TOTAL PUBLIC WORKS		2,315,718.34	2,182,986.00	2,267,138.00	84,152.00	3.85%

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TAM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
V. PUBLIC SERVICES						
510	HUMAN SERVICES COMMITTEE					
	Expenses	50,700.00	51,700.00	53,700.00	2,000.00	3.87%
	Total	50,700.00	51,700.00	53,700.00	2,000.00	3.87%
511	HEALTH/CONSERVATION DEPARTMENT					
	Personnel	345,970.33	392,850.00	403,200.00		
	Expenses	75,152.96	94,342.00	160,142.00		
	Total	421,123.29	487,192.00	563,342.00	76,150.00	15.63%
541	SENIOR / COMMUNITY SERVICES					
	Personnel	301,838.89				
	Expenses	43,453.24				
	Total	345,292.13				
543	VETERANS SERVICES					
	Expenses	30,524.36	39,234.00	37,413.00	(1,821.00)	-4.64%
	Total	30,524.36	39,234.00	37,413.00	(1,821.00)	-4.64%
560	HOUSING AUTHORITY					
	5800 Capital (Land Acquisition)					0.00%
	Total					
TOTAL PUBLIC SERVICES		847,639.78	578,126.00	654,455.00	76,329.00	13.20%
VI. CULTURE & RECREATION						
610	TOWN LIBRARIES					
	Personnel	379,762.07	398,119.00	436,948.00		
	Expenses	131,301.54	156,406.00	152,850.00		
	Total	511,063.61	554,525.00	589,798.00	35,273.00	6.36%
630	RECREATION AND BEACH PROGRAMS					
	Personnel	501,399.27				
	Expenses	87,582.80				
	Total	588,982.07		0.00	0.00	
635	BICYCLE AND WALKWAYS COMMITTEE					
	Expenses	0.00	2,000.00			
	Total	0.00	2,000.00			
660	PAMET HARBOR COMMISSION					
	Personnel	0.00				
	Expenses	215,000.00				
	Total	215,000.00				
661	PAMET HARBOR OPERATIONS / SHELLFISH WARDEN					
	Personnel	134,562.18	143,905.00	147,126.00		
	Expenses	18,633.59	26,735.00	28,235.00		
	Total	153,195.77	170,640.00	175,361.00	4,721.00	2.77%
662	PAMET HARBOR DREDGING (EFFECTIVE FY 2020)					
	Expenses	81,251.86	104,199.00	106,799.00		
	Total	81,251.86	104,199.00	106,799.00	2,600.00	2.50%
680	COMMUNITY SERVICES: BEACH, REC, COA					
	Personnel	1,051,841.00		1,121,295.00		
	Expenses	210,738.00		225,586.00		
	Total	1,262,579.00		1,346,881.00	84,302.00	6.68%
TOTAL CULTURE & RECREATION		1,549,493.31	2,093,943.00	2,218,839.00	124,896.00	5.96%

DEPT #	ACCOUNT TITLE	2024 Expenditures	2025 Adopted Budget	2026 Select Board/Fin Com/ TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
VII. DEBT SERVICE						
710	RETIREMENT OF DEBT - PRINCIPAL (ALL FUNDS)					
	Expenses	460,000.00	480,000.00	500,000.00		
	Total	460,000.00	480,000.00	500,000.00	20,000.00	4.17%
751	INTEREST PAYMENTS - LONG TERM DEBT					
	Expenses	356,675.00	336,175.00	314,725.00		
	Total	356,675.00	336,175.00	314,725.00	(21,450.00)	-6.38%
752	INTEREST PAYMENTS - SHORT TERM DEBT					
	Expenses	0.00	50,000.00	50,000.00		
	Total	0.00	50,000.00	50,000.00	0.00	0.00%
	TOTAL DEBT SERVICE	816,675.00	866,175.00	864,725.00	(1,450.00)	-0.17%
VIII. EMPLOYEE BENEFITS						
911	RETIREMENT AND PENSION					
	County Retirement Assessment	1,541,137.00	1,719,701.00	1,916,916.00		
	Total	1,541,137.00	1,719,701.00	1,916,916.00	197,215.00	11.47%
912	WORKER'S COMPENSATION					
	Worker's Compensation Insurance	65,852.00	85,800.00	85,000.00		
	Total	65,852.00	85,800.00	85,000.00	(800.00)	-0.93%
913	UNEMPLOYMENT INSURANCE COMPENSATION					
	Unemployment Compensation	23,707.00	63,500.00	63,500.00		
	Total	23,707.00	63,500.00	63,500.00	0.00	0.00%
914	GROUP HEALTH INSURANCE - EMPLOYER SHARE					
	Group Health Premium Payments	1,621,272.11	1,955,577.00	2,079,231.00		
	Total	1,621,272.11	1,955,577.00	2,079,231.00	123,654.00	6.32%
915	GROUP LIFE INSURANCE - EMPLOYER SHARE					
	Group Life Premium Payments	1,815.84	2,150.00	2,150.00		
	Total	1,815.84	2,150.00	2,150.00	0.00	0.00%
916	FICA/MEDICARE INSURANCES - EMPLOYER SHARE					
	FICA/Medicare Payments	158,641.67	180,272.00	209,086.00		
	Total	158,641.67	180,272.00	209,086.00	28,814.00	15.98%
	TOTAL EMPLOYEE BENEFITS	3,412,425.62	4,007,000.00	4,355,883.00	348,883.00	8.71%
IX. MUNICIPAL LIABILITY INSURANCES						
945	MUNICIPAL LIABILITY INSURANCES					
	Insurance Payments	240,450.92	257,950.00	283,745.00		
	Total	240,450.92	257,950.00	283,745.00	25,795.00	10.00%
	TOTAL MUNICIPAL INSURANCES	240,450.92	257,950.00	283,745.00	25,795.00	10.00%
	Adopted Operating Budget	24,239,010.58	26,465,353.89	27,700,790.00	1,235,436.11	4.67%

(Note: FY24 Actuals are net of Reserve Fund (133), Personnel Reserve (153), and COLA (154) as these funds were distributed to applicable departments. Shown here for tracking purposes.)

OPERATING BUDGET SUMMARY						
	2024	2025	2026			
	Expenditures	Adopted Budget	Select Board/fin Com/ TM / Departmental Recommendation	Y-o-Y \$ Variance	Y-o-Y % Variance	% of Total Budget
I. GENERAL GOVERNMENT	3,425,153.74	4,775,310.89	5,143,221.00	367,910.11	7.70%	18.57%
II. PUBLIC SAFETY	5,231,705.87	5,306,478.00	5,515,473.00	208,995.00	3.94%	19.91%
III. PUBLIC EDUCATION	6,399,748.00	6,397,385.00	6,397,311.00	(74.00)	0.00%	23.09%
IV. PUBLIC WORKS	2,315,718.34	2,182,986.00	2,267,138.00	84,152.00	3.85%	8.18%
V. PUBLIC SERVICES	847,639.78	578,126.00	654,455.00	76,329.00	13.20%	2.36%
VI. CULTURE & RECREATION	1,549,493.31	2,093,943.00	2,218,839.00	124,896.00	5.96%	8.01%
VII. DEBT SERVICE	816,675.00	866,175.00	864,725.00	(1,450.00)	-0.17%	3.12%
VIII. EMPLOYEE BENEFITS	3,412,425.62	4,007,000.00	4,355,883.00	348,883.00	8.71%	15.72%
IX. MUNICIPAL LIABILITY INSURANCES	240,450.92	257,950.00	283,745.00	25,795.00	10.00%	1.02%
TOTAL I - IX:	24,239,010.58	26,465,353.89	27,700,790.00	1,235,436.11	4.67%	100.00%



APPENDIX B: CAPITAL IMPROVEMENT BUDGET OF PROJECTED CAPITAL NEEDS FY2026- FY2030

Department	Item or Project Description:	Proposed Funding Sources for FY2026					Anticipated Budget Cycle				
		FY 26	Grants	R & A	Cap Stab	Free Cash	Authorization/ Reauthorize	FY 27	FY 28	FY 29	FY 30
COA	Van Replacement - Plug in or hybrid	60,000		60,000				110,000		65,000	
	Patio swing										
	Town wide cyber security technology updates	99,647		99,647				18,250	19,000	19,000	19,000
	Annual Hardware replacement program	18,250		18,250				250,000			
IT	Town wide camera and driveway update							10,000		10,000	
	Mini split replacement for 111 Room										
	Car Replacement (Plug in or hybrid)	60,000		60,000							
	Design and construction - Snows Field House & Community Center office space	40,000		40,000							
RECREATION & BEACH	Snows Field General Improvements (playground, pickleball court, grading, gate, parking lot)							115,000			
	Truck Replacement								60,000		
	Great Hollow Beach stairway engineering reconstruction and dune planting								10,000		
	Vehicle Replacement (UTV)										35,000
POLICE DEPARTMENT	2 SUV (funding is sufficient for hybrid if available)	130,000		130,000				132,000	134,000	136,000	138,000
	Medial Training room replacements/updates							15,000	40,000		20,000
	Taser replacement										
	Amulance Rollstock - Capital Stabilization fund allocation	75,000				75,000		75,000	75,000	75,000	75,000
FIRE DEPARTMENT	Replace Engine 485							750,000			
	Bunk room improvements							50,000			
	Turn out Gear							47,000	750,000		
	Replace Engine 483								100,000		
DEPARTMENT OF PUBLIC WORKS	Self Contained Breathing Apparatus									90,000	
	Explorer Replacement										
	DWP - D.E.P. Required Environmental Monitoring & Maintenance 17 Town Hall Rd	200,000				0	200,000	200,000	200,000	200,000	200,000
	Road Maintenance Program (every other year)	65,000		65,000				65,000			65,000
PUBLIC BUILDING MAINTENANCE	Heavy Duty Equipment Trailer	50,000				50,000					
	2 - 6 wheel dump truck replacement funded by CH40 Grant							250,000		250,000	
	Old county Road Paving and drainage (Prince Valley to Depot only) funded by CH40 Grant							200,000	1,000,000		
	One ton Pickup Truck with plow							70,000		75,000	
TRANSFER STATION	Machine & Truck's long term maintenance - loaders, skid steer excavators							50,000	250,000		30,000
	Loader replacement funded by CH40 Grant								30,000		
	Lawn mower replacement (2)										
	Wood Chipper									50,000	
TRUOR CENTRAL SCHOOL	Water during Disaster Prep - need storage component									20,000	
	Town facility evaluation architecture and engineering consulting services (HVAC, Envelope)	200,000				200,000					
	Library & town hall condensing unit and air handler replacement							500,000			
	Community Center building envelope improvement							250,000			
LIBRARY	Library main lobby carpet and lower level carpet							100,000			
	Town Hall & Library building envelope improvements								150,000		
	Community Center multi-purpose floor replacement							100,000			
	Community Center Carpet Replacement								20,000	30,000	75,000
POND VILLAGE	Community Center Boiler and HVAC control replacement										200,000
	Building maintenance Van replacement plus conversion to plow (pick up w/cab)										15,000
	Community Center window replacement										300,000
	Floor Cleaning Machines										
POND VILLAGE	Public Safety Facility septic system replacement										
	Open top roll off container	25,000		25,000							
	Closed top selector trailer - Replace 2007 trailer							90,000		90,000	
	Transfer Station paving and repair								150,000		
TRUOR CENTRAL SCHOOL	Compactor maintenance									100,000	
	Generator										50,000
	HVAC, roof, gutter repairs and retro fits (Engineering FY24 - \$100,000) Construction FY26	250,000					250,000				
	Technology Upgrade	25,000				25,000		25,000	25,000	25,000	25,000
TRUOR CENTRAL SCHOOL	Gym floor full refinishing and pickle ball court installation	25,000				25,000					
	Carpeting	0				0		100,000			
	Exterior/Interior Painting							100,000			
	Security System Upgrade										500,000
TRUOR CENTRAL SCHOOL	RooF Replacement Gym and Classrooms area not the Hall rubber roof										
	Accessible means of egress installation Basement & 1st floor	60,000				60,000					
	Replace flooring in Children's room								35,000		
	Summarize	1,382,897	0	497,897	0	435,000	450,000	3,597,250	4,063,000	1,235,000	1,747,000
POND VILLAGE	MIT Pond Culvert (Panel River system segment) - 25% Construction - (\$10M project - USDA will fund culvert impact, spending starts FY28 at earliest) - AUTHORIZATION ONLY								1,000,000		
	Construction, Enr. Mitigation - Feasibility Study Complete.							32,320,000			
	Caplping and monitoring of Town Hall Hill	3,000,000					3,000,000				
	TMI Infrastructure needs										
POND VILLAGE	Engineering, remodeling 71 No. Parnd. 25 So. Highland	50,000				50,000		370,000			
	Stormwater infrastructure Pond Road section	200,000					200,000	1,000,000			
	Corn Hill Accessible ramp replacement with seating area & Cemetery Green Burial recall	521,520									
	Engineering and modernization for wastewater and stormwater	50,000				50,000		300,000	3,000,000		
POND VILLAGE	North safety feasibility, permitting, construction, repair							60,000			
	Decorating - Syrae Design Permit renewal	40,000				40,000					
	Water storage tank final design, permitting and construction										
	Plan to the Long term comprehensive plan w/cp - other infrastructure	120,000				120,000					
POND VILLAGE	Initial long-term master planning & evaluation for public water supply well and storage tank	150,000				150,000					
	GRAND TOTALS:	5,519,437	521,520	497,897	0	845,000	3,650,000	37,707,250	20,063,000	1,235,000	1,747,000



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