

**Truro Board of Selectmen Meeting  
Selectmen's Chambers, Town Hall  
Tuesday, September 26, 2017**

**Members Present:** Chair Paul Wisotzky; Maureen Burgess, Jay Coburn, Robert Weinstein, Janet Worthington

**Present:** Town Manager Rae Ann Palmer; Assistant Town Manager Kelly Clark; Town Counsel Jonathan Silverstein

Chair Paul Wisotzky called the meeting to order at 5:00 p.m.

**FIRE DEPARTMENT SWEARING IN CEREMONY**

Fire Chief Timothy Collins introduced new fire fighter Sean Ferguson. Town Clerk Cynthia Slade officially swore him in. His wife Heather pinned him after the swearing in.

**PUBLIC COMMENT**

No one came forward for Public Comment, but Paul Wisotzky summarized a letter by Darcee Vorndran and Stephen Walker had sent a letter regarding Coast Guard Beach. The full letter will go into the public record for the meeting and has been forwarded to the Beach Commission.

**TABLED ITEM: RESIDENTS ONLY PARKING AT COAST GUARD BEACH**

Beach Commissioners, Chair Eliza Harned and Sheri Stall, explained a proposal for residents only parking lot at Coast Guard Beach. No beach access is being restricted for walk-ins, bicyclists or drop-offs. The Selectmen offered suggestions and asked questions about the plan. Town Manager Rae Ann Palmer expressed some concerns about a restriction for the parking lot. Damion Clements, Recreation and Beach Director, said a partial restriction of ten spaces at the lot was feasible.

Janet Worthington moved to approved designating ten spaces at Coast Guard Beach parking lot for residents only. Maureen Burgess seconded and the motion carried 5-0.

**BOARD OF SELECTMEN ACTION**

***Discussion of Year-Round Condo Bylaw***

Chair Paul Wisotzky gave background information on conversion of existing seasonal condominiums to year-round housing units. Rae Ann Palmer said the new Town Planner Cally Harper has been already working on an expanded bylaw for condominium conversion. Town Counsel Jonathan Silverstein had joined the Town Manager to hear policy direction from the Selectmen.

Representatives from boards and committees were present for the discussion. Kevin Grunwald from the Housing Authority expressed their interest in condo conversion to create more affordable and Affordable housing. Tracy Rose, Board of Health Chair, also recognized the need for affordable housing. She asked what had been done to address concerns about Title 5, water demand, East Harbor groundwater flow, housing codes, impact on the bay, and condominium documentation updates. Kevin Kuechler, Chair of the Water Resources Oversight Committee, discussed ground water protection, upgrading of Title 5 septic systems, ground water flow towards East Harbor, and studies from other towns. Buddy Perkel, Zoning Board of Appeals Chair, said he did not favor including the larger multi-story condominium structures with the older cottage colony buildings, but

he has no reservations about allowing year-round use of condominiums. Planning Board Chair Steve Sollog said that the Planning Board had not been interested in developing new condo conversion bylaws, but he was present to discuss the idea with the Selectmen. He addressed wastewater issues, Beach Point, traffic and an instantaneous increase in the properties' values.

Selectmen entered the discussion with their concerns about new septic system regulations; adding diversity in price to the housing stock; 2015 reactions to condo conversion; cost of conversion; water and wastewater issues; and a Provincetown study on wastewater.

Bob Panessiti, Chair of the Finance Committee, came forward and discussed policy decisions that matter for making Truro a robust community. He said the 2015 proposal failed because people wanted more information. He offered Finance Committee support for financial information. Health and Conservation Agent Emily Beebe answered questions from the Board of Health Chair Tracy Rose about Title 5 septic systems on small lots on Beach Point.

Jay Coburn said there could be questions that can't be fully answered. He did not foresee hundreds of condos on Beach Point converting to year-round if the option were offered. Tracy Rose said the conversion might only create additional winter rentals. Jay Coburn said that would not be a cost effective plan.

Rae Ann Palmer said that Town Counsel had been working on clarification of what is defined as an existing condominium that could undergo conversion. She said assessments would not automatically go up with a conversion to year-round property and discussed inconclusive data on water usage.

Building Commissioner Russell Braun and Town Planner Cally Harper joined Health Agent Emily Beebe at the table. Russell Braun offered his insights into condo conversion, having been a Beach Point condominium developer and a manager who lives in one year-round. He commented on Beach Point condos that were built for seasonal use only. He discussed the Flood and Velocity Zones at Beach Point and the value of structures in that area. He explained logistics and costs of raising the structures above base flood elevation. He commented on the importance of proper septic systems needed and the flood risk involved. He also discussed the consent of condo association members needed for conversions. He recognized that many people would like to be able to use their condos throughout the year, but, from a practical standpoint, conversions in Beach Point are not realistic. Cally Harper said she is gathering more information and becoming part of a group organized to discuss the proposed bylaw.

Rae Ann Palmer discussed Ms. Beebe's idea for developing a management plan for Beach Point. Town Counsel Jonathan Silverstein said he was interested in a policy direction to help with the draft bylaw. He commented on Title 5 concerns, building code compliance, and involvement of condo associations. Robert Weinstein said only 5 of the 7 zoning districts in Truro would be allowed to have condo conversions. He considered the limited number of possible conversions, but still said it was another strategy for creating more affordable housing that would benefit the community.

Jay Coburn asked that the Town Manager work on next steps for developing and moving condo conversion bylaws forward. Rae Ann Palmer said she has begun organizing a working group, including staff and Town Counsel, to draft the bylaw. Paul Wisotzky suggested additional community involvement with condominium associations. Janet Worthington asked that the new Part-time Residents Advisory group be kept informed.

***Discussion of Road Naming Policy***

Town Manager Rae Ann Palmer said that Town Counsel had reviewed the original Road Naming Policy and had added some language to it.

Robert Weinstein moved to accept the proposed revisions for Policy #12 - Road Naming Policy. Maureen Burgess seconded, and the motion carried 5-0.

***Board of Selectmen Meeting Schedule for 2018***

Chair Paul Wisotzky and the Board reviewed the Board of Selectmen's meeting schedule for 2018.

Jay Coburn moved to approve the Board of Selectmen's meeting schedule for 2018. Maureen Burgess seconded, and the motion carried 5-0.

***FY2018 Municipal Calendar***

Rae Ann Palmer said the Selectmen had just received revised copies of the Fiscal Year municipal calendar, which included the Budget Task Force meetings. Bob Panessiti commented on community engagement regarding Budget process and attendance at meetings. He again discussed how policy decisions influence the budget. He stressed the importance of educating the public on matters of budget concern.

Jay Coburn moved to approve the Fiscal Year 2018 Municipal Calendar as amended. Maureen Burgess seconded, and the motion carried 5-0.

**CONSENT AGENDA**

A. Review/Approve and Authorize Signature: *None*

B. Review and Accept Preservation Restriction for Three Historic Buildings known as the Manuel Corey House, the Barn and the Cottage located at Truro Center for the Arts at Edgewood Farm, 3 Edgewood Way

C. Review and Approve Board of Selectmen Minutes: September 12, 2017

Maureen Burgess commented on a communication from the Historical Commission regarding the Preservation Restriction for the buildings at Edgewood Farm, and Paul Wisotzky made an amendment to the minutes of September 12, 2017.

Jay Coburn moved to approve the Consent Agenda with the amendment to the minutes of September 12, 2017. Maureen Burgess seconded, and the motion carried 5-0 with Robert Weinstein abstaining on the minutes.

**SELECTMEN REPORTS AND TOWN MANAGER REPORT**

Everyone had something to report. Janet Worthington had attended a recent Harbor Commission meeting on waterway user fees. Rae Ann Palmer said she has asked Town Counsel to review these, and the fee schedule will be brought to the Selectmen at an upcoming meeting. Ms. Worthington commented favorably on positive atmosphere at the Harbor, something with which Maureen Burgess concurred. Ms. Burgess had attended the Wounded Warrior event and watched a recent Planning Board meeting dealing with house size bylaws. Paul Wisotzky asked about rescheduling the bonfire that was cancelled due to inclement weather. Rae Ann Palmer said she would have to confer with staff about rescheduling. Paul Wisotzky, along with Robert Weinstein and Rae Ann Palmer, had

attended the Herring River Restoration Executive Committee's session, which had formed the Stakeholders Group for the Herring River Restoration. He thanked his brother Mark Wisotzky, Fred Gaechter, Maureen Burgess and Edward Fontenot for becoming the Truro stakeholders. He had received an e-mail asking about Selectmen's Hours and requested that everyone schedule and post their hours. Jay Coburn said that Selectmen are also reachable by e-mail on the Town website. Robert Weinstein added information on the Herring River stakeholders group and called attention to the scaled back acreage involvement for Phase 1. He said that the first step of the permitting process with the Cape Cod Commission as a Development of Regional Impact (DRI) has been delayed. Mr. Weinstein had attended the Planning Board meeting and is encouraged that the Board is moving forward with work on house size bylaws for the entire town. Town Manager Rae Ann Palmer said that the Lieutenant Governor will be here on October 14, 2017 for a ceremonial deed signing for the Cloverleaf property.

#### **SELECTMEN COMMENTS**

Robert Weinstein said he had watched the Board of Selectmen meeting he had missed and reminded the other members to speak into the microphones. Rae Ann Palmer said there is money available to update the recording equipment.

#### **NEXT MEETING AGENDA**

Rae Ann Palmer said she did not have any items for the work session scheduled for October 10, 2017 Board of Selectmen's meeting. However, she said there is another complaint about the Open Meeting Law, and the Board of Selectmen need to respond to the complaint. This could be placed on the agenda for October 17<sup>th</sup> meeting, she said. Maureen Burgess had some suggestions for a workshop session, but the Board agreed they could be included at a later date.

Jay Coburn moved to cancel the October 10, 2017 work session. Janet Worthington seconded, and the motion carried 5-0.


Janet Worthington requested information on an e-alert system that would keep people aware of meetings.

The October 17, 2017 meeting agenda will include: a review of Selectmen's Policies 28-37, other Policies reviewed by Town Counsel, an Open Meeting complaint, the Budget Task Force schedule and a request from the Disability Commission.

#### **ADJOURNMENT**

Jay Coburn moved to adjourn. Robert Weinstein seconded, and the motion carried 5-0. The meeting was adjourned at 7:08 p.m.

Respectfully submitted,



Mary Rogers, Secretary



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Paul Wisotzky, Chair



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Maureen Burgess Vice-chair


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Jay Coburn



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Janet Worthington



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Robert Weinstein, Clerk

**Public Records Material of 9/26/17**

1. Letter from Darcy Vorndran and Stephen Walker
2. Memo from Eliza Harned, Beach Commission Chair
3. Policy #12 - *Road Naming Policy*
4. Board of Selectmen's Meeting Schedule for 2018
5. Municipal Calendar for Annual Town Meeting 2018 and Budget Preparations for FY19
6. Historic Preservation Restriction for Manuel Corey House, Barn and Cottage