

**Truro Board of Selectmen Meeting
Truro Town Hall Selectmen's Chambers
Tuesday, November 28, 2017**

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

Regrets: Janet Worthington

Present: Town Manager Rae Ann Palmer; Assistant Town Manager Kelly Sullivan-Clark

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

PUBLIC COMMENT

Chair Wisotzky read into record a November 17, 2017 letter from Dave and Sharon Neskey of 9 Castle Road, expressing their concern over public safety for beachgoers, recommended lifeguards and spotters of sharks at the beaches.

BOARD OF SELECTMEN ACTION

Conservation Restriction for 3 Outwater Lane-Boyle

President of the Truro Conservation Trust Fred Gaechter explained the Conservation Restriction (CR) request for 3 Outwater Lane. The CR contains an agricultural easement as a part of the restriction. The property at 3 Outwater Lane has been donated to the Compact of Cape Cod Conservation Trusts, Inc. The property will later transfer the title to the Truro Conservation Trust for permanent open space holding.

Robert Weinstein moved to approve the Conservation Restriction for 3 Outwater Lane and to authorize the members of the Board of Selectmen to sign the restriction. Maureen Burgess seconded, and the motion carried 4-0.

Discussion of Year-Round Condo By-law

Health and Conservation Agent Emily Beebe, Building Commissioner Russell Braun and Town Planner Cally Harper acquainted the Board with their work on a condominium conversion by-law. Cally Harper distributed a paper copy of the web survey and a map locating condos in Truro. Russell Braun explained the premise that conversions of condos be robust, safe, energy efficient and the properties need to be uniform in compliance. An entire condominium property would need to commit to required improvements, not just individual units. Mr. Braun, Ms. Beebe and Ms. Harper recommended keeping the process streamlined. Conversions would begin with staff before approvals by the Selectmen were requested. Condo conversions would be brought before the Selectmen because of the covenants most of the condominiums have. Mr. Braun said condo associations typically require a super majority for changes in their status.

The Town Planner, Building Commissioner, and Health & Conservation Agent responded to the Selectmen's questions on a number of issues including: changes to Board of Health regulations, parking space requirements, water and sewage, a new category of multi-unit dwellings, a different approach for Beach Point, and motel rooms that are now condominiums.

Russell Braun called attention to the Flood Zone designation of properties in Beach Point and the elevation certificate that would be required. Jay Coburn expressed concern about the costs of conversions and zoning changes. Rich Wood asked about how conversions would work if the association approved them, but not everyone wanted to do a conversion. Cally Harper said Survey Monkey could include some of these questions. The post cards advertising the survey are being sent out.

Paul Wisotzky suggested including zoning districts on the map. Maureen Burgess recommended use of the word *shall* to avoid excess waiver requests. Rae Ann Palmer said Selectmen should direct their suggestions to the staff committee through her. She emphasized the Building Commissioner's point that the limiting factor for conversions would be the need to upgrade and consensus of condo associations.

Rae Ann Palmer said Town Counsel would review the draft by-law and meet with the Selectmen. There will be a timeline set for a draft by-law, she said. Emily Beebe said that the staff committee is trying to make the process less onerous. She and the Building Commissioner would work with condo owners to facilitate their conversions. Russell Braun said there are lots of possibilities. The Building Commissioner stressed the importance of safety issues.

Discussion on Residential Tax Exemption

Rae Ann Palmer explained the process of approval for applicants wishing to receive a residential tax exemption. Three hundred and thirty applications were approved, she said. One hundred and sixteen were approved late and abated. Around fifty percent of residents are receiving the residential tax exemption.

Principal Assessor Kathy Fryxell reviewed the parts of a sample tax bill for "Joe Taxpayer" which she had created to explain the different rates, assessed property value, the residential exemption dollar amount, the taxable value, and the actual tax. The sample tax bill is on the Town website in the Selectmen's packet. Paul Wisotzky explained reasons why increases appear on tax bills. Rae Ann Palmer commended the Assessor's Office for their work on the implementation of the residential tax exemptions.

Jay Coburn asked if a further calculation could be done in spring on the overall residential tax exemption figure. Rae Ann Palmer immediately offered some examples of current tax increases without the exemption and the savings for a property with the exemption, and she promised to compile the figures for his request after the second tax bills have been paid.

Board of Selectmen Policies

Rae Ann Palmer reviewed revisions of three more Selectmen Policies with the Board.

Policy #35 - Town Administrator's Powers of Appointment

The policy name was changed to reflect the Town Manager's title. Other changes reflect the new hiring process implemented by Ms. Palmer. This includes maintaining certified lists of applicants and their scores, which are useful for consideration in instances of future vacancies.

Policy #52 - Beach Use

References are now to a Town Manager. Changes reflect the Town Manager's review of applications and address conditions specific to events based on type of event and season.

Policy #55 - Replacement of Police Vehicles

Typos were corrected, and the Town Manager was included in the Budget review process.

Robert Weinstein moved to accept the proposed revisions for Policy #'s 35, 52 and 55. Maureen Burgess seconded, and the motion carried 4-0.

CONSENT AGENDA

A. Review/Approve and Authorize Signature:

Crown Castle Consent Request Letter (344 Route 6 Cell Tower)

B. Renewal of Annual Licenses-Salty Market Common Victualler

C. Review and Approve Castle Hill Center for Arts at Edgewood Farm One Day Alcohol and One Day Entertainment Licenses for December 15, 2017

D. Review and Approve Board of Selectmen Minutes: November 14, 2017

Jay Coburn moved to approve the Consent Agenda. Robert Weinstein seconded, and the motion carried 4-0.

SELECTMEN'S REPORTS AND TOWN MANAGER REPORT

Maureen Burgess shared information from a Cemetery Commission meeting she had recently attended. Cemetery Commission Chairman Bob Masson reported on burial capacity. There is space left for two centuries of burials and 4,000 cremations. Ms. Burgess commended Bob Masson's impeccable record keeping. He wanted to thank whoever had placed flags on graves this Veterans Day, but didn't know who it was. Rae Ann Palmer knew that John Dundas was one of the people who would receive a written thank-you note.

Paul Wisotzky reported on the last session of the Housing Institute, which he and a large representation of Truro participants had completed. He had attended a recent Open Space Committee meeting and said that they have been examining Town-owned land for possible combined use as Open Space, Conservation and Affordable Housing. He also had attended the Community Preservation Committee meeting, where the applicants for Fiscal Year 2019 Community Housing grants had acquainted CPC with their projects. Finally, he announced a December 15th event at Edgewood Farm by Castle Hill Center for the Arts that will be honoring Town Manager Rae Ann Palmer.

Robert Weinstein described two site visits he had made with DPW Director Jarrod Cabral. As Truro's Municipal Planning Organization's representative, he examined Truro's portion of the East Harbor culvert that runs under Rte. 6. The culvert headwall has been undermined by the water flowing into and from East Harbor. He and Jarrod Cabral will invite DOT engineers to review the condition of the headwall. He and the DPW Director had visited a portion of the Old King's Highway that runs from North Pamet Rd. to Higgins Hollow. New construction there will require some brushing back and road maintenance that will be of benefit to residents, work crews and delivery people.

Town Manager Rae Ann Palmer reported that the lawsuit against the ZBA over the Klein/Dennis house was dismissed. She is awaiting direction from Town Counsel regarding the Town's next steps. She said all labor contracts will be up at the end of June 2018, so she would like to have

an Executive Session on December 12th. Ms. Palmer said that Truro and Provincetown have joined together to invest wisely in a health insurance program. There have been four responses to an RFP that was issued, she said.

NEXT MEETING AGENDA

Rae Ann Palmer and the Board planned agenda items for the December 5, 2017 meeting and considered changing the December 12, 2017 work session to an Executive Session. They will be issuing invitations for several joint meetings with Planning Board, the CPC and Provincetown Selectmen as soon as possible.

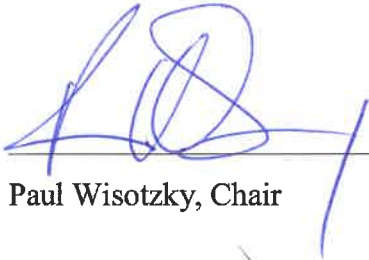
ADJOURNMENT

Jay Coburn moved to adjourn, and the meeting was adjourned by consensus at 6:14 p.m.

Respectfully submitted,



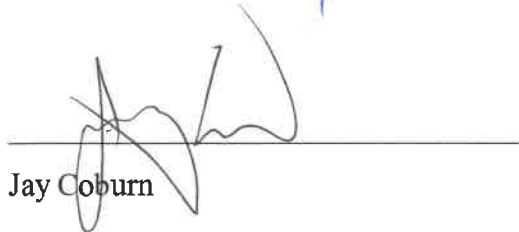
Mary Rogers,
Secretary



Paul Wisotzky, Chair



Maureen Burgess Vice-chair



Jay Coburn



Janet Worthington



Robert Weinstein, Clerk

Public Records Material of 11/28/17

1. Conservation Restriction for 3 Outlook Lane
2. Truro condominium map and survey
3. Residential Tax Exemption Report
4. Sample tax bill with residential exemption
5. Selectmen's Policy #'s 35, 52 and 55
6. Crown Castle Consent Request Letter (344 Route 6 Cell Tower)
7. Application for Annual Licenses-Salty Market Common Victualler
8. Application from Castle Hill Center for Arts at Edgewood Farm for One Day Alcohol and One Day Entertainment Licenses for December 15, 2017