

**Truro Board of Selectmen Meeting  
Wednesday, May 22, 2018  
Truro Town Hall**

**Select Board Members Present:** Chair Robert Weinstein; Maureen Burgess, Kristen Reed, Paul Wisotzky, Janet Worthington

**Also Present:** Town Manager Rae Ann Palmer; Assistant Town Manager Kelly Clark

Chair Robert Weinstein called the meeting to order at 5:00 p.m.

**PINNING CEREMONY**

Fire Chief Timothy Collins introduced the two new firefighters. Michael Chute's wife Calliope pinned on his badge, and Town Clerk Cynthia Slade swore him in. Chief Collins presented Demi Miskiv. Her father did the honors of pinning her, and the Town Clerk swore her in. Chair Weinstein welcomed and thanked the new firefighters. Town Manager Rae Ann Palmer offered refreshments to celebrate and suggested a short break. The Select Board continued with the meeting, however.

**APPOINTMENTS**

**Seashore Advisory Commission**

As Select Board Chair, Robert Weinstein decided he would step down as representative to the National Seashore Advisory Commission in order to focus on his new role. He indicated that Maureen Burgess should become the representative. The Board concurred, including Janet Worthington, who is the alternate representative.

Paul Wisotzky moved to appoint Maureen Burgess as the representative to the Cape Cod National Seashore Advisory Commission. Janet Worthington seconded. The motion carried 5-0.

**Local Comprehensive Plan Committee**

The Board needed to replace Jay Coburn, who had been the original representative to the Local Comprehensive Plan Committee. Janet Worthington and Paul Wisotzky had expressed interest in becoming the representative. Ms. Worthington had decided that Paul Wisotzky had the planning skills needed. He said he was willing to serve.

Maureen Burgess moved to appoint Paul Wisotzky as the representative from the Select Board to the Local Comprehensive Plan Committee. Janet Worthington seconded, and the motion carried 5-0.

**SELECT BOARD ACTION**

**Update on Cape Cod Commission**

Kristy Senatori, Acting Director of the Cape Cod Commission, and Kevin Grunwald, Truro representative to the Cape Cod Commission, came forward for a presentation on Cape Cod Commission's regional efforts. Ms. Senatori discussed: water resources, the Cape One

Commission's regional efforts. Ms. Senatori discussed: water resources, the Cape One Conference, coastal resilience, and the regional policy plan. She commented on their involvement with local bike trails and the Herring River Restoration Project. She thanked Kevin Grunwald for his service and had him present additional information on the Commission's priorities. He stressed communications, and introduced a new Cape Cod Commission newsletter. Chair Weinstein thanked them both for the work that the Commission does.

### **Housing Authority Presentation**

Carl Brotman, Chair of the Truro Affordable Housing Authority, and Leedara Zola, Housing Consultant, gave a PowerPoint presentation on the Cloverleaf Property. The slides began with the gift of 4-acre parcel of land, known as the Cloverleaf Property, from the DOT; Truro's designation as a "Housing Choice Community," and grant money secured and sought. The Housing Authority is seeking Select Board Approval, Town assistance in the Referral for Project (RFP) and selection of a developer. Planning was based on data on demographics, home prices and community needs, with particular consideration of seniors. Without Town water, there is a potential for 17 bedrooms. With a connection to Town water, the Cloverleaf site will support 90 bedrooms. That would allow 30 to 40 rental units in a cluster configuration. Two of the 4-unit buildings could be joined as one larger structure. Recommended unit sizes were: 50% as 1-bedroom units, 40-45% as 2-bedroom units, and 5-10% as 3-bedroom units. Three affordability levels are planned: 50% (*Affordable* designation) affordable at or below the 80% of Area Median Income (AMI), 30% affordable at or below the 120% AMI and 20% at market rates.

Janet Worthington asked how many people had been interviewed for the report, what the parameters were for people to qualify for Affordable units, changing the percentage for workforce units to 50 %, and asked about setting aside units for municipal workers. Mr. Brotman and Ms. Zola answered other questions on first-year Truro preference in lottery and the developer's role. Rae Ann Palmer elaborated on the RFP process. Paul Wisotzky commented on the appropriateness of the mix planned and getting developers interested in the project. Other questions concerned the next steps. This included the Select Board's support, the RFP, and a review committee. Responders to the RFP could be invited to give presentations of their proposals. Rae Ann Palmer said the review committee should consist of Housing Authority members, Select Board members and staff.

More questions were about the local preference criteria, composition of the review committee, and attracting a good developer. Kristen Reed expressed her appreciation to the Housing Authority for their effort to keep young people in the community.

Paul Wisotzky moved to support parameters of the Truro Housing Authority's plan for the Cloverleaf Property in order to create an RFP for the development. Maureen Burgess seconded, and the motion carried 5-0.

Chair Weinstein thanked the Housing Authority for their efforts, and Rae Ann Palmer said the Town has received a \$75,000 grant for the project. She thanked Leedara Zola for writing the grant and getting Truro's designation as a Housing Choice Community. She said Truro had been

**FY19 Goals & Objectives**

Town Manager Rae Ann Palmer said every year in June the Select Board needs to review their *Goals & Objectives* plan for the upcoming fiscal year, hold a public hearing with the Town Moderator presiding, and set the new goals and objectives in July. She recommended having committee chairs offer input, set goals at a work session, hold the public hearing at the June 26, 2018 meeting, and adopt the goals in early July. The Board adjusted their June schedule to accommodate the goal planning.

Kristen Reed proposed that the Town engage in a collaborative effort to establish Truro's community identity as it relates to the Truro Comprehensive Plan. She recommended that the Select Board create a mission, vision and value statement, expressing who we are, what we value and how we should conduct ourselves to provide the framework for where we are going and how to make grounded decisions in any particular situation. The heart of this process is meant to bring the community together and to learn how to work for change to build a better future for Truro. She proposed this as a part of the Goals and Objectives.

**CONSENT AGENDA**

- A. Review/Approve and Authorize Signature: *None*
- B. Review and Approve Entertainment License for Sustainable Cape Farmers' Market
- C. Review and Approve 2018 Seasonal Licenses: Perry's Furniture and Hillside Farmstand (Transient Vendor)
- D. Review and Approve One Day Alcohol License for Truro Historical Society
- E. Review and Approve Board of Select Board Minutes: May 2, 2018 and May 3, 2018

Ms. Palmer explained the request from the Truro Historical Society. A larger discussion will be placed as an agenda item for another meeting.

Paul Wisotzky moved to approve the Consent Agenda as printed. Maureen Burgess seconded, and the motion carried 5-0.

**SELECT BOARD REPORTS AND TOWN MANAGER REPORT**

Maureen Burgess reported on two meetings concerned with cannabis regulations, one by the Cape Cod and Islands Selectmen's Association and one by the Truro High Dune Cannabis Cooperative. She also had attended the Chamber of Commerce dinner, joined a Planning Board member to discuss Zoning Bylaw amendments with members of the public, and attended an Agricultural Commission meeting which had focused on pesticide spraying in Truro. Kristen Reed said she had attended the Mass Municipal Association's meeting in Boston on cannabis regulations, the Cable & Internet Committee's latest meeting, the Recycling Committee meeting which dealt with better disposal of glass, cardboard and compost, and a Beautification Committee meeting planning for plantings on traffic islands. For further information, she recommended contacting her directly through the Town e-mail account or by contacting her through the Town Manager.

Chair Weinstein gave more information on the Boston meeting with Select Boards from across the state, who are facing the same issues in preparing zoning bylaws to regulate cannabis businesses in their towns. He also reported on a meeting of the Lower Cape Meeting Agenda, the six towns with portions partially within the boundaries of the Cape Cod National Seashore. They discussed mutual concerns, including future use of the Air Force Base in Truro. He said the new Superintendent and the Deputy Superintendent of the Seashore were open to suggestions and were willing to engage in conversation with the towns.

Town Manager Rae Ann Palmer congratulated Kelly Clark on completing her certificate program toward a Master's Degree Public Administration from Suffolk University. Ms. Palmer also explained continued efforts to stabilize the dune at Longnook Beach but could not promise that it would be ready for Memorial Day Weekend.

### **SELECTMEN COMMENTS**

Janet Worthington asked that the small table in front of the Select Board table continue to be used for some presentations. Rae Ann Palmer suggested improvements that could be made for presenters at the podium. Paul Wisotzky thanked members of the Friends of Puma Park for their fund raising and work on wood chip ground cover needed to reopen Puma Park. Kristen Reed said she had been impressed by Cape Cod Young Professionals "Big Ideas" event.

### **AGENDA FOR NEXT MEETINGS**

Rae Ann Palmer reviewed agenda items for the next two meetings:


Tuesday, June 19, 2018 – Work session on goals and objectives

Tuesday, June 12, 2018 – Executive Session for contracts, Senior Needs Survey results, curb cut applications, entertainment licenses, and revisit one-day alcohol license fees for non-profits.

### **ADJOURNMENT**

Paul Wisotzky moved to adjourn. Maureen Burgess seconded, and the motion carried 5-0. The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

  
Mary Rogers,  
Secretary



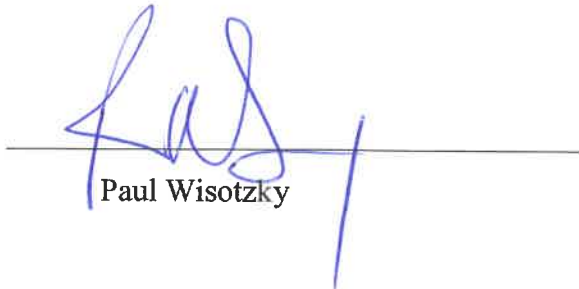
Robert Weinstein, Chair



Maureen Burgess, Vice-chair



Kristen Reed



Paul Wisotzky



Janet Worthington, Clerk

**Public Records Material for the Meeting of 5/22/18**

1. PowerPoint Presentation on the Cloverleaf Property
2. Entertainment License for Sustainable Cape Farmers' Market
3. 2018 Seasonal Licenses: Perry's Furniture and Hillside Farmstand (Transient Vendor)
4. One Day Alcohol License for Truro Historical Society