

Truro Select Board Meeting
Wednesday, September 25, 2018
Truro Town Hall

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

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

Chair Robert Weinstein called the meeting to order at 5:00 p.m. Because there was a quorum present, Finance Committee Chair Bob Panessiti called the Finance Committee meeting to order.

PUBLIC HEARING

Robert Weinstein opened the tax rate classification public hearing and explained how the hearing would proceed with a presentation, public discussion, Selectmen's review and votes.

Presentation on Tax Rate Classifications and RTE's

Assistant Principal Assessor Jon Nahas gave a presentation on tax rate classifications, including assessed values, tax levy allowed, the tax levy options and recommendations by the Board of Assessors, statistics on residential tax exemptions used in Fiscal Year 2018, the percentage allowable for residential tax exemption, calculation of residential tax exemptions, projected impact on tax rate with residential exemptions, and RTE's effect on sample individual tax bills. The Board of Assessors recommended a residential factor of "1," not to grant an Open Space discount, not to grant a small business exemption and recommended granting a Residential Tax Exemption.

Discussion from the Public

Chair Weinstein set a 3-minute time limit on comments from the audience and requested that they try to avoid repetition. Those stating firm opposition to the RTE included: Amy Helling, representing Part-Time Resident Tax Payers Association members who had responded to a survey; Ron Fichtner; Kathy Haynes; full-time resident Deborah McCutcheon; and Ann Greenbaum. Expressing support for the exemption were: year-round resident Jay Coburn, Glen Pasanen, and year-round resident Tim McCarthy through a letter read into record by Kristen Reed. Responding to a comparison of Truro to Wellfleet, Finance Committee Chair Bob Pasinetti discussed Truro costs that must be covered and more commercial taxes in Wellfleet. Kevin O'Flaherty requested the median, rather than average, cost of homes in Truro, something that could not be calculated on the spot. Part time resident Bill Sharrett spoke on behalf of those who are not wealthy, just fortunate to have a second home in Truro

Selectmen's Deliberations

Mr. Weinstein closed the public comment portion of the hearing and asked for Selectmen's discussion. Members of the Board of Selectmen had Jon Nahas review some of the other tax exemptions that are available to seniors and disabled veterans. Paul Wisotzky offered responses to a list of questions submitted by the Part Time Residents Advisory Committee. All the Selectmen said that sustainability for the year-round community had been a deciding factor in initiating the Residential Tax Exemption (RTE). Chair Robert Weinstein stressed that RTE's are

property exemptions, not personal ones. He discussed the state's Per Capita Evaluation that makes Truro look like a very wealth community on paper even though there are only around 800 year-round properties. He recommended the Massachusetts Department Revenue website as a source of more information. Janet Worthington commented on everyone's love of Truro and its diverse community. Maureen Burgess shared her thought process from last year to the present and concluded that despite perceived inequities, she uses, as her best metric, the testimony of year-round residents of modest means who have taken the RTE. Paul Wisotzky said it would take several years to evaluate the success of RTE's. Kristen Reed addressed the question about possible increases in the exemption, pointing out that it can't be predicted since Selectmen change, and a tax rate classification hearing is held every year.

Voting

On the matter of classifying the tax rate,

Paul Wisotzky moved to approve a residential factor of "1." Maureen Burgess seconded, and the motion carried 5-0.

On the matter of an Open Space discount,

Maureen Burgess moved to not grant an Open Space discount. Paul Wisotzky seconded, and the motion carried 5-0.

On the matter of granting a residential tax exemption,

Paul Wisotzky moved to grant residential tax exemption in amount of 20%. Janet Worthington seconded, and the motion carried 5-0.

On the matter of a small commercial exemption,

Paul Wisotzky moved to not grant a small business exemption. Maureen Burgess seconded, and the motion carried 5-0.

On the matter of signing the State Form LA-5.

Paul Wisotzky moved to authorize Jon Nahas, Assistant Principal Assessor, to sign the State Form LA-5 on behalf of the Selectmen. Maureen Burgess seconded, and the motion carried 5-0.

COMMITTEE APPOINTMENTS

Susan Howe explained her interest in becoming a member of the Truro Concert Committee.

Janet Worthington moved to approve the appointment of Susan Howe to the Truro Concert Committee for a three-year term which will expire June 30, 2021. Paul Wisotzky seconded, and the motion carried 5-0.

Bonnie Brown-Bonse, a long-time supporter of the concert series, expressed her desire to join the Truro Concert Committee.

Paul Wisotzky moved to approve the appointment of Bonnie Brown-Bonse to the Truro Concert Committee for a three-year term which will expire June 30, 2021. Maureen Burgess seconded, and the motion carried 5-0.

TABLED ITEM***Intermunicipal Agreement with Outer Cape Towns***

Town Manager Rae Ann Palmer explained the Mass General Law accommodation that the Town Manager could handle day to day operations and sign contracts up to \$100,000, but the Board of Selectmen, as the chief executive authority for the Town, would make decisions on all other agreements.

Maureen Burgess moved to approve the four-town Intermunicipal Agreement with the Outer Cape Towns of Eastham, Wellfleet, Provincetown and Truro with a condition that any expense expected to exceed \$100,000 must be approved in advance by the Board of Selectmen. Paul Wisotzky seconded, and the motion carried 5-0.

BOARD OF SELECTMEN ACTION***Year-round Condo Conversion Process***

Town Manager Rae Ann Palmer introduced the change in the zoning bylaws that now allow for conversion to year-round use of condominiums. Health and Conservation Agent Emily Beebe explained how health and safety requirements would have to be met. She distributed information sheets that included FAQs, application forms, and a covenant form. Ms. Beebe reviewed the steps outlined in the FAQ sheet. There are application fees at two steps in a multi-step process that requires evaluation of needs, site inspection, a comprehensive report, review by the Selectmen, Special Permits and building permits as necessary, final approvals, a signed covenant to be filed at the Registry of Deeds and returned to the Town.

Ms. Palmer explained that some condominiums have ZBA-issued seasonal restrictions. Some conversions might need to go before Planning Board, she said. Emily Beebe said the process would proceed on a first come, first served basis. That is why there is no set timeframe indicated. Approval by condominium associations will be needed in the process.

Paul Wisotzky asked that Ms. Beebe explain the application fees. She said the fees are front-loaded to get the process underway. Ms. Palmer said the fees were consistent with site plan inspection fees. Maureen Burgess asked about septic upgrades or alternative systems. Emily Beebe said that condominiums are currently required to have inspections on a regular basis, but there might be issues that need to be addressed. Chair Weinstein thanked all staff who had developed the process for condo conversion to become possible.

Paul Wisotzky moved to approve the year-round condominium conversion process as prepared by staff and to approve the fees. Kristen Reed seconded, and the motion carried 5-0.

Special Town Meeting Date

Rae Ann Palmer recommended a date for Special Town Meeting now that the Planning Board has completed work on the zoning bylaws on house size and marijuana. She said that Tuesday, November 13, 2018 at 6 p.m. at Truro Central School would allow time for opening the Warrant and posting the Special Town Meeting in accordance with Massachusetts General Law requirements. She anticipated voting on Warrant Articles during the October meetings. Any changes to the zoning bylaws would make timing very tight. Amendments may be made on the floor of Special Town Meeting, she said.

Paul Wisotzky moved to hold a Special Town Meeting on November 13, 2018 at 6 p.m. at the Truro Central School and to open the Warrant for Articles on October 1, 2018 at 8 a.m. and to close the Warrant on October 10, 2018 at 4 p.m. Kristen Reed seconded. The motion carried 5-0.

Annual Municipal Calendar for 2019 ATM and FY 2020 Budget

Rae Ann Palmer said that the calendar for Annual Town Meeting 2019 and the Fiscal Year 2020 Budget preparation did not include the dates for the Budget Task Force meetings. She will set those with staff and the Finance Committee.

Maureen Burgess moved to approve the Board of Selectmen Municipal Calendar meeting dates for Annual Town meeting 2019 and Fiscal Year 2020 Budget preparation. Paul Wisotzky seconded, and the motion carried 5-0.

CONSENT AGENDA

- A. Review/Approve and Authorize Signature: none
- B. Review and Approve Reappointments: none
- C. Review and Approve Application for a Curb Cut for Chris and Courtney Warren – 319 Shore Rd.
- D. Review and Approve Board of Selectmen Minutes: September 11, 2018

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

SELECTMEN REPORTS AND TOWN MANAGER'S REPORT

Janet Worthington reported on the Emergency Preparedness meeting. A neighborhood storm watch group will be forming, she said. Many other preparations, including emergency kits, are planned. She had attended a Shellfish meeting dealing with informational signs. The Beach meeting had provided information on sticker revenue over the summer. The "Resident Only" beach parking lot at Coast Guard Beach was deemed successful. The Beach Committee had also discussed communications and other shark safety measures.

Paul Wisotzky held office hours at which he discussed the residential tax exemption. He had attended the Housing Authority meeting where he learned there were four bidders for the Cloverleaf property. The proposals are due October 23, 2018.

Maureen Burgess had attended the Part-Time Resident Taxpayers Association meeting; the Herring River Restoration Celebration in memory of Don Palladino; the Science Symposium of the National Seashore, where she spoke on the 2018 Nickerson Conservation Fellowship recipients' presentations on their research; a Board of Health meeting concerned with wastewater and ground water flow; and the last meeting of Cape Cod National Seashore Advisory Committee. They will be holding a symposium on sharks, she said. The new Superintendent says he plans to base his decisions on "best science." He discussed his obligation to fix the Herring River, she said. The Advisory Committee also looked at the Seashore's suspension of condemnation certificates, particularly for commercial entities, including campgrounds, Montano's Restaurant, the Outreach Motel, and Citgo. There were issues at the Adventure

Bound Campground (ABC) with wastewater management, she said. ABC at Horton's has not come into compliance ordered by the Truro ZBA.

Kristen Reed extended her sympathy and condolences to the family of Arthur Medici, who was fatally attacked by a shark in Wellfleet. She has been contacted by numerous people regarding sharks at the beaches. She announced a symposium being held in Wellfleet this week. She said she and the Town Administrator are working on offering a Truro symposium on sharks and seals as well. There are now shark shield devices available that people could investigate, she said.

Chair Weinstein had attended Metropolitan Planning Organization (MPO) which continued work on bike lane marking in Truro. MPO has statistical information on traffic and travel time available on the Cape Cod Commission website. He mentioned the impact of work on Rte. 6 lights and lanes in Wellfleet at the intersection of Main Street. The round-about plan is out. Only one person talked to him during his Selectmen's Hour at the Transfer Station.

Town Manager Rae Ann Palmer discussed Town Counsel's recommendation of an attorney to represent Truro on the Herring River Restoration Project. Assistant Town Manager Kelly Clark had compiled additional names of attorneys who could meet with the Board on October 9th. She said there will be two meetings this week on website improvements. She, Kelly Clark and the Recreation Director have been meeting with the School about the After-School Program and a Community School concept. Ms. Palmer said she has the Community Compact Final Report on shared services with Provincetown. She and Kelly Clark had met with the National Seashore Superintendent with other Town Administrators and Managers to talk about improved communications and response to shark interactions. Truro is offering a workshop on emergency callboxes, and the other towns will be invited to the presentation. Truro is looking at other measures to protect beach goers. The Seashore Superintendent stressed education of the public. Kristen Reed said that a business person she knows had suggested keeping lifeguards on duty into October, but most lifeguards are teachers and students who leave around Labor Day.

SELECTMEN COMMENTS

Chair Robert Weinstein thanked all those involved with making the Truro Treasures Weekend a success. Paul Wisotzky thanked the Board of Assessors and Jon Nahas for their work on the tax rates. He also commended the Selectmen's ability to disagree yet listen and move forward. He said he welcomes both part-time and full-time residents' ideas on a variety of issues. Kristen Reed apologized for any offense she might have given by her reaction to a comment made during the public hearing. Chair Weinstein thanked Rae Ann Palmer for her advice on respectful dialogue during meetings. Maureen Burgess thanked Jon Nahas for his preparation and presentation of the tax rate information.

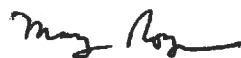
NEXT MEETINGS


Rae Ann Palmer reviewed agenda items for the next meeting on Tuesday, October 9, 2018: attorney interviews, Cape Light Compact update, an aquaculture shellfish grant, the report from the Planning Board on house size and marijuana bylaws, possible Warrant Article recommendations, a curb cut, and a reappointment. There is a need for an Executive Session that will be held on Tuesday, October 2, 2018, she said.


ADJOURNMENT


Paul Wisotzky moved to adjourn. Maureen Burgess seconded, and the motion carried 5-0. The meeting was adjourned at 8:10 p.m.

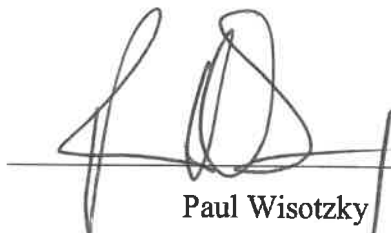
Respectfully submitted,

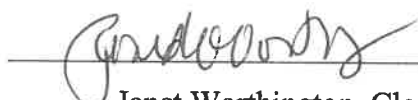

Mary Rogers, Secretary


Robert Weinstein, Chair


Maureen Burgess, Vice-chair


Kristen Reed


Paul Wisotzky


Janet Worthington, Clerk

Public Records Material of 9/25/18

1. Recommendations from the Board of Assessors
2. State Tax Form LA-4 indicating totals by class of FY19 certified parcel values
3. Authorization for the Assistant Principal Assessor's signature of LA-5 report
4. FY18 Truro Residential Exemption Statistics
5. Exemption Research Memo
6. Application papers of Susan Howe and Bonnie Brown-Bonse for Concert Committee
7. Condominium Conversion Process FAQs and Application materials
8. Application for a Curb Cut for Chris and Courtney Warren – 319 Shore Rd.

