

**Truro Select Board Meeting
Tuesday, January 22, 2019
Truro Town Hall Selectmen's Chambers**

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

Regrets: Kristen Reed

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

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

PUBLIC COMMENT

Kevin Grunwald, Chair of the Truro Housing Authority announced a 44B Housing Workshop, sponsored by Community Development Partnership and the Massachusetts Housing Partnership, to be held February 7, 2019 at the Harwich Community Center from 5 to 7 p.m.

PUBLIC HEARING

Chair Robert Weinstein opened the public hearing.

Cassie Boyd Marsh of Bailey Boyd Associates presented the Fiscal Year 2019 Truro Regional Community Development Building Grant (CDBG) application which includes Provincetown, Truro, Eastham and Harwich. The regional grant is for \$1,300,000. She reviewed the successes of the Rehab Program and the Childcare Subsidy Program last year, and she answered questions on what is covered in housing rehab and the application process.

Chair Weinstein closed the public hearing.

Maureen Burgess moved to submit a FY19 CDBG grant for housing rehabilitation and childcare subsidies and to authorize the Town Manager or Designee to sign the grant application and associated forms. Paul Wisotzky seconded, and the motion carried 4-0.

Maureen Burgess moved to allocate \$25,000 of CDBG Miscellaneous Income as a contingency fund. Paul Wisotzky seconded, and the motion carried 4-0.

BOARD OF SELECTMEN ACTION

Cloverleaf Proposal Award and Presentation

Paul Wisotzky, a member of the Selection Committee, announced that the committee unanimously recommends that the Town begin negotiations with Community Housing Resource, Inc. (CHR) to develop community housing at the Cloverleaf property. Ted Malone, President of CHR, architect Jessica Snare and Rachel Butler, CHR property manager, presented a preliminary plan for development. The plan provides 70% local preference at the first offering. The Cloverleaf development will include a mix of low income, medium income and market rate units. Mr. Malone explained challenges of septic location and hilly topography. He displayed building styles to show the variety of sizes, walk-outs, garages, and entry ways. One-bedroom units will predominate since this was identified as the biggest need. Williams Building Company will construct the structures.

Rae Ann Palmer explained the water connection for the Cloverleaf property. Ted Malone and Jessica Snare addressed provisions for noise within the multiple unit buildings. Mr. Malone reviewed the initial lottery allowances for local residents. He described landscaping decisions he makes while a housing project is in progress. He said 5 % of the units would have ADA accessibility. There will be an elevator in a 3-story building with two ADA units and a community room. There are options under consideration for the location and design of the larger building. There is a vegetated slope buffering the buildings from Rte. 6. Ted Malone gave an estimated completion time of September 2021 as a best case scenario. It is dependent upon getting DHDP funding. Other grant money will support the predevelopment costs, he said.

Chair Robert Weinstein appreciated plans for minimum paved areas. Susan Howe, Chair of the Commission on Disabilities asked that more allowances for elderly and disabled residents be included in the complex.

Paul Wisotzky moved to award the to Community Resources, Inc. the contract for development of the Cloverleaf property. Maureen Burgess seconded, and the motion carried 4-0.

Host Community Agreement

Town Manager Rae Ann Palmer said that the Attorney Michael Fee for the High Dune Craft Cooperative had requested that the Town negotiate a Host Community Agreement with them. Ms. Palmer said that she, Town Counsel and a Selectman would be needed to negotiate the terms of the agreement. Janet Worthington suggested adding another Selectman to the committee to negotiate the agreement. Chair Weinstein read state regulations on host community agreements with marijuana establishments. He said he was willing to serve on the negotiating committee. Maureen Burgess indicated that she was interested in serving.

Paul Wisotzky moved to authorize Town Counsel, Selectpersons Weinstein and Burgess, and the Town Manager to negotiate with the High Dune Craft Cooperative to develop a Host Community Agreement that will be approved by the Board of Selectmen. Maureen Burgess seconded, and the motion carried 4-0.

Stones Throw Condominium Year-round Conversion

Health and Conservation Agent Emily Beebe explained that Stones Throw Condominiums, located at 6 Shore Road had requested a conversion from seasonal to year-round use in accordance to Truro Zoning Bylaws § 40.3 Conversion of Cottage or Cabin Colony, Motor Court, Motel, or Hotel. Stones Throw Condominium Association has approved the conversion and amended their documents accordingly. This is the first condominium conversion for the Town. Emily Beebe said that critical issues have been addressed. She said there has been a complete record kept on the entire process. A vote by the Board of Selectmen is needed prior to making the required code improvements.

Paul Wisotzky moved to approve the year-round use and removal of the seasonal covenant for Stones Throw Condominiums located at 6 Shore Road. Janet Worthington seconded, and the motion carried 4-0.

Opening Warrant for 2019 Annual Town Meeting

Rae Ann Palmer asked that the Selectmen vote to open the Warrant for the 2019 Annual Town Meeting in accordance with Charter regulations.

Maureen Burgess moved to open the Warrant for the 2019 Annual Town Meeting on January 30, 2019 at 8:00 a.m. and to close the warrant on March 1, 2019. Paul Wisotzky seconded. The motion carried 4-0.

Functioning of Boards/Committees/Commissions

Vice-chair Maureen Burgess said that boards and committees functioning has been a Selectmen's goal. She discussed reaching out to the multi-member boards, committees and commissions with a reminder about attendance requirements and posting minutes of meetings. She had prepared a draft letter to the chairs reminding them of their responsibilities, asking that they address the matter with their members and engaging the assistance of the liaisons as necessary. Paul Wisotzky suggested an administrative checklist for keeping track of attendance and minutes since he did not deem that to be the role of liaisons. Ms. Palmer said administrative staff would be able to do that follow-up. The Selectmen considered devoting a March 19, 2019 work session to the roles of committees, boards and commissions.

Paul Wisotzky moved to finalize and distribute the draft letter to multi-member body chairs as discussed. Maureen Burgess seconded, and the motion carried 4-0.

CONSENT AGENDA

- A. Review/Approve and Authorize Signature: *none*
- B. Review and Approve Truro's Regulatory Liaison to the Cape Cod Commission
- C. Review and Approve Board of Selectmen Minutes: January 7, 2019 Budget Task Force, and January 8, 2019

Paul Wisotzky moved to approve the Consent Agenda as printed. Maureen Burgess seconded, and the motion carried 4-0 with Paul Wisotzky abstaining from both sets of minutes.

SELECTMEN REPORTS & TOWN MANAGER'S REPORT

Maureen Burgess had received a letter of resignation from the Chair of the Part-time Residents Advisory Board. The Board has experienced absences that make a quorum hard to achieve, and they now have a need for new members. Janet Worthington suggested responding to the letter of resignation. Rae Ann Palmer said she had a letter from another member expressing issues that merit a response from the Selectmen. Paul Wisotzky said the School and Library budgets were presented at Budget Task Force meeting. Janet Worthington had attended the Harbor meeting but was still not clear on dredging matters. Ms. Palmer had more information on the dredging schedule and unexpected permitting changes. Assistant Town Manager Kelly Clark gave information on the grant for the dredging and the scheduling changes. The permit now allows for dredging the inner channel and approach. There have been mix-ups with the process to date, but work is now scheduled to begin in February. The government shutdown has frozen the permit to dredge the basin, she said. Rae Ann Palmer said she has been working with Senator Cyr to get an extension on time. They also need a new study prepared on winter flounder. Chair Weinstein and the Town Manager commented on the disruptions in the process. Both expressed gratitude to Kelly Clark for ameliorating the situation.

Janet Worthington said there are still residents in town who do not have cable access. Maureen Burgess said there is a map available that shows the areas without service. Ms. Palmer said there is a multi-town effort to renegotiate with the cable company. She invited Selectmen to attend some of their meetings. Chair Weinstein said the last MMA meeting dealt with communications. He said he would provide addresses for the rest of the Board to send letters objecting to Comcast plans to end certain services. He said that the Town of Otis has decided to pay for a fiber optic network that will cover all residents in their town.

Chair Weinstein also discussed issues covered at the MMA meeting. He had attended a cannabis workshop and another workshop called "Keeping the Peace," for town moderators. He presented a second-place certificate of excellence for Truro's 2017 Annual Town Report, given by the MMA.

NEXT MEETING AGENDA


Rae Ann Palmer reviewed agenda items for the February 12, 2019 meeting: an Eversource pole hearing, room tax and short-term rental discussion, the FY20 Budget, Goals & Objectives, cable negotiating, and licenses.


ADJOURNMENT

Paul Wisotzky moved to adjourn. Maureen Burgess seconded, and the motion carried 4-0. The meeting was adjourned at 7:10 p.m.

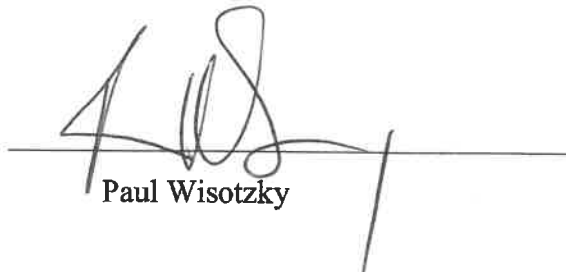
Respectfully submitted,



Mary Rogers, Secretary


Robert Weinstein, Chair


Maureen Burgess, Vice-chair

Kristen Reed


Paul Wisotzky


Janet Worthington, Clerk

Public Records Material of 1/22/19

1. CDBG application
2. Cloverleaf property bid award and preliminary plans
3. Request for Host Community Agreement with High Dune Cooperative
4. Stones Throw Condominium Conversion application and materials
5. Draft letter to chairs of multi-member boards
6. Regulatory Liaison to the Cape Cod Commission

