

SATURDAY, MAY 4, 2024
START TIME: 10:00 A.M.
CHECK-IN: 8:30 A.M.
TRURO CENTRAL SCHOOL



New parking procedures, transportation and childcare reservation information, and other important updates about Town Meeting available at:
<https://www.truro-ma.gov/townmeeting>

ASSISTIVE LISTENING DEVICES (ALD) AND MATERIAL IN ALTERNATIVE FORMATS MAY BE ARRANGED.

PLEASE CALL TOWN HALL BEFORE 4/30/24
(508) 349-7004 X 110 OR X 124.

Truro

ANNUAL TOWN MEETING WARRANT



TABLE OF CONTENTS

INTRODUCTION 4

Message from the Moderator..... 4

Message from the Select Board 5

Message from the Finance Committee..... 7

TRURO’S TOWN MEETING GUIDE..... 9

Motion Chart..... 12

Terms Used in Municipal Finance..... 13

Fiscal Year 2025 Five- Year Capital Improvement Overview..... 15

Five-Year Debt Schedule: FY2025- FY2029..... 17

GREETING 18

OPERATING BUDGET ARTICLES 18

Article 1: FY2025 Omnibus Budget Appropriation..... 18

Article 2: Amendments to the FY2024 Operating Budget Funded by Free Cash..... 19

Article 3: Transfer of Funds from Free Cash 20

CONSENT AGENDA: CUSTOMARY & HOUSEKEEPING ARTICLES 23

Article 4: Authorization to Hear the Report of Multi-member Bodies 23

Article 5: Authorization to Set the Salary of the Select Board..... 23

Article 6: Authorization to Set the Salary of the Moderator 23

Article 7: Revolving Fund Expenditure Limits..... 24

Article 8: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid..... 24

Article 9: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund 25

Article 10: Acceptance of M.G.L. Chapter 60, §15B Tax Title Collection Revolving Fund..... 25

FINANCIAL ARTICLES 26

Article 11: Acquisition of Truro Motor Inn with Debt Exclusion Contingency 26

Article 12: Borrowing Authorization for Truro Central School HVAC and Roof Repairs..... 27

Article 13: Borrowing Authorization for the Engineering and Construction of Public Works Facility 29

Article 14: Borrowing Authorization for Mill Pond Culvert Replacement and Salt Marsh Restoration 31

Article 15: General Override for Human Resources Coordinator..... 32

Article 16: Debt Exclusion for Sand Pit Road 33

Article 17: Reappropriate Authorized Excess Borrowing Proceeds from the Town Hall Construction Project to a Future Capital Project for Town Hall Facility Engineering, Design, and Construction Purposes..... 35

Article 18: Reappropriate Authorized Borrowing Balances from Environmental Projects to Capital Expenses for Environmental Projects..... 36

Article 19: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals..... 37

Article 20: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Owner-Occupied Short-Term Rentals..... 37

Article 21: Dedication of Community Impact Fees to the Capital Stabilization Fund..... 38

CONSENT AGENDA: COMMUNITY PRESERVATION ACT ARTICLES..... 39

Article 22: Community Preservation Act: Administrative Support 39

Article 23: Community Preservation Act: Community Gathering Place Improvements 40

Article 24: Community Preservation Act: Displays at Highland House Museum 41

Article 25: Community Preservation Act: Historic Cemetery Restoration 42

Article 26: Community Preservation Act: Lower Cape Housing Institute 43

Article 27: Community Preservation Act: Contribution to the Affordable Housing Trust Fund 43

Article 28: Community Preservation Act: Regional Contribution for 0 Millstone Road, Brewster, [Spring Rock Village] 44

Article 29: Community Preservation Act: Land Acquisition (Truro Conservation Trust) 45

Article 30: Community Preservation Act: TCS Early Childhood Playground..... 46

GENERAL BYLAW ARTICLES 47

Article 31: Add New General Bylaw Section 1.1.8 Town Meeting Geographic Limits 47

Article 32: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties 48

Article 33: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties – Additional Regulations..... 52

ZONING BYLAW ARTICLES 53

Article 34: Zoning Bylaw Amendment - Ban on Fractional Ownership of Short-Term Rentals 53

Article 35: Amend Zoning Bylaw §20.3 Location of Districts, §90.5 Overlay Districts, and Appendices. 56

Article 36: Amend Zoning Bylaw §10.4 Definitions, Amend Zoning Bylaw §50.1 Area and Height Regulations, and Add Appendix Q 59

Article 37: Add New Zoning Bylaw §40.8 Attainable Housing on Undersized Lots And Amend §30.2 Use Table..... 64

Article 38: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table, Note 9 68

ADVISORY ARTICLE 72

Article 39: Advisory Vote to Establish a Town Seal Committee 72

PETITIONED ARTICLES 73

Article 40: Climate Resiliency and Infrastructure Stabilization Fund - Petitioned Article 73

Article 41: An Article to Establish the Truro Senior Perks Pilot Program - Petitioned Article 74

Article 42: New DPW Facility on Town Hall Hill – Engineering and Site Planning for Two Existing Conceptual Plans - Petitioned Article..... 75

POSTING OF THE WARRANT..... 76

APPENDIX A: OMNIBUS BUDGET – FISCAL YEAR 2025 77

APPENDIX B: CAPITAL IMPROVEMENT BUDGET OF PROJECTED CAPITAL NEEDS 86

Message from the Moderator

Dear Truro Voters:

On May 4th, we will gather to carry on a centuries-old rich tradition of participatory democracy called Town Meeting. Each resident of Truro who registers to vote can participate in making decisions that inform and shape the future of Truro. We act as individuals when we vote at Town Meeting, but we also gather as a collective that is the Truro community. The diversity of our points of view powers our process most successfully when we gather with an open mind, civilly, and with respect for each other.

As your elected Moderator, my responsibility is to conduct an efficient Town Meeting that affords the opportunity for fair and equitable participation by any citizen wishing to attend. Our process is dictated by Massachusetts General Law, Truro's Bylaws, Town Charter and with parliamentary procedures outlined in the book Town Meeting Time published by the Massachusetts Moderators Association.

We anticipate a record turnout at this Annual Town Meeting which will also include the rescheduled 2023 Special Town Meeting. In order to accommodate all voters, the meeting will be held under a large, heated tent at Truro Central School. Because of this, there are certain aspects of this meeting that will be different than prior meetings. These include:

- Parking at the Truro Central School will be reserved for those with mobility issues and special needs. Please contact the Community Services Department at 508-413-9507 if you believe you will require this parking or to arrange transportation.
- Parking along Route 6 will be limited due to significant public safety concerns. We will be providing off-site parking at Head of the Meadow Beach Parking Lot and transportation to and from there to Truro Central School. We would greatly appreciate your cooperation in our efforts to protect the safety of all motorists, pedestrians, and attendees at Town Meeting. Stay tuned to the Town of Truro website for more information on parking.
- We will do our best to check-in voters as efficiently and quickly as possible. Due to the anticipated large turnout, we request that you give yourself extra time to check-in.
- Due to the outdoor location, we will not be able to provide audio-visual presentations. To facilitate the proceedings, we will be providing a book of the main motions for each article both online prior to the meeting and in print at check-in.
- All handouts need to be reviewed by the Moderator at least 48 hours prior to the meeting to ensure that they meet required guidelines. If you are interested in providing handouts and to receive the guidelines, please contact the Moderator.

I am pleased to announce that you can now find information, resources and announcements related to Town Meeting in one place on the Town of Truro website. Please be sure to check out the new Town Meeting page: <https://www.truro-ma.gov/townmeeting> or click on "Town Meeting" under helpful links on the home page of the Town Website.

Please take time to read each of the articles fully. You'll also find information about our process and procedures in this Warrant as well. I look forward to seeing you at Town Meeting on May 4th.

Paul Wisotzky
Town Moderator
moderator@truro-ma.gov

Message from the Select Board

Dear Truro Voter:

With the October Special Town Meeting's continuance to May 4th, the same day as Annual Town Meeting, and the unprecedented number of voters expected at these meetings, the Select Board, the Moderator and Town staff have diligently attempted to plan a Town Meeting weekend that will be as smooth and efficient as possible to maximize voter participation and to accomplish the business of the town.

To accomplish this, the Select Board prepared two "consent agendas" of articles that could be bundled so that they could be considered all at once. The Consent Agenda: Customary & Housekeeping Articles bundles articles that are included each year on the Warrant (hearing the report of multi-member bodies, setting the salary of the Select Board and the Moderator, revolving fund expenditure limits, Chapter 90 funds appropriations, and transfer of Housing Stabilization Fund monies to the Affordable Housing Trust Fund), plus a "housekeeping article" allowing the town to establish a revolving fund related to tax title collection. The Consent Agenda: Community Preservation Act Articles includes all nine Community Preservation Act Articles which were unanimously recommended by both the Select Board and the Community Preservation Committee.

A series of operating budget articles are presented at the start of the Warrant and include the omnibus budget appropriation, free cash transfers for current year expenses related to snow removal and Town Meeting/ Special Town Meeting costs, and free cash transfers for the upcoming fiscal year. These free cash transfers are typically used for non-recurring expenses, or to put money away for larger purchases, "rainy day" savings (general stabilization fund), or long-term liabilities (OPEB). The free cash transfers were bundled into one article for FY2024 transfers and one article for FY2025 transfers to offer voters the opportunity to consider these transfers in one vote; rather than a series of thirteen votes. Town Meeting voters may opt to amend the motion on Town Meeting floor to consider these items separately if so desired.

The Financial Articles section of the Warrant includes an Acquisition of Truro Motor Inn with Debt Exclusion Contingency, which authorizes the town to take the Truro Motor Inn by eminent domain for the purpose of developing affordable housing, including workforce housing. The Board intends to vote to authorize the use of existing funds to pay the costs associated with the taking but has included a debt exclusion contingency as a belt-and-suspenders approach to funding the taking. A borrowing authorization for the Truro Central School HVAC and roof repairs seeks to replace the article on the Special Town Meeting Warrant now that escalation costs increased the project cost by \$140,000. A borrowing authorization for the Mill Pond Road culvert replacement and salt marsh restoration in the amount of \$1,500,000 is requested to cover the town's 25% match to the U.S. Department of Agriculture's 75% commitment of total project construction costs. A general override for a human resources coordinator is also included on the Warrant to support human resource functions for the town and address the increasing complexities and challenges of employment law, recruitment and the expanded workforce of the town.

The Select Board also included a Debt Exclusion for Sand Pit Road for consideration by voters. The Noons family offered this property to the town for purchase and after months of negotiations, Town Meeting voters will be able to decide whether or not to purchase this property. Uses for the property have not been predetermined although discussions about possible uses have included housing, addressing wastewater needs, and sandmining.

Voters will also consider a borrowing authorization for the public works facility to be located at 340 Route 6. The Board is committed to bringing down the cost of the building and intends to make a motion on the Town Meeting Floor to lower the \$35 million dollar authorization amount based on the recommendations of the Ad Hoc Building Committee for the Future Public Works Facility's cost-savings recommendations.

Also in the Financial Articles section of the Warrant are three articles related to the adoption of the Community Impact Fee, a fee charged to certain short-term rentals on top of the room occupancy tax. The last of these three articles dedicates this fee to the Capital Stabilization Fund to pay for significant capital purchases or projects, some of which may otherwise need to be paid for by a debt exclusion.

A General Bylaw new section is proposed to allow for Town Meeting to be held in the towns of Provincetown, Wellfleet, Eastham and Orleans, if needed, particularly in winter months. Two other General Bylaw Amendment articles are presented to voters to regulate short-term rentals and prohibit short-term rentals in dwelling units owned by a corporation, and to allow individuals to obtain no more than (2) Short-Term Rental Certificates. A Zoning Bylaw article is also included to restrict fractional ownership in Truro. These three articles are adapted from similar articles in Provincetown and seek to protect existing short-term rentals while protecting Truro's housing stock.

The Planning Board prepared three Zoning Bylaw Amendment articles for this meeting. The articles seek to aid in the interpretation and application of Building Height limitations, to increase the supply of housing available in Truro by allowing attainable single-family dwellings to be built on undersized lots, and an article cleaning up inconsistencies in the Bylaw that resulted from the Accessory Dwelling Units Bylaw Amendment that occurred at the 2021 Annual Town Meeting allowing ADUs as of right. Finally, a staff-prepared Zoning Bylaw amendment updates the Bylaws to reflect a revised Water Resource Protection Overlay District map and references to said map.

Three citizen-petitioned articles were presented for this year's Annual Town Meeting Warrant: Climate Resiliency and Infrastructure Stabilization Fund, An Article to Establish the Truro Senior Perks Pilot Program, and a New DPW Facility on Town Hall Hill—Engineering and Site Planning for Two Existing Conceptual Plans. The Select Board opted to include a portion of the Climate Resiliency and Infrastructure Stabilization Fund in the free cash transfer article (a \$50,000 transfer to support climate resiliency efforts) with the commitment from the petitioner to remove that portion of the article from the motion on Town Meeting floor.

The Select Board is excited that this year's Special and Annual Town Meetings are expected to have the highest voter turnout in Truro's history. Much like the logistical challenges that the community faced holding Town Meetings during COVID, this year poses significant logistical challenges to accommodate these higher turnout numbers. We very much appreciate the community's ideas and recommendations provided in recent months and thank you in advance for your patience and adherence to directions to maintain order throughout the meeting. We look forward to seeing you all for what is likely to be a busy and exciting weekend.

Truro Select Board
Kristen Reed, Chair
Susan Areson, Vice-Chair
John Dundas, Clerk
Robert Weinstein
Stephanie Rein

Message from the Finance Committee

To All Truro Voters:

As we come together to conduct the annual business of the town, we have acclimated to a new normal of remote and hybrid meetings, a heightened awareness of health issues and a shift in the demographics and needs of the community. It is the goal of the Finance Committee to help foster the community we all desire by supporting longer- term initiatives such as the Local Comprehensive Plan and Economic Development Committee recommendations.

As mandated by Massachusetts law, the Finance Committee (“Committee”) functions as the town’s official fiscal watchdog. As such, the Committee’s primary responsibility is to study, analyze, and offer recommendations to the Town Meeting with regard to Truro’s Annual Budget, Capital Improvement Plan, and any financial Warrant articles, as well as to understand and to monitor the process for setting the town tax rate. The Committee must also review and approve all proposed reserve fund transfers for unanticipated expenses.

In performing these responsibilities during 2023 and 2024, the Committee held a number of public meetings, including several joint meetings with the Select Board, and one public Budget Hearing. The Committee also participated in the Budget Task Force (“The Task Force”), which was established several years ago to gain a better understanding of departmental spending and budget requests. The Task Force consists of two members of the Finance Committee, two members of the Select Board, the Town Manager, the Finance Director, the Town Accountant and the Superintendent of Schools. The Task Force met a number of times throughout the winter of 2024. The meetings are open to the public and televised to allow interested taxpayers to observe the budget in process and ask questions.

The Omnibus Annual Budget for Fiscal Year 2025 totals \$26,465,353 which is an increase of \$1,577,674.90 or 6.34% from the adopted FY2024 budget (inclusive of overrides) of \$24,887,678.99. Transfers of Free Cash in support of annual omnibus budget items are not included in either figure. We continue to seek more control over the escalating costs by taking a holistic look at the budget to gain a better understanding of synergies that exist within town departments and among the entire Outer Cape community.

The Committee believes that the proposed budget is needed to deliver the services recommended by the Select Board to the taxpayers. The budget was constructed based on conservative guidelines issued by the Select Board and supported by the Committee. Increases in the budget are largely due to increases in the cost of public safety, existing services and adequate compensation including contractual salary obligations, and community sustainability.

As in prior years, the majority of the budget is made up of salaries, employee benefits, energy costs, and education. Since it is difficult to influence spending in the short- term in these areas, prudent decisions must be made that will have long-term impact. The Committee encourages continued discussion among community members, Select Board, Town Manager, Finance Committee and town staff on ways in which to collaborate and share resources among neighboring communities. The Committee believes these efforts may result in more effective delivery of services. Absent substantive change in the way we currently deliver services as a region, costs will continue to escalate.

The town derives its revenue from essentially two sources: the tax levy (property tax) and fees (beach permits, excise tax, mooring fees, etc.). The projected funds available from taxes after certain adjustments prescribed by the state for FY2025, including debt exclusions, is \$22,524,980. The current projected revenue from receipts and other sources is \$7,765,462, for a total of \$30,290,442.

The town will again be able to contribute \$400,000 of Free Cash toward its unfunded Other Post Employment Benefit liabilities (OPEB). This must be fully funded by 2040. The town has taken steps to invest these funds, which has greatly reduced our current liability and strengthened the town’s financial position. A committee has been established to monitor the fund.

The town continues to maintain a healthy Stabilization Fund balance of \$1,481,242.58. This helps maintain our strong bond rating of AA+ by Standard and Poors and subsequent favorable borrowing costs. It is recommended that all cities and towns maintain a Stabilization fund equal to 5–7% of the annual budget. The current balance of our fund represents 5.59% of the proposed FY 2025 budget. Our bond rating will be critical as we move forward with much- needed infrastructure projects that will be funded through longer- term debt financing. We anticipate going to market to fund these projects over the next few years and this will increase our cost to service the debt currently at approximately 3.27% of the proposed FY 2025 budget. The lower current figure is a function of debt that has been retired and the deferral of much- needed projects.

Ongoing initiatives for the coming year include continued review and monitoring of the town’s unfunded liabilities and infrastructure needs. Principal among these will be the decision to rebuild or relocate the DPW facility and the adoption of a recommended plan concerning the Walsh Property both of which will be considered as Articles on the Warrant at the Town Meeting.

It is important that as discussion takes place citizens pay special attention to the facts presented when votes are taken. There are critical decisions to be made at Town Meeting that will affect the community for years if not decades to come. Articles seeking affirmation through the approval of the Local Comprehensive Plan (LCP) and the Walsh Committee are strictly recommended action to the Select Board. The expenditure of any funds and disposition of property to fulfill those recommendations will require future Town Meeting approval.

The year-over-year increases in the cost of living on the Outer Cape, changing demographics, and the need to make significant investments in housing that is affordable to working families, make it challenging to maintain a budget with the annual increases allowed by Proposition 2½. We believe the increasing cost of living and doing business on the Outer Cape and the subsequent impact on the town’s resources has become increasingly difficult to manage without significant investment. The advancement of affordable housing projects is critical to the economic viability of the community. It is important that leadership dedicate resources to construct a strategic economic stimulus plan.

The Committee recommends that the Annual Town Meeting approve the Omnibus FY 2025 Annual Budget and the Committee further recommends the citizenry’s support of select financial articles for the 2025 fiscal year.

Truro Finance Committee

Robert Panessiti, Chair
Raphael Richter, Vice Chair
Kristen Roberts, Secretary
Michael Fee
Lori Meads

TRURO'S TOWN MEETING GUIDE

TRURO'S LEGISLATURE

As the registered voters who come to Town Meeting and vote, you constitute the legislative branch of Truro's town government. Together as citizens we vote on the Town's operating budgets, capital budgets, bond issues and other financial matters; local statutes, which are called by-laws; the town's budget; and, to convey, acquire, or approve the use of Town owned land.

Truro's Town Meeting is governed by the following: Truro's Charter, Sections 1-3; *Town Meeting Time, A Handbook of Parliamentary Law*, available from the Massachusetts Moderators Association; Truro's Bylaws; and Massachusetts General Laws.

THE WARRANT

The Warrant is prepared by the Select Board and consists of articles submitted by the Select Board, by other elected and appointed multi-member Boards, and by petitioned articles submitted by registered voters (10 voters, if submitted for inclusion in the Annual Town Meeting Warrant; 100 for inclusion in a Special Town Meeting Warrant).

Board and Committee votes to recommend the article to Town Meeting are recorded in the Warrant and are presented in the following order: Yes, No, Abstain.

QUORUM - 100 registered voters, must be present before Town Meeting can be convened and begin.

THE MODERATOR

The Moderator is elected by the people and presides over Town Meeting. In addition to making sure the meeting is efficient and follows required procedures, the Moderator works to ensure that the proceedings are conducted in a kind, respectful and civil manner.

PROCEDURES:

CHECK IN – All voters must first check-in upon arrival at Town Meeting. Check-in will begin 90 minutes before the meeting starts. It is recommended to leave plenty of time for check-in so that the meeting can begin on time. You will be given a voter card when you check in. The card entitles you to vote and cannot be given to another person to vote on your behalf.

SEATING – If you are a voter, you may sit anywhere, except in one area that is reserved for non-voters. Non-voters will be seated in a designated area, and non-voters may be asked to wait to be seated until voters are seated.

VOTING – When the Moderator calls for a vote, please raise your voter card so that it is visible to the Moderator. If the outcome of the vote is not visually obvious to the Moderator or if seven voters

challenge the Moderators call, individual votes will be tallied by tellers. If this occurs, please keep your card raised until the teller has registered it.

PARTICIPATING AT TOWN MEETING – Voters and non-voters can speak at Town Meeting. If you wish to speak to an issue on the floor, please proceed to a microphone to be recognized by the Moderator. If you cannot go to the microphone, please raise your hand and one will be brought to you. *You must be recognized by the Moderator in order to speak.* The only exception to this is to make a point of order or a point of personal privilege.

INTRODUCE YOURSELF – Once recognized by the Moderator, all speakers must introduce themselves. Please state your full name and whether or not you are a Truro voter. If you are a staff member, please indicate this. If you are speaking on behalf of a committee, please state this. If you are a member of a committee but speaking personally and not on behalf of the committee, please disclose this during your introduction.

QUESTIONS OF MOVERS, STAFF OR OTHER PARTICIPANTS – All participation at Town Meeting is through the Moderator. For example, if you have a question for a mover of an article or amendment, or for staff, once recognized please say, “through the Moderator, I would like to ask... ”

NON-VOTERS – As noted, non-voters can speak at Town Meeting unless there is an objection by a voter and a vote is taken where a majority of voters support the objection.

TIME LIMITS – Once recognized, speakers have a maximum of three minutes, except for movers of articles who may have more time if needed. Time allotments are at the discretion of the Moderator. Timekeepers will assist the Moderator to make sure time limits are followed equitably. We gratefully ask that all speakers abide by time requirements and wrap-up quickly if requested by the Moderator.

PLEASE DO NOT INTERRUPT – EXCEPT TO:

MAKE A POINT OF ORDER – A point of order is related to the process. For example if you believe the speaker has not been properly recognized or if you believe a motion has not been properly made you make a point of order. A point of order is not an opportunity to state your opinion or ask a question through the Moderator.

MAKE A POINT OF PERSONAL PRIVILEGE – An example here is that you can't hear a speaker or see a visual presentation. Or if you believe the personal safety of you or other participants is in jeopardy.

MOTIONS AND AMENDMENTS – All motions and amendments must be made in writing at the meeting. If possible, please provide three copies so that the Moderator, Town Clerk and Town Counsel can review the motion/amendment simultaneously in order to make the review process during the meeting more efficient. If possible, typed copies are preferred over handwritten. If copies are handwritten, please make sure they are legible. If you can share your proposed amendment with the

Moderator in advance of the meeting this will allow for prior review and will save time at the meeting. While this is encouraged, it is not required.

The Moderator, most often in consultation with Town Counsel and the Town Clerk, determines whether the motion/amendment is “within scope” of the original article and this judgment is at the sole discretion of the Moderator.

The Moderator is available prior to Town Meeting for consultation regarding amendments and motions.

Thank you for your cooperation.

MOTIONS – Please see the included table for a listing and explanations of the most common motions and their intended actions.

TO END THE DEBATE – call for **THE PREVIOUS QUESTION DEBATE** – "I move the previous question" – This ends the debate. You must be properly recognized by the Moderator to make this motion; it requires a 2nd, is generally not debatable, and needs a 2/3 vote. At the Moderator’s discretion, such motion may not be allowed or may be subject to debate, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.

TO RECONSIDER AN ARTICLE – a motion to reconsider must be made on the same day as the vote to be reconsidered; must be made within one hour, after intervening business; requires a 2nd, and a majority vote.

TO PREVENT AN ARTICLE FROM BEING HEARD – make a motion to **POSTPONE INDEFINITELY** – "I move that this matter be postponed indefinitely." The motion requires a 2nd and a majority vote. This is different than making a motion to have an article **LAI D ON THE TABLE**. If a matter is laid on the table, it must be taken off the table and debated before Town Meeting can be adjourned.

TO END TOWN MEETING – When all the articles have been debated, voted on, and dealt with, a motion must be made to **DISSOLVE** the meeting. The motion requires a 2nd, and a majority vote.

LASTLY, please be kind, civil and respectful. Please do not make things personal. Please refrain from applause. If you speak out of turn repeatedly and have been warned repeatedly by the Moderator, you are at risk of being removed from the meeting.

Motion Chart

Application of rules is indicated by the Motion's Numerical Sequence.

Motions	Description	Debatable	Non-Debatable	Amendable	Non-Amendable	Second Required	Second Not Required	Vote Required	May Reconsider	May Not Reconsider
1. Point of Order	<i>Raises a question about process e.g. time limit or improper procedure.</i>		X				X	N/A		
2. Previous Question Terminate Debate	<i>Ends debate. At the Moderator's discretion, such motion may not be allowed or may be subject to debate, particularly if the motion would restrict informed consideration of the meeting or comes before an appropriate discussion has taken place on the main motion.</i>		X		X	X		2/3		
3. Postpone Indefinitely	<i>Removes the article from consideration for that Town Meeting.</i>	X			X	X		MAJ	X	
4. Lay on Table	<i>Intended to postpone deliberation until later in the same Town Meeting. If the intent is to end debate, a motion to postpone indefinitely is in order.</i>		X		X	X		MAJ	X	
5. Amendment	<i>Modifies the main motion under consideration. All amendments must be made in writing.</i>	X		X		X		MAJ	X	
6. Accept and Adopt	<i>Officially recognizes or disposes of the findings or recommendations of a report.</i>	X		X		X		MAJ	X	
7. Consider Articles Out of Order	<i>Changes the order of articles from the published Warrant.</i>	X		X		X		MAJ		X
8. Reconsider	<i>Reconsiders an article that has already been voted on. Must be made on the same night as the vote to be reconsidered; must be made within one hour, after intervening business.</i>	X			X	X		2/3		X
9. Adopt a Resolution	<i>Advises the Town or a board, committee or commission to take an action or position but does not require it to do so.</i>	X		X		X		MAJ		X
10. Adjourn to a Fixed Time	<i>Temporarily suspends the meeting until the date and time specified.</i>	X		X		X		MAJ	X	
11. Adjourn or Dissolve	<i>Ends the meeting and the consideration of the Warrant.</i>		X		X	X		MAJ		X

While a motion to amend is under discussion, a motion to postpone indefinitely displaces the previous motion, but a motion to adjourn cannot be taken.

Terms Used in Municipal Finance

Appropriation – An amount of money that has been authorized by vote of Town Meeting to be spent for a designated purpose.

Available Funds – Available funds refer to the Stabilization Fund, Beach Receipts Reserved for Appropriation, Pamet Harbor Receipts Reserved for Appropriation, Recreation Receipts Reserved for Appropriation, Conservation Commission Receipts Reserved for Appropriation, Educational and Governmental Program Access Fees, Free Cash and continued appropriations left in Articles voted at previous Town Meetings.

Bond and Interest Record (Bond Register) – The permanent and complete record maintained by the treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bond Anticipation Note (BAN) – Short-term debt instrument used to generate cash for initial project costs and with the expectation that the debt will be replaced later by permanent bonding. Typically issued for a term of less than one year, BANs may be re-issued for up to five years, provided principal repayment begins after two years (MGL Ch. 44 §17). Principal payments on school-related BANs may be deferred up to seven years (increased in 2002 from five years) if the community has an approved project on the Massachusetts School Building Authority (MSBA) priority list. BANs are full faith and credit obligations.

Capital Outlay Expenditure Exclusion – A temporary increase in the tax levy to fund a capital project or make a capital acquisition. Exclusions require two-thirds vote of the select board or city council (sometimes with the mayor's approval) and a majority vote in a community-wide referendum. The exclusion is added to the tax levy only during the year in which the project is being funded and may increase the tax levy above the levy ceiling.

Cherry Sheet – A form showing all State and County charges and reimbursements to the Town as certified by the Massachusetts Department of Revenue.

Classification of Real Property – Assessors are required to classify all real property according to use into one of four classes: Residential, Open Space, Commercial, and Industrial. Having classified its real property, local officials are permitted to determine locally, within limits established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Classification of the Tax Rate – Each year, the select board or city council vote whether to exercise certain tax rate options. Those options include choosing a residential factor (MGL Ch. 40, §56), and determining whether to offer an open space discount, a residential exemption (Ch. 59, §5C), and/or a small commercial exemption (Ch. 59, §5I) to property owners.

CMR – Code of Massachusetts Regulations.

Code of Ethics – The provisions and requirements of MGL Ch. 286A pertaining to the standards of behavior and conduct to which all public officials and employees are held.

COLA – Cost of Living Adjustment.

Collective Bargaining – The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor unit.

Commitment – Establishes the liability for individual taxpayers. The assessors' commitment of real estate taxes fixes the amount that the collector will bill and collect from property owners.

Community Preservation Act (CPA) – Enacted as MGL Ch. 44B in 2000, CPA permits cities and towns accepting its provisions to establish a restricted fund from which monies can be appropriated only for: a) the acquisition, creation and preservation of open space; b) the acquisition, preservation, rehabilitation, and restoration of historic resources; c) the acquisition, creation and preservation of land for recreational use; d) the creation, preservation and support of community housing; and

e) the rehabilitation and restoration of open space, land for recreational use and community housing that is acquired or created using monies from the fund. Acceptance requires town meeting or city council approval or a citizen petition.

Community Preservation Fund – A special revenue fund established pursuant to MGL Ch. 44B to receive all monies collected to support a Community Preservation Program, including but not limited to, tax surcharge receipts, proceeds from borrowings, funds received from the Commonwealth, and proceeds from the sale of certain real estate.

Free Cash – This is the amount certified annually by the State Bureau of Accounts. Town Meeting may appropriate from Free Cash for any lawful purpose. This is sometimes referred to as Excess and Deficiency.

Overlay (Also called Allowance for Abatements and Exemptions) – The amount raised by the Assessors to be used for potential abatement of property taxes. The Overlay Surplus is the balance of each year's Overlay in excess of outstanding Real and Personal Property receivables and property.

Reserve Fund – This fund is established by the voters at an Annual Town Meeting through the Omnibus Budget. Transfers from the Reserve Fund are within the exclusive control of the Finance Committee and are for extraordinary or unforeseen expenditures.

Stabilization Fund – Special reserve accounts. Town meeting may, by majority vote to transfer into the fund and by two-thirds (2/3) vote for general stabilization fund and majority vote for special purpose stabilization fund to transfer out of the fund, for any legal purpose.

Transfer – The authorization to use an appropriation for a different purpose; in most cases only Town Meeting may authorize a transfer. However, in Truro, with certain restrictions, transfers may be authorized if the transfer is \$2,500 or less, the transfer is within the same Department, and is approved by the Department Head, Town Manager and the Finance Committee.

PROPOSITION 2½ TERMS

Contingent Votes – Chapter 634 of the Acts of 1989 permits a Town Meeting to appropriate funds contingent upon passage of a referendum question (Override). A contingent vote does not automatically result in an override referendum. An override referendum can only be called by the Select Board. If a referendum is called by the Select Board, it must take place within ninety days of the Town Meeting vote.

Debt Exclusion and Capital Outlay Expenditure Exclusion – These two override ballot questions can be placed on a referendum by a two-thirds (2/3) vote of the Select Board. If a majority of the voters approve the ballot question, the Town's levy limit is temporarily increased for the amount voted at the referendum. The increase may exceed the Town's levy limit.

General Override – A general override ballot question can be placed on a referendum if a majority of the Select Board votes to do so. If the ballot question is approved by a majority of the voters, the Town's levy limit is permanently increased by the amount voted at the referendum. The levy limit increases may not exceed the Town's levy ceiling.

Levy – The property tax levy is the revenue the Town can raise through real and personal property taxes. The levy is the largest source of revenue for the Town.

Levy Ceiling – This is the maximum amount of the levy limit. The ceiling equals 2½% of the Town's full and fair cash value.

Levy Limit – The limit is based on the previous year's levy plus certain allowable increases.

Levy Limit Increase – The levy limit automatically increases each year by 2½% of the previous year's levy limit.

New Growth – The increase in the levy limit attributable to new construction and new parcel sub-divisions.

Override – A community can increase its levy limit by voting at a referendum to exceed the limit. There are three (3) types of overrides: general, debt exclusion and capital outlay expenditure exclusion.

Fiscal Year 2025 Five- Year Capital Improvement Overview

In accordance with the requirements of the Truro Charter (Paragraph 7-2-6), the Select Board respectfully presents for your review the FY2025 Five Year Capital Improvement Plan. The expenditures listed give an overview of current and future capital needs. Attempts to define the future, while prudent from a planning point of view, must be fully recognized as “best estimates” that will be subject to continual change as each capital project moves forward. As per Select Board Policy 42, capital assets are “real assets with a minimum value of \$15,000. Some assets with a useful life of five years or more (such as personal computers) may be aggregated if they have a combined value of \$15,000 or more.” Town investment of capital purchases occurs via the operating budget, borrowing, reserves, or other sources. Capital items listed on the Capital Improvement Plan are chosen after several review rounds, including Town staff justification and subsequent prioritization of all proposed projects; review and discussion with the Budget Task Force; and final approval by the Select Board.

Starting with the FY2002 Municipal Operating Budget, the Town approved a procedure to incorporate safety and other high priority capital items in the operating budget, up to a maximum expenditure amount to be set annually. A concerted effort has been dedicated to gradually increase the annual appropriation for these priority capital items. This will ensure sufficient budget capacity to develop and maintain a realistic upgrade and/or replacement schedule for the Town’s rolling stock of vehicles, equipment, machinery, and other long-term assets. A summary of these items can be found in two places – the Operating Capital Account (#133) of the Omnibus Budget Appendix A as well as under the “R&A” column of the Capital Improvement Budget for FY2025-FY2029, which can be found in Appendix B of this Annual Town Meeting Warrant. “R&A” stands for “Raise & Appropriate.”

Previous capital investments that were purchased through authorized borrowing can be found on the preceding 5-year debt schedule. As background, during the calendar year 2003, the Town consolidated all long-term debt, including certain Cape Cod Land Bank acquisitions, into one general obligation bond, and refinanced the debt during a period of low interest rates, saving the Town almost \$500,000 over the life of the bond and concurrently improving its Standard & Poor’s Bond Rating three (3) levels to an A+ rating. The final payment on this bond was completed last year, in June of 2023. In 2006, the Town issued a multipurpose General Obligation Bond that included the Community Center. The final payment on this bond is expected to be made in April of 2026. During the calendar year 2022, the Town consolidated all short-term debt, including the Walsh Property Acquisition, Eagle Neck Creek Culvert project, East Harbor Culvert Project, and general obligation bonds, and refinanced the debt prior to what became a period of interest rate increases, saving the Town approximately \$600,000 over the life of the bond. The following Five-Year Debt Schedule includes “Previously Committed Long-term Debt” and “Projects Permanently Financed in 2022” which reflects the issuance from that time period. The Town’s bond rating was reaffirmed as “AA+” after a 2022 review by Standard and Poor’s. Capital Items intended to be funded through borrowing can be found under the “Authorization” column in Appendix B.

As one funding alternative for Capital investment, the Capital Stabilization Fund was established per Article 14 of the April 26, 2016 Annual Town Meeting and merged with the balance of the Capital Improvements Fund by vote of the November 13, 2018 Special Town Meeting. The Capital Stabilization fund has a balance of \$249,620.46. The purpose of this Fund is to allow, with Town Meeting approval, appropriation of incremental sums each year to be used for future capital purchases. When the project or purchase is ready to be funded, Town Meeting must vote to appropriate the funds to the project or purchase. This year, a Free Cash transfer article proposes transferring funds to the Capital Stabilization Fund for future purchase of an Ambulance as well as putting aside reserves for future public building needs. See the Capital Plan in Appendix B under the “Cap Stab” column.

Another funding alternative is the use of undesignated fund balance, otherwise known in Massachusetts as Free Cash. This year's positive free cash balance is due to sound budget practices in Truro, including local revenue collections that exceeded projections, effective tax collection operations, and service provision that stayed within the appropriated budget. Free cash articles related to Capital purchases include the second phase of beach parking paving, Community Center technology upgrades, and long-term planning and evaluation for public water supply. Free Cash is a logical source of funding for these capital purchases and avoids expanding the property tax levy via debt service or capital exclusion. Items can be found under the "Free Cash" column in Appendix B.

For reference, another potential funding source is a Capital Exclusion Article. A Capital Exclusion Article is a so-called "menu-override," requiring a majority vote at both Town Meeting and at a Town Election. There are no such Capital Exclusion Articles in the 2025 Warrant.

The Five- Year Debt Schedule for FY2025 through FY2029 follows on the next page. The Capital Improvement Budget for FY2025-FY2029 can be found in Appendix B of the Annual Town Meeting Warrant.

Five-Year Debt Schedule: FY2025- FY2029

Debt figures include principal and interest

PREVIOUSLY COMMITTED LONG- TERM DEBT	FY2025	FY2026	FY2027	FY2028	FY2029
Year committed/amount/repayment					
COMMUNITY CENTER (Note 1)	\$195,975	\$182,875	\$0	\$0	\$0
2006/\$3,735,000/20 years - paid in full FY2026					
SUBTOTAL	\$195,975	\$182,875	\$0	\$0	\$0

NOTES

1. The total project amount borrowed has been reduced by the receipt of donations in the amount of \$223,000.

PROJECTS PERMANENTLY FINANCED IN 2022	FY2025	FY2026	FY2027	FY2028	FY2029
Year committed/amount/repayment (Note 2)					
WATERWAY REPAIRS- EAST HARBOR CULVERT PROJECT (Note 3)	\$174,850	\$179,350	\$354,500	\$342,750	\$319,250
2022/\$3,145,100/20 years					
NEW EQUIPMENT- AMBULANCE (TENDER) (Note 4)	\$31,250	\$30,000	\$28,750	\$27,500	\$26,250
2022/\$166,000/7 years					
LAND ACQUISITION- WALSH PROPERTY (Note 5)	\$317,000	\$320,400	\$328,400	\$340,800	\$357,400
2022/\$4,505,000/20 years					
WATERWAY REPAIRS- EAGLE NECK CREEK (Note 6)	\$54,850	\$61,350	\$61,450	\$59,450	\$57,450
2022/\$657,900/20 years					
NEW EQUIPMENT- AMBULANCE (Note 7)	\$42,250	\$40,750	\$44,250	\$42,500	\$40,750
2022/\$306,000/9 years					
SUBTOTAL	\$620,200	\$631,850	\$817,350	\$813,000	\$801,100
GRAND TOTAL	\$816,175	\$814,725	\$817,350	\$813,000	\$801,100

NOTES

2. These projects were financed with short-term borrowing after they were authorized. They were bonded long-term in March 2022. Total amount of repayment has been reduced by premium proceeds and previous principal payments.
3. Authorized by Town Meeting in 2017. The East Harbor project will address numerous concerns affecting the safety and water quality of the expansive waterway. Total amount borrowed was reduced by BAN premium of \$167,164 with 2022 ATM Vote. Total project amount borrowed has been reduced by bond premiums in the amount of \$317,736.
4. Authorized by Town Meeting in 2018. Total project amount borrowed was reduced by bond premiums in the amount of \$19,000.
5. Authorized by Town Meeting in 2019. The Town purchased the Walsh Property ~ 69 acres (+/-) for "general municipal purposes." Total project amount borrowed was reduced by bond premiums in the amount of \$25,000.
6. Authorized by Town Meeting in 2019. The Eagle Neck Creek project improves drainage and remediates tidal flow issues. Total project amount borrowed was reduced by bond premiums in the amount of \$67,100.
7. Authorized by Town Meeting in 2020. Total project amount borrowed has been reduced by bond premiums in the amount of \$44,000.

FUTURE CAPITAL PROJECTS (Note 8)	FY2025	FY2026	FY2027	FY2028	FY2029
<i>Please consult CIP list. This table will be phased out in 2025.</i>					
MILL POND CULVERT REPLACEMENT					
PUBLIC WORKS FACILITY					
POND RD STORMWATER INFRASTRUCTURE					
TOWN CENTER ROAD CULVERT REPLACEMENT					
PAMET HARBOR JETTY					
PUBLIC WATER SUPPLY WELL AND STORAGE TANK					

8. These projects are in the planning phase and/or have not yet been authorized. As such, no debt service exists.

GREETINGS:

In the name of the Commonwealth, you are hereby required to warn the inhabitants of the Town of Truro qualified to vote in town affairs, to meet at the Truro Central School, 317 Route 6, Truro, MA 02666, on Saturday, May 4, 2024 at 10:00 AM, then and there, to vote on the following articles:

OPERATING BUDGET ARTICLES

Article 1: FY2025 Omnibus Budget Appropriation

To see if the Town will vote to raise and appropriate and transfer from available funds the sum of Twenty-six Million, Four Hundred Sixty-five Thousand, Three Hundred Fifty-three Dollars and Zero Cents (\$26,465,353.00) to defray the expenses and charges of the Town of Truro in Fiscal Year 2025 (the period from July 1, 2024 through June 30, 2025), including the costs of public education, debt service and interest payments, and to meet said appropriation by the following means:

Source	Amount
Raise through taxation	\$25,725,270.00
Transfer from Beach Receipts Reserved for Appropriation	\$433,000.00
Transfer from Pamet Harbor Receipts Reserved for Appropriation	\$85,500.00
Transfer from Recreation Receipts Reserved for Appropriation	\$13,500.00
Transfer from Conservation Commission Receipts Reserved for Appropriation	\$5,000.00
Transfer from Educational/Governmental Programming Access Fund	\$118,083.00
Transfer from Ambulance Receipts Reserved for Appropriation	\$85,000.00

or to take any other action relative thereto.

Requested by the Select Board

Explanation: The proposed Fiscal Year 2025 Operating Budget can be found as Appendix A in the Annual Town Meeting Warrant. The Budget format contains the expenditure figures for Fiscal Year 2023, appropriation figures for Fiscal Year 2024, and Town Departments, Finance Committee and Select Board Fiscal Year 2025 recommendation. Please refer to the Select Board’s Message to the voters on page 4 and the Finance Committee’s Message on page 7.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 2: Amendments to the FY2024 Operating Budget Funded by Free Cash

To see if the Town will vote to appropriate from available funds (Free Cash) such sums of money necessary to supplement the operating budgets of the various Town departments for the current Fiscal Year 2023-2024 (FY2024)

FROM	TO	AMOUNT
Free Cash	Snow Removal	\$40,000.00
To balance the FY2024 budget for emergency snow and ice removal operations.		
Free Cash	Town Meeting/ Special Town Meeting Costs	\$58,000.00
To pay the costs associated with Town Meeting/ Special Town Meeting (tent, chairs, audiovisual, etc.).		
TOTAL		\$98,000.00

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article included in each Annual Town Meeting Warrant to address any legal overdrafts (Snow Removal) and supplemental adjustments to current year appropriations. This year's request includes a transfer for the purpose of balancing the snow removal overdraft that occurred during the winter of 2023/2024 and costs associated with holding the 2024 Annual Town Meeting and 2023 Special Town Meeting.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

Article 3: Transfer of Funds from Free Cash

To see if the Town will vote to transfer the sum of Two Million, Eight Hundred Ninety-nine Thousand, Two Hundred Eighty dollars and no cents (\$2,899,280.00) from Free Cash to the following:

	Purpose/ Fund	Amount
a	Reduce or Stabilize the FY2025 Tax Rate	\$700,000.00
b	Stabilization Fund	\$100,000.00
c	Capital Expense Stabilization Fund to Include Ambulance Rolling Stock	\$175,000.00
d	General Fund Reserve Fund (01013257)	\$125,000.00
e	Other Post-Employment Benefits (OPEB)	\$400,000.00
f	Employee Benefits and Reserve Account (01015351)	\$100,000.00
g	Website Upgrades (0101155200)	\$48,280.00
h	Senior Needs Assessment (0105415200)	\$30,000.00
i	Supplemental Short-Term EMS Support (010220**)	\$250,000.00
j	Capital Improvement Projects: Community Center Technology Upgrades, Corn Hill Parking Lot Paving and Striping, Great Hollow Beach Stairway, Preliminary Master Planning and Evaluation for Public Water Supply (010133**)	\$822,000.00
k	Records Access Consulting/ General Town Clerk Support (0101615200)	\$40,000.00
l	Climate Action Coordinator Funding (0105115100)	\$59,000.00
m	Climate Resiliency Efforts Support (010122**)	\$50,000.00
	TOTAL	\$2,899,280.00

or to take any other action relative thereto.

Requested by the Select Board

Explanation: This year’s free cash transfers are presented in a table format providing an overview of how free cash is proposed to be used in one article. Select Board Policy 42 provides that the town shall endeavor to use no more than eighty-five percent (85%) of the Free Cash figure certified by the Massachusetts Department of Revenue in any year. The above recommendation adheres to the policy. The following explanations are provided for each purpose described above.

	Purpose/ Fund	Explanation
a	Reduce or Stabilize the FY2025 Tax Rate	Customary transfer of funds to offset the tax rate for the upcoming fiscal year. Annually, the Select Board uses certified Free Cash (unexpended funds) as a revenue source to reduce the impact on the tax rate. Staff recommends gradually reducing the

		<i>amount of Free Cash used in this manner in an effort to prepare for years that less Free Cash is available. For this reason, staff recommends transferring \$700,000.00 of Free Cash to stabilize the FY2025 tax rate. In FY2023, \$900,000.00 of Free Cash was used to offset the tax rate. In FY2024, \$800,000.00 of Free Cash was used to offset the tax rate.</i>
b	<i>Stabilization Fund</i>	<i>Customary transfer of funds to the Town’s Stabilization Fund, which helps the Town maintain its strong bond rating and provides a ‘rainy day fund.’ The balance as of February 29, 2024 in the Stabilization Fund is \$1,480,242.58 or 5.59% of the proposed FY2025 Operating Budget. This transfer will bring the Town closer to the Government Finance Officers Association’s recommended 6-10% of operating expenditure budget for the Stabilization Fund.</i>
c	<i>Capital Expense Stabilization Fund to Include Ambulance Rolling Stock</i>	<i>Customary transfer of funds into the Capital Expense Stabilization Fund to plan for significant capital purchases that will occur several years in the future. Rather than waiting and appropriating or borrowing the entire sum in one year, this fund will allow us to reserve, with Town Meeting approval, incremental sums of money over time. When the project or purchase is ready to be funded, a Town Meeting vote will be required to appropriate the funds. This year’s recommended transfer from Free Cash is \$175,000.00 (\$100,000 which is traditionally transferred and \$75,000 for a new initiative to transfer funds in anticipation of ambulance replacement in the future). The balance in the fund as of February 29, 2024 is \$249,620.46.</i>
d	<i>General Fund Reserve Fund (01013257)</i>	<i>In accordance with MGL Chapter 40, Section 6, the Reserve Fund is a sum of money appropriated at Town Meeting to be used for “extraordinary or unforeseen expenditures.” The Finance Committee approves or denies Reserve Fund Transfer requests in accordance with Massachusetts General Law and Truro Select Board Policy #42. In recent years, Town Meeting has appropriated \$100,000.00 in the Omnibus Budget to the Reserve Fund. This year, similar to last year, \$100,000.00 is included in the FY2025 Omnibus Budget and \$125,000.00 of Free Cash is requested to bring the FY2024 Reserve Fund total to \$225,000.00. This request brings the reserves of the Town more in line with Government Finance Officers Association recommendations.</i>
e	<i>Other Post-Employment Benefits (OPEB)</i>	<i>Customary transfer of funds that began at the 2014 ATM to transfer funds into the Other Post-Employment Benefits (OPEB) Trust Fund to cover further liability in accordance with government accounting standards. This year’s proposal is to transfer \$400,000.00. The balance as of February 29, 2024 in the fund is \$5,268,426.43.</i>
f	<i>Employee Benefits and Reserve Account (01015351)</i>	<i>Provides the funding to honor employment contracts (\$50,000.00) for long-time employees that retire or separate from the Town and will also continue the \$50,000.00 “signing bonus” program to assist in the recruitment of personnel for vacant non-School positions, particularly vacant positions in public safety.</i>
g	<i>Website Upgrades (0101155200)</i>	<i>Provides funding for a suite of website upgrades to include codification software for municipal bylaws and codes, recreation software upgrades, agenda and meeting management software, and general upgrades for a better user experience.</i>
h	<i>Senior Needs Assessment (0105415200)</i>	<i>Provides funding to conduct a study focusing on the needs and interests of Truro’s adult population as it relates to aging in the community across the lifespan. The results of this assessment will inform the strategic planning of the Truro Council on Aging regarding program preferences and service needs and may also inform their pursuit of an Age & Dementia Friendly Community designation. The foundation of this designation is to create inclusive, supportive, and welcoming spaces for people of all ages and abilities. This study seeks to address Select Board FY2024 Objective #11</i>
i	<i>Supplemental Short-Term EMS Support (010220)</i>	<i>This Free Cash request will be used to fund short-term Emergency Medical Service supplemental support as the Fire & Rescue Department continues to transition to a service-provision model where the department operates without the supplemental support of Lower Cape Ambulance. FY2025 is year two of the two-year transition plan and due to earlier than anticipated receipt collection and more successful than anticipated hiring efforts, this year’s request is significantly less than what was</i>

		<p>projected at the 2023 Annual Town Meeting. This Free Cash transfer will be used to fund other short-term recruitment tools and contingency plans to ensure adequate service provision throughout the transition, as well as to fund related equipment and capital needs.</p>
j	<p>Capital Improvement Projects: Community Center Technology Upgrades, Corn Hill Parking Lot Paving/Striping/Maintenance, Great Hollow Beach Stairway, Preliminary Master Planning and Evaluation for Public Water Supply (010133)</p>	<p>Community Center Technology Upgrades: This technology update for the Community Center will add a wireless ceiling-mounted projector with software along with corresponding plate connections and controls for on-screen projections and visuals. This update will facilitate hybrid meetings, community center presentations, clear up synchronization issues for the hybrid component and poor image quality resolution on all visuals presented.</p> <p>Corn Hill Parking Lot Paving and Striping: At the April 2022 Town Meeting, voters approved engineering services related to the repaving, maintenance, and re-striping of Corn Hill Beach and Head of the Meadow Beach parking lots. The engineering services are complete, and this article funds the costs associated with the construction costs for paving, striping and maintenance at Corn Hill Beach Parking lot. Funding for Head of the Meadow Parking lot construction was approved at last year’s Town Meeting.</p> <p>Great Hollow Beach Stairway: Due to storm events and sea level rise the Great Hollow Beach stairway has been degrading over the last few years, and repairing is no longer feasible. This request will fund the engineering to support the building of a new stairway, installation of parking lot stormwater infrastructure, and dune restoration.</p> <p>Preliminary Master Planning and Evaluation for Public Water Supply: Over the past two years in collaboration with the Town of Provincetown the Town has completed a water storage tank location assessment and a long-term water demands analysis. Both projects intend to help prepare Truro and Provincetown for future expansion and demands of the municipal water system. This funding will enable the Town to continue moving forward with evaluating a long-term plan.</p>
k	<p>Records Access Consulting/ General Town Clerk Support (0101615200)</p>	<p>This transfer will fund consulting services as a temporary measure for the FY2025 fiscal year to support the Town Clerk and Administrative staff to mitigate the increasing volume of public records requests and to support the Town Clerk functions while a more thorough assessment of workload trends is assessed.</p>
l	<p>Climate Action Coordinator Funding (0105115100)</p>	<p>These funds will supplement projected solar revenues to pay the costs associated with a Climate Action Coordinator position for this first year. The position is expected to work 25-30 hours per week.</p> <p>Climate Action Committee Recommendation: 3-0-0</p>
m	<p>Climate Resiliency Efforts Support (010122)</p>	<p>The Select Board worked with the lead petitioner of the Climate Resiliency and Infrastructure Stabilization Fund - Petitioned Article and has incorporated the \$50,000 requested in the petitioned article into this free cash transfer article to make the funds accessible sooner than the petitioned article would have allowed. The lead petitioner committed to withdrawing the request for the \$50,000 in the motion for the petitioned article on Town Meeting floor. These funds will be used for climate resiliency efforts including grant matching, securing technical assistance, etc.</p>

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

CONSENT AGENDA: CUSTOMARY & HOUSEKEEPING ARTICLES

The Select Board intends to offer a motion at Town Meeting to move the following articles in this section as one.

Article 4: Authorization to Hear the Report of Multi-member Bodies

To see if the Town will vote to hear reports of any multi-member body, whose annual report was not published in the 2023 Annual Town Report, or take any other action relative thereto.

Requested by the Select Board

Select Board Recommendation	5	0	0
-----------------------------	---	---	---

Article 5: Authorization to Set the Salary of the Select Board

To see if the Town will vote to determine and set the salary for the Select Board for Fiscal Year 2025 at \$6,000.00 per member for a total of \$30,000.00, or take any other action relative thereto.

Requested by the Finance Committee

Explanation: This is a customary article included in each Annual Town Meeting Warrant. This year’s salary amount is level-funded from last year.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	5	0	0

Article 6: Authorization to Set the Salary of the Moderator

To see if the Town will vote to determine and set the salary for the Town Moderator at \$500.00 per completed Town Meeting or Special Town Meeting; and any appointed Assistant Town Moderators at \$250.00 per completed Town Meeting or Special Town Meeting for Fiscal Year 2025, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a customary article included in each Annual Town Meeting Warrant but this year there is language included for town meetings where any Assistant Town Moderators may be appointed. This year’s salary amount for the Moderator is level-funded from last year.

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

Article 7: Revolving Fund Expenditure Limits

To see if the Town will vote pursuant to Section 1.1.8 of the General Bylaws to set the following spending limits Revolving Funds for Fiscal Year 2025

Revolving Fund	Spending Limit
Council on Aging	\$40,000.00
Shellfish Program	\$2,000.00

or to take any other action relative thereto.

Requested by the Finance Director

Explanation: This is a customary article required by Massachusetts General Law that sets expenditure limits annually for the Revolving Accounts established under MGL Chapter 44 Section 53E½.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	5	0	0

Article 8: Authorization to Expend Funds in Anticipation of Reimbursement for State Highway Assistance Aid

To see if the Town will vote to appropriate all sums provided to the Town pursuant to the Chapter 90 Highway Assistance Program of the Massachusetts Department of Transportation for purposes consistent with said program; or to take any other action relative thereto.

Requested by the Finance Director

Explanation: The amount of the Chapter 90 funds to be awarded to Truro by the State for FY2025 is \$170,665.05.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	5	0	0

Article 9: Transfer of Funds from Affordable Housing Stabilization Fund to Affordable Housing Trust Fund

To see if the Town will vote to transfer a sum of money from the Affordable Housing Stabilization Fund to the Affordable Housing Trust Fund; or to take any other action relative thereto.

Requested by the Select Board

Explanation: At the 2021 Annual Town Meeting, voters approved Article 20: To Establish an Affordable Housing Stabilization Fund and to Dedicate a Percentage of the Local Room Occupancy Tax to Said Fund. Thirty-three percent of the Local Room Occupancy Excise Tax was authorized by Town Meeting voters to be automatically transferred to an Affordable Housing Stabilization Fund, as a Stabilization Fund is the only acceptable way under the associated section of Massachusetts General Law to dedicate these recurring receipts. This article is now a customary article that transfers the funds received since the last Annual Town Meeting transfer to the Affordable Housing Trust Fund so that monies can be accessed in a more timely manner when appropriate affordable housing opportunities are presented, rather than needing to wait for or call a town meeting to expend said funds. The current balance of the Affordable Housing Stabilization Fund is \$670,532.36.

Finance Committee Recommendation	3	0	0
Select Board Recommendation	5	0	0

Article 10: Acceptance of M.G.L. Chapter 60, §15B Tax Title Collection Revolving Fund

To see if the town will accept General Laws Chapter 60, Section 15B, which allows the town to establish by vote [or bylaw/ordinance] one or more tax title collection revolving funds for the treasurer-collector, or take any other action relative thereto.

Requested by the Select Board

Explanation: This is a housekeeping article that will allow the town to establish a revolving fund that will be credited with certain costs, charges, and fees incurred by the tax collector or treasurer and collected upon redemption of tax titles or sales of real property acquired through foreclosures of tax titles and can be used to pay for expenses related to tax title (advertising, legal research, recording fees, etc.).

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

FINANCIAL ARTICLES

TWO-THIRDS VOTE

Article 11: Acquisition of Truro Motor Inn with Debt Exclusion Contingency

To see if the Town will vote to authorize the Select Board to acquire by gift, purchase, eminent domain, or otherwise, a parcel of land consisting of 1.01 acres, more or less, with the improvements thereon, located at 296 Route 6 in Truro, identified as Assessor’s Map 43-116-0, described in a deed recorded with the Barnstable County Registry of Deeds in Book 2793, Page 228, for the purpose of developing affordable housing, including, but not limited to, workforce housing, and for the purpose of conveyance and/or lease to further the foregoing, and for general municipal purposes; and to raise and appropriate, transfer from available funds, or borrow a sum of money for said acquisition, including all costs incidental and related thereto; and to authorize the Select Board to enter into all agreements and take any and all actions as may be necessary or convenient to accomplish the foregoing purposes, provided that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts needed to repay any bonds or notes issued pursuant to this vote from the limitations imposed by G.L c.59, §21C (Proposition 2 ½) or take any other action thereto.

Requested by the Select Board

Explanation: With the approval of Town Meeting, the Select Board intends to take 296 Route 6 (Truro Motor Inn) by eminent domain for the purpose of developing affordable housing, including, but not limited to workforce housing, and for the purpose of conveyance and/or lease to further the foregoing, and for general municipal purposes. To cover the costs associated with taking the property by eminent domain, this article provides for a variety of funding options. The Select Board intends to use existing funds, including Dennis Family Gift Account funds and/or Affordable Housing Trust Funds to pay the associated costs either directly or to pay the debt service associated with acquiring the property.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE

Article 12: Borrowing Authorization for Truro Central School HVAC and Roof Repairs

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Million, Five Hundred Forty Thousand Dollars (\$1,540,000.00) more or less, associated with engineering services, construction, and repairs related to the HVAC system and roof repairs at Truro Central School, including, but not limited to, the flat rubber roof with associated components, all HVAC ventilation components and heating system and controls, and for the payment of all other costs incidental and related thereto; provided that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts needed to repay any bonds or notes issued pursuant to this vote from the limitations imposed by G.L c.59, §21C (Proposition 2 ½) or take any other action relative thereto.

Requested by the Public Works Director

Explanation: This article appeared on the 2023 Special Town Meeting Warrant, but as the meeting was continued to May 2024, the cost associated with this project escalated from \$1,400,000 to \$1,540,000. The Special Town Meeting article will be moved to be indefinitely postponed and Annual Town Meeting voters will vote on this article.

As indicated in the Capital Improvement Budget in the 2023 Annual Town Meeting, a \$100,000 grant funded engineering services related to evaluating the existing HVAC system as well as evaluating the roof. The engineering evaluation for both the HVAC system and the roof has been completed and this article would fund the costs associated with construction for both the roof and the HVAC system. This article requests voter approval to place a temporary increase in the tax levy for the period required to pay the principal and interest on the authorized borrowing for the Truro Central School HVAC and Roof Repairs project. The exclusion only applies for the life of the borrowing - when the borrowing is paid off, the temporary exclusion terminates. If approved at Town Meeting and at the ballot, the exclusion is added to the tax levy only during the year in which the project is being funded and may increase the tax levy above the levy ceiling.

School Committee Recommendation			
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

POTENTIAL IMPACT

<i>Truro Central School HVAC & Roof Debt Service- \$1.54M</i>	<i>*Debt Service</i>	<i>\$100K Assessed Value</i>	<i>\$500K Assessed Value</i>	<i>2024 Avg Residential Value of \$1,042,804</i>
<i>20-year bond at 4.5%, level debt. Year 1 (FY2025 debt service shown)</i>	<i>\$118,389</i>	<i>\$3.39</i>	<i>\$16.96</i>	<i>\$35.38</i>
<p><i>*This is the first time a borrowing authorization has been placed in front of Town Meeting since passage of Article 39, ATM 9/26/2021. The article requested that "all financial Warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2024 tax base/valuation, which was assessed by the Board of Assessors as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.</i></p>				

TWO-THIRDS VOTE

Article 13: Borrowing Authorization for the Engineering and Construction of Public Works Facility

To see if the Town will vote to raise and appropriate, borrow and/or transfer from available funds the sum of Thirty-Five Million Dollars (\$35,000,000.00), or any other sum, to pay costs of engineering and constructing a new Department of Public Works Facility at 340 Route 6, including the payment of all costs incidental and related thereto; provided however that such vote shall not take effect until the Town votes to exempt from the limitations on total property taxes imposed by G.L. c. 59, §21C (Proposition 2 ½) the amounts required to pay the principal of and interest on the borrowing approved by this vote and further authorize the Select Board and/or Town Manager to apply for and accept any Federal, State, County or other funds that may be available for this purpose and to enter into any agreements for acceptance of any such grants or funds which shall be used to offset the total appropriation authorized herein, or to take any other action relative thereto.

Requested by the Select Board

*Explanation: Weston & Sampson identified 340 Route 6 as the most advantageous site of the 7 potential sites reviewed in the feasibility study. On June 27, 2023, the Select Board voted in favor of relocating the DPW Facility to 340 Route 6. This article requests the authorization to borrow the full amount required for the engineering and construction of a new Department of Public Works Facility to be located at 340 Route 6, and requires approval at the election ballot. The Select Board will present a dollar value on Town Meeting floor that is **lower** than the \$35 million dollar authorization in the text of this article after the Ad Hoc Building Committee for the Future Public Works Facility provides its cost-savings recommendations. The lower dollar value would be included in the motion on Town Meeting floor and would be a not-to-exceed amount for how much the town is **authorized to borrow**. Any grants received or budget decreases would result in a decrease in the amount that is **actually borrowed**.*

Finance Committee Recommendation	4	0	0
Select Board Recommendation	5	0	0

POTENTIAL IMPACT

<i>DPW Facility Engineering & Construction-\$35M</i>	<i>*Debt Service</i>	<i>\$100K Assessed Value</i>	<i>\$500K Assessed Value</i>	<i>2024 Avg Residential Value of \$1,042,804</i>
30-year bond at 3.75%, level debt. Year 1 (FY2025 debt service shown)	\$1,963,067	\$56.26	\$281.30	\$586.69

**This is the first time a borrowing authorization has been placed in front of Town Meeting since passage of Article 39, ATM 9/26/2021. The article requested that "all financial Warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."*

The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2024 tax base/valuation, which was assessed by the Board of Assessors as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.

TWO-THIRDS VOTE

Article 14: Borrowing Authorization for Mill Pond Culvert Replacement and Salt Marsh Restoration

To see if the Town will vote to raise and appropriate, transfer from available funds, or borrow the sum of One Million, Five Hundred Thousand Dollars (\$1,500,000) more or less, to pay costs associated with engineering services, construction, and remediation related to tidal restoration and drainage improvements at Mill Pond, including, but not limited to, the removal and replacement of a failed 36 inch culvert on Mill Pond Road, and for the payment of all other costs incidental and related thereto; provided that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts needed to repay any bonds or notes issued pursuant to this vote from the limitations imposed by M.G.L. c. 59, §21C (Proposition 2 1/2), or take any other action relative thereto.

Requested by the Select Board

Explanation: The Town, in conjunction with the Massachusetts Department of Ecological Restoration, The U.S. Department of Agriculture (USDA), Cape Cod Conservation District, and National Oceanic and Atmospheric Administration (NOAA) has been investigating the restoration of Mill Pond on Mill Pond Road, just north of Eagle Neck Creek and Old County Road. This borrowing authorization will fund the removal and replacement of the failed culvert necessary to restore the roadway and restore appropriate tidal flow, which will minimize potential threats to the road, private properties neighboring utilities and additional Town infrastructure. This project provides additional environmental benefits by increasing tidal flushing to improve water quality, and restore wetlands. The \$1,500,000 request is the Town’s 25% share of the project’s total construction costs. The USDA has committed 75% of the construction costs and the preliminary engineering thus far has been funded by the Division of Ecological Restoration, and the Cape Cod Conservation District with other preliminary engineering grant support still to come from NOAA and the USDA.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

POTENTIAL IMPACT

Mill Pond Culvert Replacement and Salt Marsh Restoration-\$1.5M	*Debt Service	\$100K Assessed Value	\$500K Assessed Value	2024 Avg Residential Value of \$1,042,804
Authorization only for FY25. Borrowing to begin 2028, if not later.	TBD	TBD	TBD	TBD

**The impact for this authorization will not be part of the Town’s debt service cost until FY2028 at the earliest. For reference, borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service will be the product of actual principal + interest cost of the borrowing. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2024 tax base/valuation, which was assessed by the Board of Assessors as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.*

Article 15: General Override for Human Resources Coordinator

To see if the Town will vote to add (1) full-time human resources coordinator position to the Town Manager Department’s staffing, to raise and appropriate the sum of One Hundred Thirteen Thousand, One Hundred Fifty-eight Dollars and no cents (\$113,158.00) to be appropriated to the Town Manager Department Budget (010129), and further to make this appropriation contingent upon the passage of an override ballot question under Chapter 59, Section 21C(g) of the General Laws (Proposition 2 ½), or take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board proposes the addition of a Human Resources Coordinator position to provide technical assistance and administrative capacity to support human resource functions for the town. Many towns and cities have dedicated human resource personnel to address the legal requirements, best practices, administrative tasks, risk management, and recruitment and retention needs of their organizations. Presently, human resources functions are completed by the Assistant Town Manager with some support from Finance Department members, however, with increasing complexity in employment law, a workforce that has expanded over the years, a challenging recruitment environment, and additional Assistant Town Manager responsibilities outside of human resource functions, the human resource functions requirements have exceeded staff capacity.

There are currently approximately 235 employees of the Town and School. The employee count fluctuates throughout the year due to vacancies and the seasonal workforce.

The 2022 Town Report provided the following breakdown of staff counts for the 2022 calendar year:

Total Hours Worked per Week	Count of Employees
40-42	75
30-39	49
20-29	8
Less than 20	7
Seasonal, Substitute, Per Diem	116
TOTAL	255

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

POTENTIAL IMPACT

Override for Human Resources Coordinator	Amount*	\$100K Assessed Value	\$500K Assessed Value	2024 Avg Residential Value of \$1,042,804
FY2025 Estimated Tax Impact	\$113,158	\$3.24	\$16.22	\$33.82

*The impact presented above is an estimate. The impact to a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2024 tax base/valuation, which was assessed by the Board of Assessors as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.

TWO-THIRDS VOTE

Article 16: Debt Exclusion for Sand Pit Road

To see if the Town will vote to authorize the Select Board to acquire, by purchase, gift, and/or eminent domain, on such terms and conditions as the Select Board deems in the best interest of the Town, a parcel of land located at 2 Sand Pit Road, containing 23.75 acres, more or less, identified as a portion of Assessors’ Parcel 39-107-0, and being a portion of the property described in a deed recorded with the Barnstable Registry of Deeds in Book 279, Page 34, as well as rights in portions of Noons Heights Road and Sand Pit Road and a perpetual access easement across the remaining portion of 2 Sand Pit Road, for any lawful general municipal purposes, including, without limitation, for housing purposes, and other uses; further, to raise and appropriate, transfer from available funds, and/or borrow a sum of money for the acquisition of said property and costs incidental or related thereto in the amount of Six Million, Fifty-Six Thousand, Two Hundred Fifty Dollars (\$6,056,250); and authorize the Treasurer, with the approval of the Select Board, to borrow all or a portion of said sum under G.L. c. 44, §7(1) or any other enabling authority and to issue bonds or notes of the Town therefor, provided that no sums shall be borrowed or expended hereunder unless and until the Town shall have voted to exclude the amounts needed to repay any bonds or notes issued pursuant to this vote from the limitations imposed by G.L. c. 59, §21C (Proposition 2½); or take any other action relative thereto.

Requested by the Select Board

Explanation: The Noons’ Family offered the Select Board the opportunity to purchase 2 Sand Pit Road (23.75 acres of land). After months of negotiations and an ASTM Phase I Environmental Site Assessment and Phase II Limited Subsurface Investigation Report, appraisal, and title work, the Board and the sellers agreed to a purchase price of \$6,056,250 (\$255,000 per acre), contingent on approval at Town Meeting and at the ballot.

This site poses a unique opportunity because the majority of it is outside of the Zone II for South Hollow and, because of its past use, it is considered a “disturbed site” which means there are less restrictions on potential future uses and increases the range of options available to the town for future development. The site has traditionally also been used as a sediment source and could potentially be used by the town for sandmining, adding to the property’s value.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	3	1	1

POTENTIAL IMPACT

<i>Sandpit Road-\$6,056,250</i>	<i>*Debt Service</i>	<i>\$100K Assessed Value</i>	<i>\$500K Assessed Value</i>	<i>2024 Avg Residential Value of \$1,042,804</i>
30-year bond at 4.50%, level debt. Year 1 (FY2025 debt service shown)	\$371,803	\$10.66	\$53.28	\$111.12
<p><i>*This is the first time a borrowing authorization has been placed in front of Town Meeting since passage of Article 39, ATM 9/26/2021. The article requested that "all financial Warrant articles, outside the omnibus budget, which could incur expenditures in excess of \$50,000.00 be required to delineate their cost and the estimated tax impact on an average home..."</i></p> <p><i>The impact presented above is an estimate. Borrowing authorizations allow the Treasurer to sell debt to pay for a given project; the debt for the above project has not yet been sold. Debt service cost is projected. The debt service listed is for the first year of principal + interest cost of the projected debt service. The debt service and timing may change due to project changes or interest rate changes. The impact on a specific household or tax bill will vary. Tax impacts are based on the total residential valuation of every residential property in the Town as of the first of the calendar year. The chart above uses the Fiscal Year 2024 tax base/valuation, which was assessed by the Board of Assessors as of January 1, 2023 and certified by the Department of Revenue in the fall of 2023.</i></p>				

TWO-THIRDS VOTE

Article 17: Reappropriate Authorized Excess Borrowing Proceeds from the Town Hall Construction Project to a Future Capital Project for Town Hall Facility Engineering, Design, and Construction Purposes

To see if the Town will vote to reappropriate the authorized excess borrowing proceeds from the Town Hall Construction project in the sum of One Hundred Fifty-three Thousand Dollars and Zero Cents (\$153,000.00) to a future capital project for Town Hall facility engineering, design, and construction; or take any other action relative thereto.

Requested by the Select Board

Explanation: This request is to use surplus borrowing proceeds to engineer, design and construct changes to the Town Hall to create workspaces that better accommodate the staff and allow for more efficient operations.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE

Article 18: Reappropriate Authorized Borrowing Balances from Environmental Projects to Capital Expenses for Environmental Projects

To see if the Town will vote to reappropriate the authorized borrowing balances from the Eagle Neck Creek Restoration, Repair and Improvement culvert replacement and salt marsh restoration project authorized at the April 24, 2012 Annual Town Meeting (Article 10) and at the April 30, 2019 Annual Town Meeting (Article 12) to Department of Public Works Capital (01040058);

And to reappropriate the authorized borrowing balances of the Repair and Replace Failing Culvert from Cape Cod Bay to Route 6 East Harbor project authorized at the April 25, 2017 Annual Town Meeting (Article 10),

for the purpose of pre- and post- construction and engineering services for the Truro Center Road culvert, Mill Pond Road culvert, Little Pamet culverts, Eagle Neck Creek culvert, East Harbor culvert environmental projects, the Pamet Harbor Parking Lot and Jetty repairs or take any other action relative thereto.

Requested by the Select Board

Explanation: The Town, with support from the Massachusetts Department of Ecological Restoration, Cape Cod Conservation District, and the USDA, investigated the restoration of the Pamet River system which also includes the replacement of failing culverts. Now that the Eagle Neck Creek and East Harbor projects are nearly complete, this article asks voters to approve expanding the reallocation of the remaining borrowing balances associated with these projects to include the Pamet Harbor Parking Lot and Jetty (part of the Pamet River system). The use of the balances for these purposes will be in addition to the existing purposes of: the post-construction portion of the projects (as required by the US Army Corps of Engineers); and preliminary engineering and design, final design, and permitting for the removal and replacement of the Truro Center Road culvert, Mill Pond Road Culvert, and Little Pamet culverts.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 19: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Professionally Managed Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(a), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental in a “professionally managed unit”, which term is defined as 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator and are not located within a single-family, two-family, or three family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Requested by the Select Board

Explanation: The term "professionally managed unit", refers to 1 of 2 or more short-term rental units that are located in the same city or town, operated by the same operator, and are not located within a single-family, two-family or three-family dwelling that includes the operator's primary residence. It will apply to units that are not owner-occupied. The realized revenue from this fee will be dedicated to the capital stabilization fund which could be used to offset the impacts from short-term rentals. The law requires that a minimum of 35% be reserved for either affordable housing or infrastructure. Placing the revenue in the Capital Stabilization Fund will satisfy the requirements of the law.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 20: Acceptance of Massachusetts General Law: Adoption of Community Impact Fee on Owner- Occupied Short-Term Rentals

To see if the Town will vote to accept the provisions of General Laws Chapter 64G, Section 3D(b), authorizing the imposition of a community impact fee of 3 percent on the transfer of occupancy of a short-term rental that is located within a two-family or three-family dwelling that includes the operator’s primary residence; or take any action relative thereto.

Requested by the Select Board

Explanation: This article applies to short-term rental units located in a two- or three-family dwelling that includes the operator’s primary residence. The realized revenue from this fee will be dedicated to the capital stabilization fund which could be used to offset the impacts from short-term rentals. The law requires that a minimum of 35% be reserved for either affordable housing or infrastructure. Placing the revenue in the Capital Stabilization Fund will satisfy the requirements of the law.

Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE

Article 21: Dedication of Community Impact Fees to the Capital Stabilization Fund

To see if the Town will vote to establish, pursuant to the provisions of General Laws Chapter 40, Section to accept Paragraph 4 of Chapter 40, Section 5B of the General Laws and dedicate, without further appropriation, 100 percent of any community impact fees received by the Town pursuant to General Laws Chapter 64G, Section 3D(a) or (b) on the transfer of occupancy of a short-term rental to the Special Purpose Stabilization Fund for Capital Projects; provided that said dedication shall take effect beginning in Fiscal Year 2025 which begins on July 1, 2024; and provided further that the Town may not revoke its acceptance of this Act for at least three fiscal years; or to take any other action relative thereto.

Requested by the Select Board

Explanation: This article dedicates all fees received from the Community Impact Fees accepted in the previous article to the Capital Stabilization Fund. This helps the community plan for significant capital purchases or projects that will occur several years in the future. When the project or purchase is ready to be funded, a Town Meeting vote will be required to appropriate the funds.

Finance Committee Recommendation	4	1	0
Select Board Recommendation	5	0	0

CONSENT AGENDA: COMMUNITY PRESERVATION ACT ARTICLES

The Select Board intends to offer a motion at Town Meeting to move the following Community Preservation Act articles as one block of articles.

Article 22: Community Preservation Act: Administrative Support

To see if the Town will vote to appropriate the sum of Thirty-nine Thousand, Forty-three Dollars and No cents (\$39,043.00) from Projected Fiscal Year 2025 Community Preservation Act Estimated Annual Revenue for the administrative expenses of the Community Preservation Committee or take any other action relative thereto.

Requested by Community Preservation Committee

Explanation: The Community Preservation Act and the Truro Community Preservation Bylaws permit 5% of the projected Community Preservation Act surcharge revenue to be used for management of CPC operations, as well as for workshops, seminars, membership in the Community Preservation Coalition, printing, advertising, and supplies. Any money remaining at the end of the Fiscal year will revert to the Community Preservation Act Undesignated Fund Balance.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 23: Community Preservation Act: Community Gathering Place Improvements
(Historical Preservation)

To see if the Town will vote to appropriate the sum of Thirty-two Thousand Four Hundred Ninety-three dollars and no cents (32,493.00) from Projected Fiscal Year 2025 Community Preservation Act Revenue to restore and improve the Truro Meetinghouse Community Gathering Place at 3 First Parish Lane, by the Friends of the Truro Meeting House, and to enter into a grant agreement to set forth the terms and conditions thereof and to authorize the Select Board to acquire an historic preservation restriction on said property; or take any other action relative thereto.

Requested by Friends of the Truro Meetinghouse

Explanation: According to historic records, the existing wall was added in 1845 to create a room for winter gathering. This renovation will restore some of the expansiveness of the original design and create an improved community gathering space by removing part of the wall between the main meeting hall and the vestry/meeting room creating a broad opening with a set of sliding doors to provide space for gathering after events and to accommodate more social program activities.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 24: Community Preservation Act: Displays at Highland House Museum

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Twenty-five Thousand Four Hundred Thirty-eight and no cents (\$25,438.00) from Projected Fiscal Year 2025 Community Preservation Act Estimated Annual Revenue, to preserve and display historic materials at the Highland House Museum for the Truro Historical Society, and to enter into a grant agreement to set forth the terms and conditions thereof or take any other action relative thereto.

Requested by Truro Historical Society

Explanation: There are 5 specific items being addressed:

1. Framing and mounting of Miss Holsbery's Classroom 1858 walling map and 1726 enslavement document. This grant will enable Highland House Museum to mount the map as part of a permanent exhibition titled "Miss Holsbery's Classroom".
2. Moveable panels for the railroad exhibit that will describe how the coming of the railroad altered commerce in Truro and initiated the era of modern tourism.
3. Printing of educational materials pertaining to permanent exhibits.
4. Acquisition of climate-controlled flat file cabinets for unframed prints, vintage maps and works on paper.
5. Consultation fees for digital preservation of historic documents which will provide public access to the documents. This project is similar to the digitizing project underway at the Truro Town Hall and funded by a previous CPC grant.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 25: Community Preservation Act: Historic Cemetery Restoration

(Historical Preservation)

To see if the Town will vote to appropriate the sum of Twenty Thousand, One Hundred Fifty-six Dollars (\$20,156.00) from Projected Fiscal Year 2025 Community Preservation Act Estimated Annual Revenue, and a sum of Thirteen Thousand, One Hundred Forty-four Dollars (\$13,144.00) from the Community Preservation Act Undesignated Fund Balance for a total amount of Thirty-three Thousand, Three Hundred Dollars and no cents (\$33,300.00) for the repair and preservation of Damaged Gravestones in Truro’s Historic Cemeteries, and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by the Truro Cemetery Commission

Explanation: Repairing the most damaged historic gravestones within Truro’s four town cemeteries (Old North, Pine Grove, Snow, and Methodist) to meet state and national preservation standards. The cemeteries contain some of the oldest surviving artifacts in Truro. The people buried are a record of the town’s history and the gravestones are a gallery of the art and craftsmanship of multiple eras: Colonial, Revolutionary, Civil War and Reconstruction, and Industrial as well as the Progressive and Modernist movements. Open and free to the public, Truro’s cemeteries are a “public good.”

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 26: Community Preservation Act: Lower Cape Housing Institute

(Community Housing)

To see if the Town will vote to appropriate the sum of Twenty Thousand Dollars and no cents (\$20,000.00) from Community Preservation Undesignated Fund Balance, to provide support for the regional Lower Cape Housing Institute offered by the Community Development Partnership, Inc., and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by Community Development Partnership

Explanation: The Lower Cape Housing Institute provides training and technical assistance to the Town of Truro to create, preserve and support community housing in the town and across the Lower and Outer Cape region. This grant will cover two years (FY25-26) of funding.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	4	0	1
Select Board Recommendation	5	0	0

Article 27: Community Preservation Act: Contribution to the Affordable Housing Trust Fund

(Community Housing)

To see if the Town will vote to appropriate the sum Four Hundred Sixty-eight, Five Hundred Nineteen Dollars and no cents (\$468,519.00) from Community Preservation Act Projected FY2025 Estimated Annual Revenue, and an additional One Hundred Seventeen thousand, One Hundred Twenty-nine Dollars and no cents (\$117,129.00) from FY2025 Estimated Annual Revenue, for a total of Five Hundred Eighty-Fifty Thousand Six Hundred Forty-eight Dollars and no cents (\$585,648.00) to contribute to the Truro Affordable Housing Trust Fund, and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by the Truro Housing Authority for The Truro Affordable Housing Trust

Explanation: To create, support and preserve affordable housing. The committee has agreed to an additional 15% over the 60% requested in order to help with the critical problem facing affordable housing in our community.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 28: Community Preservation Act: Regional Contribution for 0 Millstone Road, Brewster, [Spring Rock Village]

(Community Housing)

To see if the Town will vote to appropriate the sum of One Hundred Thousand Dollars and no cents (\$100,000.00) from the Community Preservation Act Undesignated Fund Balance to provide a regional contribution for community housing at 0 Millstone Road, Brewster by Horsley Witten Group, Inc., and to enter into a grant agreement to set forth the terms and conditions thereof and to authorize the Select Board to acquire an affordable housing restriction on said property; or take any other action relative thereto.

Requested by Preservation of Affordable Housing & Housing Assistance Corporation

Explanation: Creation of 45 units of permanent affordable rental housing for families of Brewster and surrounding towns with contributions initiating preference for the contributing towns. Spring Rock Village will benefit the Town of Truro and its citizens by providing 45 units of permanently affordable housing with preference to regional applicants to become residents. With the Town of Brewster’s request to EOHLIC for regional leasing preference, people in Truro looking for housing will be eligible to apply to live in Spring Rock and will receive preference.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 29: Community Preservation Act: Land Acquisition (Truro Conservation Trust)
(Open Space)

To see if the Town will vote to appropriate the sum of Seventy-eight Thousand, Eighty-seven Dollars and no cents (\$78,087.00) from Projected Fiscal Year 2025 Community Preservation Act Estimated Annual Revenue, and Ninety-six Thousand, Nine Hundred Thirteen Dollars and no cents (\$96,913.00) from Open Space Reserves for a total amount of One Hundred Seventy-five Thousand Dollars and no cents (\$175,000.00) to contribute to the acquisition by the Truro Conservation Trust of property off Depot Road, in the Pamet River watershed, and for the purpose of creating public trails, and to enter into a grant agreement to set forth the terms and conditions thereof and to authorize the Select Board and/or the Conservation Commission to acquire a conservation restriction on said property; or to take any other action relative thereto.

Requested by the Truro Conservation Trust

Explanation: To assist with the acquisition of two adjacent parcels of a combined 6 acres located off Depot Rd. of environmentally sensitive Pamet River marsh and wetland with the proviso that the lots will be open space conservation land in perpetuity. This property lies within the Pamet River watershed, the longest estuary in Truro or Provincetown. The Truro Conservation Trust (TCT) will develop a new public-access trail by extending the existing Keezer trail across adjacent land owned by the TCT to this property and down to the Pamet marsh and wetlands.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

Article 30: Community Preservation Act: TCS Early Childhood Playground

(Recreation)

To see if the Town will vote to appropriate the sum of One Hundred Twenty-eight, Eight Hundred five Dollars and no cents (\$128,805.00) from the Community Preservation Act Undesignated Fund Balance to improve the current condition of the Early Childhood Playground at Truro Central School, and to enter into a grant agreement to set forth the terms and conditions thereof; or take any other action relative thereto.

Requested by the Truro Central School

Explanation: To replace the deteriorating early childhood playground that supports the learning and development of our youngest students. The proposal includes the cost of resurfacing, playground equipment and installation. In line with the Local Comprehensive Plan’s vision to be an innovative, sustainable rural community that supports the needs of all residents, the renovation of this playground will invigorate the early childhood program, making it accessible not only during the school day but also to families and members of our community after school hours.

Community Preservation Committee Recommendation	7	0	0
Finance Committee Recommendation	5	0	0
Select Board Recommendation	5	0	0

GENERAL BYLAW ARTICLES

Article 31: Add New General Bylaw Section 1.1.8 Town Meeting Geographic Limits

To see if the Town will vote to add new section 1.1.8 Town Meeting Geographic Limits by adding new language as follows (new language shown in **bold underline**):

1.1.8 Notwithstanding the provisions of General Laws c. 39, §9 or any other general or special law to the contrary, the town of Truro may, if and as deemed necessary by the Select Board due to anticipated voter turnout or otherwise, hold its annual or special town meetings outside the geographic boundaries of the town in the towns of Provincetown, Wellfleet, Eastham, and Orleans, including but not limited to any regional school district property located therein.

or take any other action relative thereto.

Requested by the Select Board

Explanation: The Town recently scheduled a continued Special Town Meeting to be held on November 21, 2023. Impressively, voter turnout was significant, and the capacity of the school was reached easily on the night of the Special Town Meeting. Per the state Fire Code, no additional voters could be allowed into the building. As such, with no other choice, the Town was required to continue its meeting so as not to deny voters the opportunity to participate in the meeting. With no other indoor spaces in the Town of Truro that can accommodate more than 501 voters, that leaves the Town with limited options. For Annual Town Meeting 2024 in the spring, the Town Meeting will be held outdoors under a tent with heat blowers, however, the town must be prepared for any future town meetings that may be called in times when the weather (particularly winter months) or other extreme situations require an indoor town meeting. The Charter (2-1-3) provides that “A Special Town Meeting shall be held at the call of the Select Board; or, upon petition on an approved form signed by 200 of the registered voters of the Town, the Select Board shall call a Special Town Meeting to be held within 45 days.” By adding the proposed new section to the General Bylaws, the town would have the option to use space in a nearby town to accommodate a meeting, particularly if a petition was filed in the months of November through January, which would result in a meeting required to be held in December through March. Possible facilities for these situations could include Provincetown Town Hall or the Nauset Regional High School in Eastham (once completed). While not ideal to hold Town Meeting outside the geographical boundaries of the Town, having the ability to do so provides needed flexibility such as in situations where absolutely necessary.

Select Board Recommendation	5	0	0
-----------------------------	---	---	---

Article 32: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties

To see if the Town will vote to amend the Truro General By-Laws, Chapter II, Licensing and Permits by deleting Section 1 in its entirety and replacing it with the following:

1. Prohibitions Related to Short-Term Rental of Residential Properties.
 - 1-1 Purpose and Intent. This bylaw is enacted pursuant to the Town’s Home Rule Authority and the authority set forth in General Laws c. 64G, §14 and is intended to:
 - (1) provide for an orderly process for identifying, registering, and regulating Short-Term Rentals within the Town so as to ensure that such Short-Term Rentals do not create or cause any nuisance conditions within the Town.
 - (2) protect the time-honored tradition of home rentals in Truro and preserve economic opportunities through Short-Term Rentals for persons to keep their homes, now and into the future, so they may afford to live either full-time or part-time in Truro;
 - (3) avoid adverse impacts on the local economy stemming from a loss of existing Short Term Rental revenue, including rooms excise tax revenue, and visitor spending.
 - (4) prohibit additional corporate ownership and discourage investment-only ownership of residential properties for the exclusive purpose of operating them as Short-Term Rentals rather than housing for either full-time or part-time residences.
 - (5) reduce the neighborhood churn caused by numerous turnovers of occupancy of Short-Term Rentals in residential neighborhoods.
 - (6) limit the conversion of residential units to Short-Term Rentals which has had the deleterious effect of removing residential units from the available year-round rental housing stock.

1-2 Definitions.

For purposes of this Chapter, the following terms shall have the definitions indicated.

“Corporation”. All businesses and charitable entities required to file Articles of Incorporation and Annual Reports with the Massachusetts Secretary of State or an equivalent agency of another state, pursuant to G.L. c. 156D, § 2 or G.L. c. 180, §4, respectively.

“Owner”. Any person who alone, or severally with others, has legal or equitable title or beneficial interest in any dwelling unit; a mortgagee in possession; or agent, trustee or person appointed by the courts. An Owner can be a single person, a marital unit, a group of people, LLC, or a Trust. The Owner may also be referred to as the operator, or the Host.

“Short-Term Rental”. The rental of a whole or a portion of a residential or secondary dwelling unit, in exchange for payment, as residential accommodations for not more than thirty consecutive days, excluding a Hotel, Motel, or Lodging House or Tourist Home for Transient Guests as defined in Massachusetts General Laws Chapter 64G

1-3 Prohibitions.

1-3-1 Registration Requirement. No dwelling unit or part thereof may be offered as a Short-Term Rental within the Town of Truro unless it is registered with the Select Board and in compliance with regulations issued by the Board of Health and is registered with the Commonwealth of Massachusetts Department of Revenue in accordance with applicable laws.

1-3-2 Intentionally Omitted

1-3-3 Corporate Ownership. Short-Term Rentals are prohibited in dwelling units owned by a Corporation. Short-Term Rentals are permitted in dwelling units owned by an LLC, Trust, or S Corporation only when every shareholder, partner, or member of the legal entity is a natural person, as established by documentation provided by the applicant at the time of registration.

1-3-4 Affordable Housing Dwelling Units. Short-Term Rentals are prohibited in dwelling units designated as affordable or otherwise income-restricted, which are subject to an affordability restriction or are otherwise subject to housing or rental assistance under local, state, or federal programs or law.

1-3-5 Time Share, Fractional and Interval Ownership Units. No Fractional Ownership, Interval or Time Share unit may engage in Short-Term Rental activities or be eligible to receive a Certificate of registration for such unit; except that this section shall not apply to the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes; and this section shall not apply to non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold in fractional or divided interests on the open market.

1-3-6 Protection for Existing Short-Term Rentals. Any person or other legal entity who holds a current Certificate of Registration on the effective date of this bylaw may

continue to engage in Short-Term Rentals in accordance with the existing Certificate of Registration, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.

- 1-4 Regulations and Fees. The Select Board may promulgate regulations to carry out and enforce the provisions of this bylaw and to regulate short-term and long-term rentals, and may set fees for the issuance of Certificates of Registration for Short-Term Rentals.
- 1-5 Penalties and Enforcement.
- 1-5-1 Enforcement Options. Whoever violates any provision of this bylaw, or a regulation promulgated hereunder may be penalized by indictment or on complaint brought in the district court. The Town may seek to enjoin violations thereof through any lawful process, and the election of one remedy by the Town shall not preclude enforcement through any other lawful means.
- 1-5-2 Non-Criminal Disposition. Whoever violates any provision of this bylaw, or a regulation promulgated hereunder may be penalized by a noncriminal disposition process as provided in Massachusetts General Laws, Chapter 40, section 21D and the Town's non-criminal disposition by-law (Chapter 2). If non-criminal disposition is elected, then any person who violates any provision of this bylaw or regulation shall be subject to a penalty in the amount of one hundred dollars (\$100) for the first offense; two hundred dollars (\$200) for the second offense; and three hundred dollars (\$300) for a third and subsequent offense. Each day or portion thereof shall constitute a separate offense. The Board of Health or its agent, or any police officer of the Town, shall be the enforcing authority.
- 1-5-3 Suspension of Certificate of Registration. If a notice of violation of this bylaw or any regulation promulgated hereunder or other order is issued to the Owner of a dwelling unit operated as a Short-Term Rental by the Board of Health or its designee, after a Certificate of Registration is issued, the Board of Health, after a hearing, may suspend for a period of time determined by the Board of Health or revoke said Certificate of Registration until the violation has been cured or otherwise resolved. Multiple violations by any Owner may, at the discretion of the Board of Health and after a hearing, disqualify that Owner from obtaining a Certificate of Registration for a period of up to three years.
- 1-5-4 Civil Penalty. In accordance with G.L. c. 64G, §14(v), the Town may assess a civil penalty not to exceed \$5,000 for any violation of this bylaw or a regulation

issued hereunder. Each day a violation continues shall be considered a separate offense.

1-6 Severability.

If any provision in this chapter shall be held to be invalid by a court of competent jurisdiction, then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

or take any other action relative thereto.

Requested by the Select Board

Explanation: This article was prepared collaboratively with the Planning Board, and it replaces Chapter II: Section 1 Renting or Leasing Buildings in the existing Bylaws with a General Bylaw to regulate short-term rentals, including banning corporations from obtaining short-term rental certificates. The Select Board intends to prepare regulations prior to Annual Town Meeting to carry out and enforce the provisions of this bylaw and to regulate short-term and long-term rentals, and to memorialize components of the existing Bylaw, as provided in Section 1-4. The next article would add an additional section to the bylaw allowing individuals to obtain no more than two (2) short-term rental certificates.

Select Board Recommendation	5	0	0
-----------------------------	---	---	---

Article 33: General Bylaw Amendment – Prohibitions Related To Short-Term Rental Of Residential Properties – Additional Regulations

To see if the Town will vote to amend the Truro General By-Laws, Chapter II, Licensing and Permits by adding a new Section 1-3-2 as follows:

1-3-2 Limitation on Number of Short-Term Rentals.

An Owner may register to operate only two dwelling units as Short-Term Rentals. If a person owns or is listed as a manager and/or is an agent for three or more dwelling units, that person must choose only two units to be registered as Short-Term Rentals. No person shall have more than two legal or equitable title or beneficial interest in dwelling units used for Short-Term Rentals except as provided for above. An Owner may hire a property management company to list and manage Short-Term Rentals, but the registration must be in the Owner’s name.

or take any other action relative thereto.

Requested by the Select Board

Explanation: This article was prepared collaboratively with the Planning Board. In the event that the previous article is adopted by Town Meeting, this article amends the General Bylaw to regulate short-term rentals by adding Subsection 1-3-2 allowing individuals to obtain no more than two (2) Short-Term Rental Certificates. Any person or other legal entity who holds a current Certificate(s) of Registration on the effective date of this bylaw may continue to engage in Short-Term Rentals in accordance with the existing Certificate of Registration, until the dwelling unit is transferred or conveyed, or the certificate of registration is not renewed. This includes individuals/entities who may have three (3) or more Short-Term Rental Certificates. If a property is bequeathed to a person or other beneficiary through a will, the new owner may continue to engage in Short-Term Rental activities in accordance with this section.

Select Board Recommendation	5	0	0
-----------------------------	---	---	---

ZONING BYLAW ARTICLES

TWO-THIRDS VOTE

Article 34: Zoning Bylaw Amendment - Ban on Fractional Ownership of Short-Term Rentals

To see if the Town will vote to amend the Truro Zoning By-Laws by adding a new Section §40.9, entitled: Time Share, Interval and Fractional Ownership Units, as set forth below:

§40.9 Time Share, Fractional and Interval Ownership Units

1. **Findings and Purpose.** *The purpose of this section is to preserve and protect limited housing stock in the Town from the market pressures attendant to time share, interval and fractional ownership uses and to protect neighborhoods from the impacts of such uses.*
 - a. *Fractional ownership, interval and time share units have similar character as commercial hotels, motels, lodges, and other commercial occupancy uses due to their transient nature and multiple short-term occupancies. Such commercial or quasi-commercial use is inappropriate in residential areas due to the increased traffic generation and multiple occupancies disturbing the peace and quiet of residential neighborhoods.*
 - b. *The needs of transient occupants are averse to the interests sought to be protected and preserved in residential neighborhoods, because commercial uses for transient occupants may sacrifice other values critical to residential neighborhoods.*
 - c. *The Town deems it necessary and appropriate to protect the existence of year-round residences and the quiet and peace of the Town by preventing unwarranted commercialization from encroaching therein, including commercialization caused by the misuse of single-family residences.*
2. **Definition.**
 - a. *Time Share, Interval or Fractional Ownership Unit. Any Dwelling Unit which is owned by a limited liability company, corporation, partnership, or other joint ownership structure in which unrelated persons or entities own, sell, purchase or otherwise for consideration create or acquire any divided property interest including co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are subject to, or subsequently bound by any agreement limiting the right or functional ability of interest holders or their designees to occupy or use the property to their respective interests or any other agreement which limits interest holders' or their designees' use of the property to fractional*

reservations through stay limitations of any duration. Such use is established by any of the following elements:

- 1. co-ownership or fractional or divided estates, shares, leaseholds, or memberships which are openly advertised, marketed, or offered for sale and sold individually at separate times.*
- 2. centralized or professional management.*
- 3. reservation systems.*
- 4. maximum or minimum day limits on each interest holder's occupancy or use of the property; or*
- 5. management agreements or fees reflective of interval use or ownership, irrespective of whether the agreement may be cancelled individually or by any party.*

3. Prohibition of fractional ownership, interval, and time share units.

The use of any dwelling unit in the Town as a fractional ownership, interval or time share unit is prohibited in all zoning districts.

a. Exceptions.

- 1. This section shall not be deemed to preclude the creation of mortgages, liens, easements or other similar interests encumbering the residential property as a whole to secure a loan or for any other legitimate purposes.*
- 2. This section shall not apply to non-commercial groups, such as families, partnerships, associations, or trusts with divided interests or agreements in which the real estate is held and transferred within the family, partnership, association or trust, as opposed to sold in fractional or divided interests on the open market.*

4. Severability.

If any section, subsection, sentence, clause or phrase of this section is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this section.

or to take any other action relative thereto.

Requested by the Select Board

Explanation: This article was prepared collaboratively with the Planning Board, and it proposes a Zoning Bylaw to restrict fractional ownership in Truro. "Fractional ownership" describes properties owned by multiple parties who each own a percentage, along with sharing usage rights. Similar to timeshares, fractional ownership properties operate through central management agreements and by limiting shareholders' occupancy to a certain time frame. Under the joint ownership structure, share owners have full discretion regarding selling, purchasing, renting, or further dividing their interest in the

property. Many believe fractional ownership poses a direct risk to the year-round residents and their access to stable, year-round housing. This article is based on a similar bylaw passed by Provincetown at their October 2023 Special Town Meeting. West Tisbury passed a similar bylaw at their 2023 Annual Town Meeting, and Nantucket and communities on Martha's Vineyard are proposing similar bans.

Planning Board Recommendation			
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE**Article 35: Amend Zoning Bylaw §20.3 Location of Districts, §90.5 Overlay Districts, and Appendices**

To see if the Town will vote to amend the Truro Zoning By-Laws §20.3 Location of Districts, §90.5 Overlay Districts, and Appendices, as set forth below by deleting the language in ~~strikethrough~~ and adding the new language shown in **bold underline**:

§ 20.3 Location of Districts

The location and boundaries of the Zoning Districts ~~and Overlay Districts~~ are enumerated in § 90 of this bylaw and are shown on the map entitled “Zoning District Map of the Town of Truro, Massachusetts,” dated May 2, 2013 which accompanies the bylaw as Appendix A and is declared to be a part of this bylaw. (4/13) **The location and boundaries of the Water Resource Protection Overlay District are identified in § 90.5 of this bylaw, and are shown on the map entitled “Water Resource Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw.**

§ 90.5 Overlay Districts

- A. Water Resource Protection District. The Water Resource Protection **Overlay** Districts **consists of the Wellhead Protection Zone 2 for each of the wellheads within** ~~for~~ the Town of Truro, **as shown on the map entitled “Water Resource Protection Overlay District” dated August 18, 2015 which appears as Appendix B to this bylaw and is declared to be a part of this bylaw.** ~~shall be determined from the following atlas which is on file with the Truro Town Clerk: “Zones of Contribution to public supply wells and water table contours, December 1990.”~~ Land in **the** a Water Resource Protection **Overlay** District may be used for any purpose otherwise permitted in the underlying district, subject to the restrictions in § 30.4 of this bylaw.

And by deleting “Truro/Provincetown Aquifer Assessment and Groundwater Protection Plan” (appearing after Appendix A, Zoning Map) and creating new Appendix B, consisting of the “Water Resources Protection Overlay District” map dated August 18, 2015 as shown on the next page, or to take any other action relative thereto.

Requested by the Conservation/ Health Agent and Town Planner/ Land Use Counsel

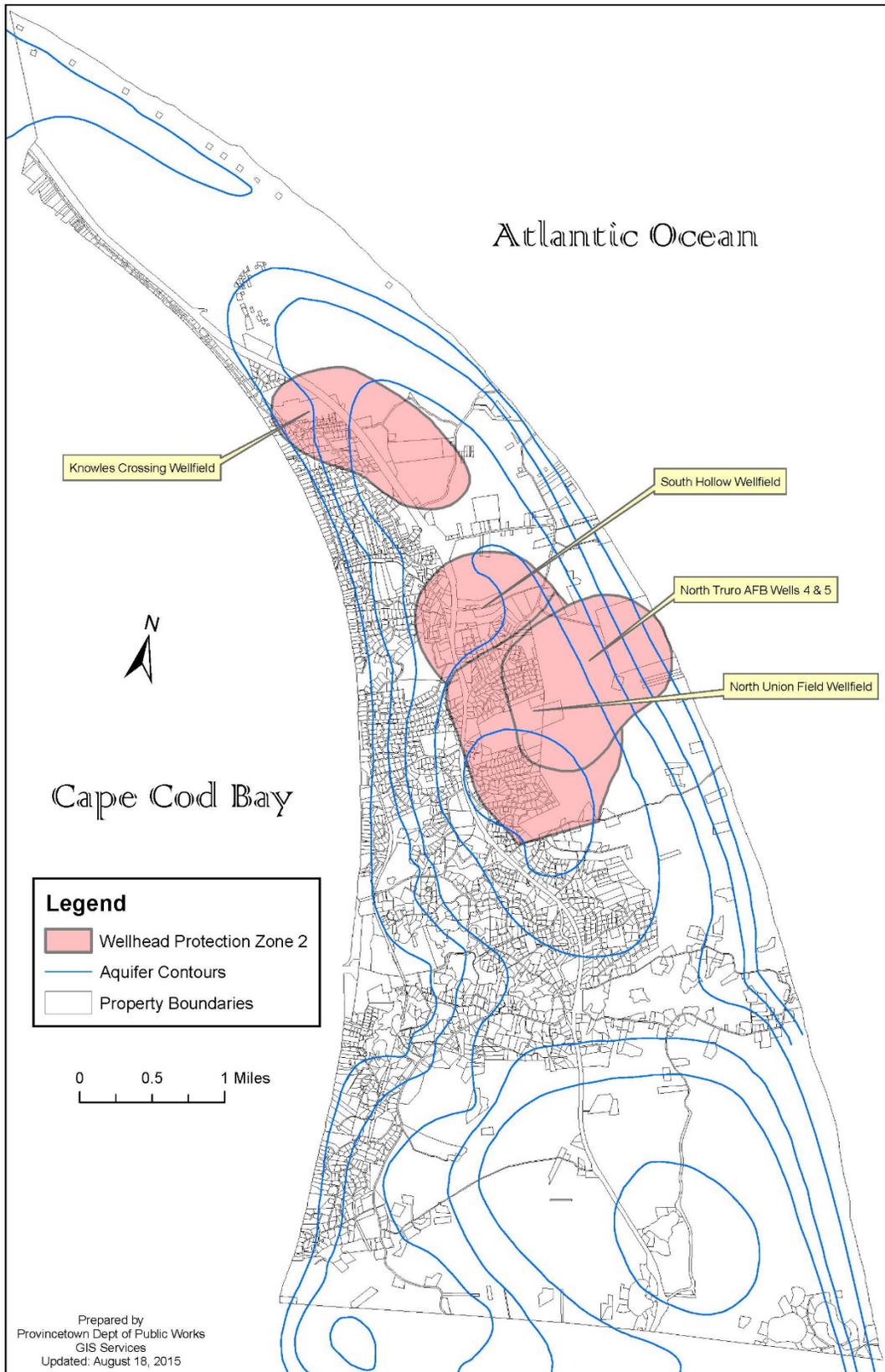
Explanation: Currently, the Zoning Bylaw does not expressly incorporate a map of the Water Resource Protection Overlay District (WRPOD) into the Zoning Bylaw. Following the Zoning Map contained in Appendix A of the Bylaw, there is a map entitled “Truro/Provincetown Aquifer Assessment and

Groundwater Protection Plan,” but there is no identification of this map as corresponding to the WRPD defined in Section 20 and regulated in Section 30.4 of the Bylaw. This map, prepared by the Cape Cod Commission, is dated 1990 and the reproduction is of poor quality. The Zoning Map itself does not depict the WRPOD.

Although not defined by text in the Bylaw, the WRPOD consists of the Wellhead Protection Zone 2 surrounding each of the four wellheads in Truro (Knowles Crossing, South Hollow, North Truro AFB, and North Union Field). A revised map depicting the four Wellhead Protection Zones has been prepared by the Provincetown Water Department. The amendments proposed in this article seek to update the Zoning Bylaw to reflect this revised map, as well as to expressly incorporate this map into the Bylaw as depicting the boundaries of the WRPOD.

Planning Board Recommendation			
Select Board Recommendation	5	0	0

Water Resources Protection Overlay District - Appendix B



TWO-THIRDS VOTE**Article 36: Amend Zoning Bylaw §10.4 Definitions, Amend Zoning Bylaw §50.1 Area and Height Regulations, and Add Appendix Q**

To see if the Town will vote to amend Section §10.4, Definitions, §50.1 Area and Height Regulations, and add Appendix Q, of the Zoning Bylaw by deleting the language in ~~strike through~~, adding the **bold underlined** wording:

§10.4 Definitions

Base Flood Elevation (or BFE). The 100-year flood elevation designated on the Truro Flood Insurance Rate Maps (FIRM). **The elevation of surface water resulting from a flood that has a 1% chance of equaling or exceeding that level in any given year. The BFE is shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for “A” and “V” zones.**

Flat Roof. **A roof surface having a pitch less than 3 units vertically to 12 units horizontally.**

Sloped Roof. **A roof surface having a pitch greater than or equal to 3 units vertically to 12 units horizontally.**

Maximum Building Height. **The difference in elevation between the Mean Ground Level Elevation and the elevation at the highest point of the roof or building, including parapets, railings, dormers and rooftop decks but excluding antennas, vents and chimneys. Maximum Building Height shall be limited to 23 feet for Flat Roofs and Clerestory Roofs and for all Shed Roofs, regardless of pitch. Exceptions for specific Sloped Roof configurations are illustrated graphically in Appendix Q.**

Mean Ground Level. Where the finished ground level varies in elevation on different sides of a building, the average of the various elevations at the centers of the four main sides, **or the average of the four elevations as measured at the centers of the building sides as viewed or projected onto four orthogonal vertical planes (e.g., N, S, E and W building elevations).** In the case where fill has been used to raise the finished ground level on a side(s) of the building to an elevation higher than the preconstruction ground level, on those sides measurement shall be taken **as the preconstruction ground level elevation measured at a point offset** from the center of that side ten (10) feet out from the side of the building. Further, the finished grade of the fill, within one hundred (100)

feet of the building shall not have a grade steeper than ten per cent (10%) (one foot of drop for every ten foot run).

§50.1 Regulations

A. Table

DIMENSIONAL REQUIREMENT	ALL DISTRICTS
Minimum Lot Size	33,750 sq. ft. (1)(2)(8)
Minimum Lot Frontage	150 ft (1)(2)
Minimum frontyard setback	25 ft (3)
Minimum sideyard setback	25 ft (3)(4)
Maximum building height	2 stories; 30 feet (5)(5a)(6)
Minimum backyard setback	25 ft (3)(4)
Lot Shape	(9)

(4/05, 4/06, 4/10)

NOTES

1. Except buildings for accessory use and cottage.
2. Except lots or parcels lawfully in existence and shown on a subdivision plan or described in a deed recorded at the Barnstable County Registry of Deeds prior to the adoption of the bylaw by Truro Town Meeting on February 15, 1960, having at least five thousand (5,000) square feet of area and at least fifty (50) feet of lot frontage.
3. Except in the Seashore District where the minimum setback from all streets is 50 feet measured at a right angle from the street line.
4. Except in those portions of the Beach Point Limited Business District served by the Town of Provincetown Water System, where the minimum sideyard and backyard setbacks shall be equivalent to five (5) feet per story of the building or structure in question. Structures less than a full story shall meet the minimum 5 ft setback.
5. The 2 story / **30 ft height** limitation shall be measured from mean ground level.
- 5a. Except buildings which do not have a ridge or hip **defined by two opposing sloped roof surfaces** the maximum building height shall not exceed twenty-three (23) ft as measured to the highest point of the structure (4/12), **(5/24)**.
6. Free standing flagpoles and private noncommercial radio and television antennae shall not exceed fifty (50) ft above mean ground level.
7. (#7 deleted 4/12)
8. Except in the Seashore District where the minimum lot size is 3 acres. (4/05)

9. For any lot created after April 30, 2004, the portion of the lot connecting the frontage with the front line of any building site shall not be less than 50 feet wide, as measured between opposite sidelines.

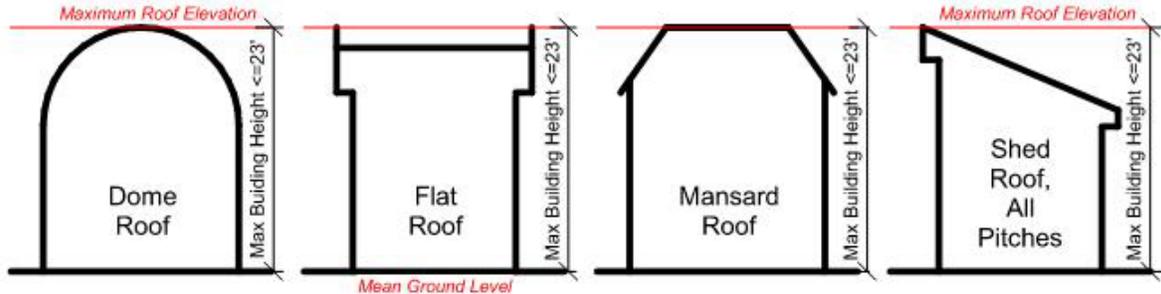
APPENDIX Q: MAXIMUM BUILDING HEIGHT RELATIVE TO MEAN GROUND LEVEL AND ROOF CONFIGURATION

Roof Type:

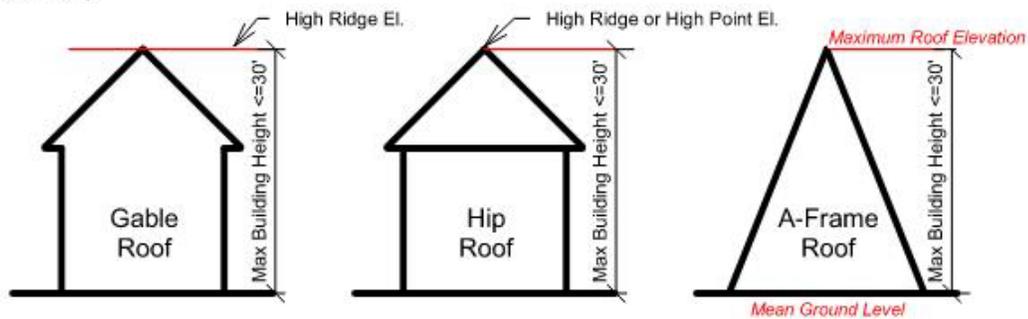
Dome/Flat
Mansard/Shed/
Clerestory

Maximum Building Height

For all roof Types: The elevation of the highest point of the roof, including the top of any parapet

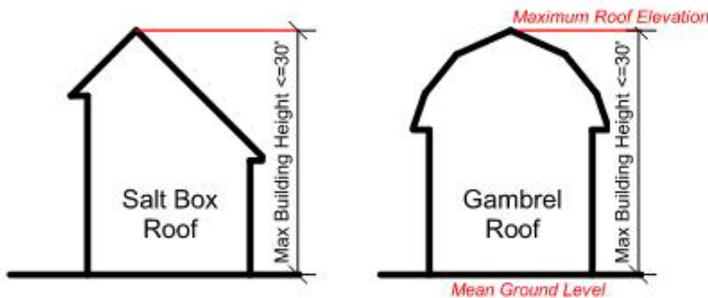


**Gable/Hip
A-Frame (With Sloped
Roof Surfaces
(pitch $\geq 3V:12H$)**



**Salt Box
(with Sloped Roof
Surfaces)**

**Gambrel
(with Sloped Roof
Surfaces)**



Note: Shed dormers for individual windows shall not be considered Sloped Roof Surfaces in this context.

or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Explanation: This zoning article is intended to clarify certain ambiguities in the existing zoning ordinance that pertain to maximum allowable building height, as measured from mean (average) grade to the highest point of the structure. This article clarifies the intent and applicability of the existing building height limitations by the following means:

Adding Definitions to define and differentiate a “Flat Roof” from a “Sloped Roof”.

Adding clarifying language to the definition of “Mean Grade”.

Providing a graphic, in the form of an Appendix, to illustrate how the resulting definitions and building height limitations are to be interpreted with respect to various common roof configurations.

This article is intended as an aid to interpreting and applying the Building Height limitations that are already included in the zoning ordinance. This article was developed in part to address ambiguities that are currently left to the Zoning Board of Appeals to adjudicate.

In the definition of “Mean Ground Level”, the words “...orthogonal vertical planes...” are used in lieu of the architectural drawing term “building elevations” in order to avoid any potential confusion over the use of the word “elevation” in two different contexts within this article.

Also included is a definition of the term “Base Flood Elevation” or “BFE”, paraphrasing the definition of that term as defined by the Federal Emergency Management Agency (FEMA). Although that term is not utilized in this article, inclusion of this definition is anticipatory and is recommended by the Planning Board at this time. The Planning Board anticipates that this definition will be required for future articles that may impact the “Mean Grade” and “Building Height” definitions as they pertain to the Town’s Flood Plain bylaw.

Planning Board Recommendation	7	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE

Article 37: Add New Zoning Bylaw §40.8 Attainable Housing on Undersized Lots And Amend §30.2 Use Table

To see if the Town will vote to amend §40 and §30.2, Use Table, of the Zoning Bylaw by amending §40 to add §40.8., Attainable Housing on Undersized Lots, of the Zoning Bylaw as follows:

§40.8 Attainable Housing on Undersized Lots:

- A. Purpose: The purpose of this bylaw is to increase the supply of housing that is available in the town of Truro by allowing attainable single-family dwellings to be built on lots that do not meet the minimum lot size for the zoning district, provided the lots meet the criteria listed herein.
- B. For purposes of this bylaw, "Attainable" shall mean that the units are available for ownership or rental to households earning at or below 100% of the Barnstable County Area Median Income (AMI), adjusted for household size and shall remain affordable in perpetuity or for the longest period allowed by law.
- C. Undersized Lot – a lot that is smaller than the minimum lot size for the zoning district.
- D. This bylaw shall apply to lots of record as of January 1, 2024, as recorded in a deed or plan on file with the Barnstable County Registry of Deeds or Land Court, which do not meet the minimum lot size for the zoning district as determined by the Building Commissioner. This bylaw applies regardless of whether the lot is held in common ownership with an adjoining lot.
- E. This bylaw shall apply to lots in all districts except Beach Point and the Seashore District.
- F. REQUIREMENTS: A Special Permit may be obtained from the Zoning Board of Appeals to allow construction of a One Family Dwelling, pursuant to the following requirements, restricted by a Regulatory Agreement and/or Affordable Housing Deed Restriction in a form acceptable to the Executive Office of Housing and Livable Communities (EOHLC), executed and recorded by the applicant as an affordable homeownership or rental dwelling unit in perpetuity or the maximum time period allowed by law, on an eligible parcel of land that meets the following criteria:
 - 1. Parcel, at time of application, is not improved with any existing dwelling unit.
 - 2. Parcel contains at least 10,000 square feet of contiguous upland area.

3. All applicable provisions of the building, health and safety codes are met.
4. Parcel satisfies applicable Town of Truro’s Conservation Commission Environmental Protection Regulations.
5. Parcel has a minimum of 50 feet of frontage.
6. The building setbacks shall not be less than 25 feet.
7. If a dwelling is built within 25 feet of any other dwelling or principal structure screening of at least five feet in height be created and maintained if requested by the abutter in writing to the Building Commissioner. The screening may be fencing, planting or a combination.
8. The building must comply with the house size bylaw §50.2.

G. An applicant under this section shall submit a site plan prepared, stamped and signed by a Registered Land Surveyor or Professional Engineer, as applicable, that depicts:

1. the dimensions and setbacks of the subject Parcel, and
2. the proposed structure on the subject Parcel
3. the existing setbacks of principal structures on the lots immediately adjacent.
4. The site plan shall show a parking plan and comply with parking requirements for “Affordable Dwelling Unit” in §30.9 Parking Regulation Use Table of 2 spaces per unit.

H. A Parcel shall not be built upon if the Parcel was purposely created, subject to a deed restriction or designated as an unbuildable lot as part of a subdivision open space or park, or by any other condition or agreement with the Town.

I. Accessory Dwelling Units are not permitted on undersize lots.

J. Rental of the dwelling for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited. Proof of year-round rental shall be provided annually to the Building Commissioner or their designee, by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as the renter’s primary residence. The proof shall be submitted to the Building Commissioner or their designee prior to initial occupancy and by May 1 each following year. The Attainable Housing Deed Restriction shall identify a Monitoring Agent who shall ensure compliance with said deed restriction.

K. The Applicant must submit a Regulatory Agreement and Affordable Housing Deed Restriction, to be approved as to form by Town Counsel, that restricts the use of the dwelling unit to low- or moderate- income housing in perpetuity, or the maximum time period allowed by law. Said Regulatory Agreement shall include an Affirmative Fair Marketing Plan that complies with EOHCL’s requirements for the selection of income-eligible tenants/occupants and shall identify a Monitoring Agent who shall be

responsible for ensuring that any re-sales of units created under this bylaw shall be made to income-eligible purchasers and comply with the Affirmative Fair Marketing Plan and Attainable Housing Deed Rider.

L. For lots to be sold/rented to households earning below 80% AMI, that are owned privately, the Applicant shall work with the Town to provide any information necessary to ensure that units created under this bylaw are eligible for inclusion on the Subsidized Housing Inventory maintained by the EOHCL’s as Local Action Units.

M. No building permit shall be issued until the Regulatory Agreement and Affordable Housing Deed Rider has been approved by Town Counsel, executed by all parties, and recorded at the Registry of Deeds and proof of such recording has been furnished to the Building Commissioner.

§40.8.1 Transfer or Lease. A lot developed with a One Family Dwelling under this section shall be transferred or leased at such attainable re-sale price or rent set forth in the Regulatory Agreement.

§40.8.2 No Building Permit shall be issued by the Building Commissioner until the developer has demonstrated that all of the applicable requirements of §40.8.F and §40.8.G have been met.

And by amending §30.2, Use Table, by adding the **bold underlined** wording:

§30.2 Use Table

Add to Use Table

	R	BP	NT6A	TC	NTC	RT6	S
Attainable Undersized Lot	<u>SP</u>	<u>N</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>N</u>

or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Explanation: This article is part of a wide range of strategies to increase the stock of affordable and attainable housing in Truro. According to the Local Comprehensive Plan “With limited acreage available, creative housing solutions are needed. This includes increasing density where appropriate and feasible, considering additional uses for town-owned property, and changes in zoning regulations to create housing opportunities on lots that are currently undersized or otherwise don’t conform to existing zoning regulations,...”

There are approximately a dozen properties that may become buildable as a result of this article with slightly more Town- owned properties than private properties. All but one of the currently identified lots are in the Residential District with the other in the North Truro 6A Limited Business District.

Planning Board Recommendation	7	0	0
Select Board Recommendation	5	0	0

TWO-THIRDS VOTE**Article 38: Amend Zoning Bylaw §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table, Note 9**

To see if the Town will vote to amend §40.2 Accessory Dwelling Unit, §50.2 Gross Floor Area, and §30.2 Use Table, Note 9, of the Zoning Bylaw by deleting the language in ~~strike through~~, adding the **bold underlined** wording:

§40.2 Accessory Dwelling Unit (04/17)

- A. The purposes of this bylaw are to:
 1. Increase the number of moderately priced, year-round rental dwelling units in Truro;
 2. Encourage a more economical and energy-efficient use of the Town's housing supply; and
 3. Provide homeowners with a means of obtaining rental income to defray housing costs.

- B. Requirements
 1. One Accessory Dwelling Unit (ADU) per buildable lot may be allowed in any zoning district by obtaining an ADU Building Permit. *(6/21)*
 2. An ADU may be established within or attached to a principal dwelling, principal structure, or accessory structure, or constructed as a detached unit, and must be located on the same lot as the primary dwelling.
 3. The ADU must be in conformity with the State Building Code, Title V of the State Sanitary Code and all applicable town health, building, zoning and other local laws and regulations.
 4. An ADU within or attached to a principal dwelling, principal structure or accessory structure that is a pre-existing nonconforming use or structure shall not increase any existing nonconformity or create a new nonconformity without first obtaining a Special Permit or Variance, respectively, from the Zoning Board of Appeals. *(6/21)*

- C. ADU Permit Criteria
 1. The ADU shall be a complete, separate housekeeping unit containing both kitchen and sanitary facilities.
 2. The ADU shall not contain more than nine hundred (900) square feet nor less than four hundred (400) square feet of Gross Floor Area as that term is defined in Section II of this Zoning Bylaw. Once an ADU has been added to a dwelling, structure or lot, the ADU shall not be enlarged beyond the square footage specified in the permit granted pursuant to this section without first obtaining a subsequent ADU Building Permit, and in no case shall an ADU be permitted to exceed the square footage allowed by this section. *(6/21)*

3. At least two (2) off street parking spaces in addition to parking otherwise required for the property is required for an ADU. ~~This requirement may be reduced or waived at the discretion of the Planning Board.~~ (6/21)
4. An ADU shall be clearly subordinate in use, size and design to the principal dwelling or structure. When accessory to a principal dwelling, the intent is to retain the appearance of a single-family dwelling and the privacy of abutters. (6/21)
5. The principal dwelling and ADU and lot on which they are located shall remain in common ownership, and shall not be severed in ownership, including that the lot, buildings or units thereon shall not be placed in a condominium form of ownership.
6. Either the ADU or the principal dwelling on a lot with an ADU must be leased for a term of at least twelve (12) months. Rental of said unit for a period of less than twelve (12) months (including, but not limited to, seasonal rental and rental through vacation rental services and websites) is prohibited. Proof of year-round rental shall be provided annually to the Building Commissioner by the owner in the form of a lease and a signed affidavit from both the owner and renter stating the unit is being rented accordingly and is used as a primary residence.
7. ADUs permitted under this section shall be inspected annually or as frequently as deemed necessary by the Health and Building Departments for compliance with public safety and public health codes. The owner of the property shall be responsible for scheduling such inspection and shall pay any applicable inspection fees.

D. Procedure

1. Each application for a Permit shall be filed by the Applicant with the ~~Town Clerk~~ **Building Department** consisting of:
 - a. Deleted. (6/21)
 - b. Papers copies and one digital copy of the required plans in addition to other required information under §40.2; (6/21)
 - c. Applicable filing fee;
 - d. Deleted. (6/21)
 - e. Site Plan or Site and Sewage Plan prepared by a registered professional engineer or registered sanitarian showing all property lines, existing and proposed structures on the parcel, and setbacks from roads and property lines for each structure. Building dimensions (height, stories, square footage) shall be shown on the plan.
 - f. Deleted. (6/21)
 - g. Building floor plans at a scale of no less than $1/8" = 1' 0"$. (6/21)
 - h. Affidavit declaring that the ADU and/or principal dwelling to which it is accessory will be rented on a twelve month basis.
 - i. Deleted. (6/21)

- j.* Deleted. (6/21)
- k.* For ADUs proposed in a new structure or that require the modification of the exterior of an existing structure, building elevations at a scale of no less than 1/8" = 1' 0" of the dwelling or structure that contains the ADU. (6/21)
- l.* Photographs of the exterior of the existing principal dwelling taken from the north, south, east and west. (6/21)
- m.* For ADUs proposed within an existing accessory structure, photographs of the exterior of the existing accessory structure taken from the north, south, east and west. (6/21)

E. Deleted. (6/21)

F. Deleted. (6/21)

G. Penalty

Failure of the applicant to comply with any provision of this section or the Permit is punishable by a fine established in Section 60.1 of the Truro Zoning Bylaws and shall entitle the Building **Commissioner** to revoke, modify or suspend the Permit. The Town shall be entitled to recover its litigation fees, including counsel fees, incurred in enforcement of this Bylaw. (6/21)

H. Requirements for Tax Exemption

Qualifying ADUs permitted under this section are eligible to seek tax abatement pursuant to Chapter 1, Section 11 of the Truro General Bylaws, Tax Exemption for Affordable Accessory Dwelling Units. (6/21)

§50.2 Building Gross Floor Area for the Residential District (11/18)

A. Purpose: The purpose of this bylaw is to limit the size of future residential construction, alteration, or reconstruction to preserve the special character and prevailing size and massing of buildings in the Town, and to be in harmony with the historic nature, sense of community, and aspirations of Truro.

B. Applicability and Exceptions:

1. Total Gross Floor Area Allowed by Right: Subject to the exceptions provided for in subsections 50.2.B.2, 50.2.C, and 50.2.D, building permits for new construction or for projects that seek to increase the Gross Floor Area of buildings that exist on lots as of November 13, 2018, shall be issued only where, on completion of the construction or project, the Total Gross Floor Area of the new or expanded structure(s) does not exceed 3,600 sq. ft.

- for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and prorated to 3,668 sq. ft. for one acre of land:
- a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.
 - b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.
 - c. Plus a ~~Planning Board~~ **Building Commissioner** Approved Accessory Dwelling Unit of up to ~~1,000~~ **900** sq. ft.
2. Special Permit to exceed the Total Gross Floor Area limit: The Total Gross Floor Area limit for a dwelling and accessory buildings on a lot established in subsection 50.2.B.1 may be exceeded, up to a maximum established by this subsection, by Special Permit, as provided in 50.2.C and 50.2.D. No Special Permit may be issued for any construction if the construction would result in the Total Gross Floor Area exceeding 4,600 sq. ft. for a Residential District Minimum Lot Size of 33,750 sq. ft. (or .775 acre) and prorated to 4,668 sq. ft. for one acre of land:
- a. Plus 300 sq. ft. for each additional contiguous acre of land, or fraction thereof prorated.
 - b. For lot size less than one acre, the square foot shall be reduced by 150 sq. ft. for each half acre or fraction thereof prorated.
 - c. Plus a ~~Planning Board~~ **Building Commissioner** Approved Accessory Dwelling Unit of up to ~~1,000~~ **900** sq. ft.

§30.2 Use Table, Accessory Uses, Notes:

9. Uses in this category are further subject to the special regulations set forth in §40.2, Accessory Dwelling Unit and the ~~Planning Board~~ **Building Commissioner** shall serve as the ~~Special~~ Permit granting authority. (04/07, 4/17)

or to take any other action relative thereto.

Requested by the Planning Board

Planning Board Explanation: The ADU Bylaw was amended at 2021 ATM, the principal changes being 1) allowing ADUs as of right (where otherwise compliant with zoning), instead by permit from the Planning Board only; and 2) reducing maximum gross floor area from 1000 square feet to 900 square feet, for consistency with state law. The 2021 amendments left a few internal inconsistencies (i.e., references to "Planning Board" no longer applicable. In addition, Zoning Bylaw section 50.2, "Building Gross Floor Area," requires amendment for consistency with the ADU Bylaw. The above amendments are "housekeeping"-type changes and do not alter the process for obtaining approval for an ADU.

Planning Board Recommendation	6	1	0
Select Board Recommendation	5	0	0

ADVISORY ARTICLE

Article 39: Advisory Vote to Establish a Town Seal Committee

To see if the Town will vote to recommend to the Select Board to establish an Ad Hoc Town Seal Committee in accordance with Section 6-4-4 of the Town Charter. The Committee will be charged generally with correcting the cultural imagery of the Wampanoag tribe on the Town of Truro Seal and offering a revised seal for future consideration by Town Meeting. The Select Board issues the complete charge of the Committee and will be the appointing body for this Committee, or take any other action relative thereto.

Requested by the Select Board

Explanation: The Select Board acknowledges that the existing imagery on the Town Seal is not culturally or historically appropriate and requests a recommendation from Town Meeting voters on whether to establish a committee to address the Town Seal. This vote is a non-binding advisory vote.

Select Board Recommendation	5	0	0
-----------------------------	---	---	---

PETITIONED ARTICLES

TWO-THIRDS VOTE

Article 40: Climate Resiliency and Infrastructure Stabilization Fund - Petitioned Article

To see if the Town will vote to establish a Climate Resiliency and Infrastructure Stabilization Fund pursuant to General Laws Chapter 40, Section 5B, and further, to raise and appropriate, borrow or transfer from available funds a sum of money for the Climate Resiliency and Infrastructure Stabilization Fund, or take any other action in relation thereto.

MOTION: We move that the Town vote to establish a Climate Resiliency and Infrastructure Stabilization Fund in accordance with the provisions of General Laws Chapter 40, Section 5B, and further to appropriate the sum of \$50,000 for the purposes of this Article, and to meet this appropriation, to transfer the sum of \$50,000 from free cash.

A YES or AYE vote in favor of the motion would authorize the Town to establish and fund a Climate Resiliency and Infrastructure Stabilization Fund. This fund would support planning to identify key climate-related hazards, vulnerability and strengths, and to develop adaptation actions.

A NO or NAY vote opposed to the motion would mean a Climate Resiliency and Infrastructure Stabilization Fund would not be established or funded.

Requested by Citizen Petition

Select Board Comment: This article was submitted by petition for consideration at Town Meeting. The Select Board worked with the lead petitioner of the article and has incorporated the \$50,000 requested in this petitioned article into the free cash transfer article (Article 3) to make the funds accessible sooner than the petitioned article would have allowed.

Finance Committee Recommendation	2	0	3
Select Board Recommendation	5	0	0

Article 41: An Article to Establish the Truro Senior Perks Pilot Program - Petitioned Article

To see if the Town will vote to establish the Truro Senior Perks Program as a 1-year pilot program. This program shall provide eligible Truro Seniors with one (1) Resident Beach Stickers and one (1) Transfer Station Permit for a significantly reduced cost. The Program shall be open to Truro residents age 65 and older.

- Applicants must provide proof of age such as a driver's license, passport, birth certificate or other public record.
- The program is open to seniors who have a motor vehicle registered in their name in Truro
- There shall be One (1) Senior Perks membership per household
- The fee for the Senior Perks Transfer Station permit shall be set by the Board of Health. It is recommended that the fee not exceed 25% of the fees for a Resident sticker.
- The fee for the Senior Perks Beach Permit shall be set by the Select Board. It is recommended that the fee not exceed 25% of the fees for a Resident Beach sticker.
- The physical Beach Sticker shall be the Resident Beach sticker
- The Pilot Program shall run from January 1, 2025, to December 31, 2025. A report shall be submitted to the Select Board by March 1, 2026. The report will include the number of participants and the revenue not received by the town because of the program.

or take any other action in relation thereto.

Requested by Citizen Petition

Petitioners' Explanation: The purpose of this article is to provide some financial support to seniors in Truro who have limited funds. While it is a small amount of money it is a gesture of respect to our seniors. Participation is voluntary. We hope after reviewing the report, the Town decides to make this program permanent.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

Finance Committee Recommendation	0	5	0
Select Board Recommendation	1	4	0

Article 42: New DPW Facility on Town Hall Hill – Engineering and Site Planning for Two Existing Conceptual Plans - Petitioned Article

To see if the Town will vote to advance the site engineering and plan development for a new, updated Department of Public Works facility on Town Hall Hill based on the two conceptual plans now existing, namely: that developed by the DPW Study Group and that developed by Weston & Sampson. It will be the responsibility of the Ad Hoc Building Committee for the Future Public Works Facility to oversee this work. And further, to see if the Town will vote to transfer and appropriate \$1,000,000 or any other sum sufficient for this charge to be completed properly from Certified Free Cash or other available funds to cover said costs. These costs may include the hiring of an independent architect(s), engineer(s), or other professional(s) to assist the Committee, which the Committee is authorized to retain. Such funds are to be allocated on an equal basis with respect to each conceptual plan’s further development. No party with a financial interest in the construction of the new DPW may be retained for this work. This work is to be completed within one year or less; or take any other action in relation thereto.

Requested by Citizen Petition

Petitioners’ Explanation: The petitioners believe that the site of the current DPW Facility on Town Hall Hill (THH) is the best location for a new DPW Facility, affording substantial cost and time savings, reducing and/or eliminating the adverse environmental, traffic, safety, and economic impacts posed by a Route 6 site. THH is safer for staff and community; restores potable water to Town Hall; affords distributed Town services in face of weather and other catastrophic events; can be phased to ensure ongoing DPW operations; and THH has no community opposition, which is widespread regarding the Route 6 site. This article seeks an apples-to-apples comparison of two existing plans – both conceptual at this time – for a new DPW. The two distinct proposals for the site development both require further engineering and site planning in order for the community to compare and evaluate the concepts. The Weston & Sampson “monolith” concept is arguably estimated to be nearly twice as costly as the DPW Study Group Campus Plan. These concepts differ significantly in design and in construction process as well, and may have widely differing secondary costs to taxpayers. The aim of this article is to give voters a sound basis to choose the best plan for further development of a new DPW on THH. Given the significant estimated costs and other adverse impacts of the Route 6 site, voters should be fully informed about the viability of a new DPW Facility on Town Hall Hill. The requested \$1M is a professional best estimate of funds sufficient to complete this work.

Select Board Comment: This article was submitted by petition for consideration at Town Meeting.

Finance Committee Recommendation	0	5	0
Select Board Recommendation	0	5	0

POSTING OF THE WARRANT

In conformity with Section 2.3.5 of the Truro Town Charter, you are hereby directed to serve these warrants, by posting duly-attested copies in Town Hall, the United States Post Offices, two other public places in Truro and two other public places in North Truro, fourteen days, at least, before the date of said meeting.

Hereto fail not and make due return of the warrants, together with your doings thereon, to the Town Clerk, at time and place of said meetings. Given unto our hands this 2nd day of April in the Year of our Lord, Two Thousand and Twenty-Four.

We, the members of the Select Board of the Town of Truro, have read the warrant for Annual Town Meeting to be held at 10:00am on May 4, 2024, at the Truro Central School.

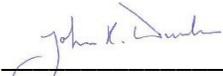
Acting in capacity of the Select Board we do hereby grant approval of and permission for the above mentioned warrant.



Kristen M. Reed, Chair



Susan H. Areson, Vice-Chair



John R. Dundas, Clerk



Robert M. Weinstein



Stephanie J. Rein

A true copy, attest:

Elisabeth Verde
Town Clerk, Town of Truro

Select Board: I have served this warrant by posting duly attested copies thereof at the following places: Truro Post Office, N. Truro Post Office, Truro Public Safety Facility, Truro Public Library, Truro Transfer Station, Truro Central School, Truro Community Center, and Truro Town Hall.

Constable

Date

APPENDIX A: OMNIBUS BUDGET – FISCAL YEAR 2025

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board/Fin Com/TM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
I. GENERAL GOVERNMENT						
114	MODERATOR					
	Personnel	0.00	1,000.00	1,000.00	0.00	
	Expenses	30.00	145.00	145.00	0.00	
	Total	30.00	1,145.00	1,145.00	0.00	0.00%
122	SELECT BOARD					
	Personnel	30,000.00	31,500.00	30,000.00	(1,500.00)	
	Expenses	246,936.20	351,195.00	361,845.00	10,650.00	
	Total	276,936.20	382,695.00	391,845.00	9,150.00	2.39%
129	TOWN MANAGER					
	Personnel	662,707.25	721,461.04	747,368.00	25,906.96	
	Expenses	53,957.41	80,284.00	92,284.00	12,000.00	
	Total	716,664.66	801,745.04	839,652.00	37,906.96	4.73%
131	FINANCE COMMITTEE					
	Expenses	138.00	500.00	500.00	0.00	
	Total	138.00	500.00	500.00	0.00	0.00%
132	RESERVE FUND					
	Transfers to Expending Depts.	198,900.00	100,000.00	100,000.00	0.00	
	Total	198,900.00	100,000.00	100,000.00	0.00	0.00%
133	OPERATING CAPITAL ACCOUNT					
	Information Technology					
	Annual Hardware replacement program			18,000.00		
	Recreation & Beach					
	Vehicle Replacement (UTV)			28,000.00		
	Police Department					
	(2 SUV)			133,000.00		
	Truro Central School					
	Security System Upgrade			125,000.00		
	Technology Upgrade			25,000.00		
	Department of Public Works					
	One Ton Truck dump body replacement			25,000.00		
	Light duty trailer replacement			20,000.00		
	Public Building Maintenance					
	Building Maint Van Replacement + conversion to plow (pick-up w/ cab)			65,000.00		
	Town Hall Boiler & HVAC controls & equipment			30,000.00		
	Transfer Station					
	Closed top ejector trailer - Replace 2007 trailer			90,000.00		
	Truro Public Library					
	Furniture Replacement			22,000.00		
	TOTAL FY 2025 CIP REQUESTS	246,487.65	530,000.00	581,000.00	51,000.00	9.62%
135	TOWN ACCOUNTANT					
	Personnel	185,356.07	211,487.28	218,776.50		
	Expenses	4,036.81	9,482.00	9,559.00		
	Total	189,392.88	220,969.28	228,335.50	7,366.22	3.33%

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board/Fin Com/TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
141	ASSESSING DEPARTMENT					
	Personnel	197,223.54	211,706.39	230,200.00		
	Expenses	27,445.23	41,180.00	34,860.00		
	Total	224,668.77	252,886.39	265,060.00	12,173.61	4.81%
145	FINANCE DIRECTOR: TREASURER/COLLECTOR					
	Personnel	237,769.44	275,241.73	279,521.00		
	Expenses	45,877.43	65,450.00	65,950.00		
	Total	283,646.87	340,691.73	345,471.00	4,779.27	1.40%
151	TOWN COUNSEL					
	Total	96,367.23	162,536.00	169,607.00	7,071.00	4.35%
153	RESERVE FOR VACATION/SICK LEAVE CONTINGENCY / ADMIN/STAFF CHANGES / RECLASSIFICATIONS / CONTRACT SETTLEMENT					
	Expenses	509,591.54	16,275.00	177,000.00		
	Total	509,591.54	16,275.00	177,000.00	160,725.00	987.56%
154	COLA UNDISTRIBUTED					
	Reserved for Transfer	106,536.94	8,829.81	109,113.00		
	Total	106,536.94	8,829.81	109,113.00	100,283.19	
155	INFORMATION TECHNOLOGY					
	Personnel	107,847.55	118,969.48	124,084.08		
	Expenses	267,918.99	335,536.74	388,923.31		
	Total	375,766.54	454,506.22	513,007.39	58,501.17	12.87%
161	TOWN CLERK					
	Personnel	90,488.88	121,834.76	120,492.00		
	Expenses	18,252.70	24,700.00	116,400.00		
	Total	108,741.58	146,534.76	236,892.00	90,357.24	61.66%
162	ELECTIONS AND BOARD OF REGISTRARS					
	Personnel	7,418.32	7,000.00	9,700.00		
	Expenses	3,041.76	5,950.00	11,150.00		
	Total	10,460.08	12,950.00	20,850.00	7,900.00	61.00%

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board/Fin Com/ TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
168	CABLE TV ADVISORY COMMITTEE					
	Expenses	96,247.82	101,000.00	118,083.00		
	Total	96,247.82	101,000.00	118,083.00	17,083.00	16.91%
175	PLANNING DEPARTMENT					
	Personnel	134,601.45	145,322.25	233,750.00		
	Expenses	4,532.60	10,015.00	10,425.00		
	Total	139,134.05	155,337.25	244,175.00	88,837.75	57.19%
176	ZONING BOARD OF APPEALS					
	Personnel	0.00	0.00			
	Expenses	1,433.00				
	Total	1,433.00	0.00		0.00	
192	TOWN HALL OPERATION					
	Expenses	65,618.51	91,600.00	93,650.00		
	Total	65,618.51	91,600.00	93,650.00	2,050.00	2.24%
195	ANNUAL TOWN REPORT AND ANNUAL TOWN MEETING WARRANT					
	Expenses	9,930.40	9,000.00	81,000.00		
	Total	9,930.40	9,000.00	81,000.00	72,000.00	800.00%
196	TOWN ENERGY COMMITTEE					
	Expenses	0.00	0.00	0.00		
	Total	0.00	0.00	0.00	Included in SB Committee / Board Support	0.00
197	ALLOCATED COMMUNICATIONS FUND (NEW FOR 2022)					
	Telephone service	29,157.75	29,670.00	33,570.00		
	Total	29,157.75	29,670.00	33,570.00	3,900.00	13.14%
198	ALLOCATED ENERGY FUND					
	Electricity (Net Metering Credits)	200,514.87	160,250.00	209,800.00		
	Total	200,514.87	160,250.00	209,800.00	49,550.00	30.92%
199	MUNICIPAL POSTAGE					
	Expenses	9,705.42	15,555.00	15,555.00		
	Total	9,705.42	15,555.00	15,555.00	0.00	0.00%
	TOTAL GENERAL GOVERNMENT	3,159,457.39	3,994,676.48	4,775,310.89	780,634.41	19.54%

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board/Fin Com/TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
II. PUBLIC SAFETY						
210	POLICE DEPARTMENT					
	Personnel	1,874,534.31	2,156,050.62	2,264,560.00		
	Expenses	429,537.48	277,291.00	275,753.00		
	Total	2,304,071.79	2,433,341.62	2,540,313.00	106,971.38	4.40%
219	PARKING MAGISTRATE					
	Personnel	5,683.82	5,825.93	5,826.00		
	Expenses	0.00				
	Total	5,683.82	5,825.93	5,826.00	0.07	0.00%
220	FIRE DEPARTMENT/RESCUE AND EMERGENCY MEDICAL SERVICES					
	Personnel	1,115,075.23	2,056,598.21	2,173,927.00		
	Expenses	127,991.96	325,500.00	435,600.00		
	Total	1,243,067.19	2,382,098.21	2,609,527.00	227,428.79	9.55%
231	AMBULANCE FUND					
	Expenses	436,339.00	120,000.00	Eliminated as of FY 2024		
	Total	436,339.00	120,000.00	0.00	(120,000.00)	-100.00%
232	CAPE & ISLANDS EMERGENCY MEDICAL SERVICES					
	Expenses	1,400.00	1,750.00	5,274.00		
	Total	1,400.00	1,750.00	5,274.00	3,524.00	201.37%
241	BUILDING/INSPECTION SERVICES DEPARTMENT					
	Personnel	101,117.76	126,221.37	117,962.00		
	Expenses	5,634.53	9,791.00	10,151.00		
	Total	106,752.29	136,012.37	128,113.00	(7,899.37)	-5.81%
291	TRURO EMERGENCY MANAGEMENT AGENCY (Civil Defense)					
	Expenses	1,295.00	17,000.00	17,425.00		
	Total	1,295.00	17,000.00	17,425.00	425.00	2.50%
TOTAL PUBLIC SAFETY		4,098,609.09	5,096,028.13	5,306,478.00	210,449.87	4.13%

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board / Fin Com / TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
III. PUBLIC EDUCATION						
010300	TRURO PUBLIC SCHOOL					
	* 9-44 REGULAR DAY PROGRAM	289,490.05	301,150.85	294,759.10		
	1000 SERIES (ADMINISTRATION)	1,578,939.64	1,719,124.20	1,623,207.10		
	2000 SERIES (INSTRUCTION)	531,194.87	546,015.79	555,125.71		
	3000 SERIES (OTHER SERVICES)	244,605.62	276,204.80	283,627.18		
	4000 SERIES (MAINTENANCE)	16,839.52	0.00	0.00		
	5000 SERIES (FIXED CHARGES)	770.00	600.00	600.00		
	6000 SERIES (COMMUNITY SERVICES)					
	Total Day Totals	2,661,839.70	2,843,095.64	2,757,319.09		
	AFTER SCHOOL ACTIVITIES					
	2000 SERIES (INSTRUCTION)	3,250.00	3,250.00	3,250.00		
	Total After School Activities	3,250.00	3,250.00	3,250.00		
	* 9-45 CHAPTER 766 (SPECIAL NEEDS)					
	2000 SERIES (INSTRUCTION)	1,010,435.47	965,158.31	1,025,693.91		
	3000 SERIES (OTHER SERVICES)	17,521.59	36,500.00	12,000.00		
	6000 SERIES (COMMUNITY SERVICES)		340.00	340.00		
	9000 SERIES (OTHER DIS)	53,424.21	65,150.00	65,150.00		
	Total Chapter 766	1,081,381.27	1,067,148.31	1,103,183.91		
	COMMUNITY EDUCATION					
	2000 SERIES	3,850.00	3,900.00	3,900.00		
	3000 SERIES					
	Total Adult Ed/ASA:	3,850.00	3,900.00	3,900.00		
	TOTAL NET SCHOOL BUDGET K - 6:	3,750,320.97	3,917,393.95	3,867,653.00		
SECONDARY REGULAR & SPED - TUITIONED OUT						
INSTRUCTION						
	Sped Specialist Tutorial Support 7 -12	0.00	1,000.00	1,000.00		
	SPED Instructional Equipment	0.00	100.00	100.00		
	SPED General Supplies	0.00	100.00	100.00		
	SPED Vocational Grades 7-12	2,400.00	14,400.00	3,000.00		
	SPED Psych Contracted Svs-Grades 7-12		2,430.00	2,430.00		
	Sub-Total:	2,400.00	18,030.00	6,630.00		
OTHER SCHOOL SERVICES - REGULAR DAY						
	Pupil Transportation	109,099.66	127,500.00	63,400.00		
	Pupil Transportation - Private Placement	9,594.18	9,775.00	4,500.00		
	PROGRAMS/OTHER DISTRICTS					
	Tuition Grades 7 - 12	1,426,431.90	1,501,745.05	1,769,989.00		
	Tuitions Grades 7 - 12	170,451.08	191,000.00	142,500.00		
	SPED Tuitions Grades 7 - 12	191,060.88	323,100.00	226,200.00		
	Payments to Non-Public Schools	0.00		0.00		
	Payments to Member Collaborative	0.00				
	Sub-Total:	361,511.96	514,100.00	368,700.00		
	TOTAL SECONDARY REGULAR ED-TUITIONED OUT:	1,909,037.70	2,171,150.05	2,213,219.00		
FREE CASH TRANSFER						
	School HVAC System Engineering	62,434.00				
	TOTAL SCHOOL BUDGET K - 12	5,659,358.67	6,088,544.00	6,080,872.00	(7,672.00)	-0.13%
010316	CAPE COD REGIONAL TECHNICAL HIGH SCHOOL ASSESSMENT					
	Assessment Due	243,179.00	318,241.00	316,513.00		
	Total	243,179.00	318,241.00	316,513.00	(1,728.00)	-0.54%
	TOTAL PUBLIC EDUCATION	5,902,537.67	6,406,785.00	6,397,385.00	(9,400.00)	-0.15%

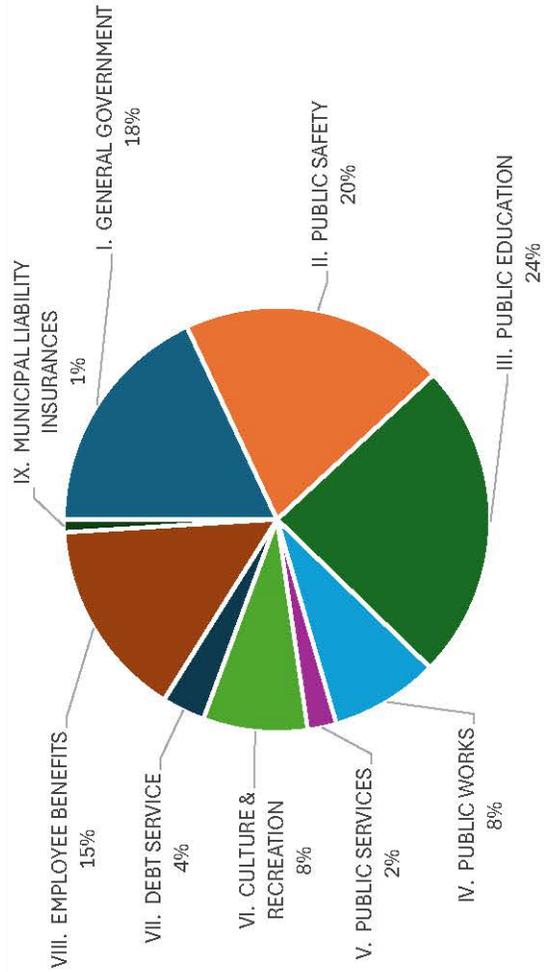
DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board / Fin Com / TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
IV. PUBLIC WORKS						
400	DEPARTMENT OF PUBLIC WORKS					
	Personnel	482,908.04	564,109.80	588,522.00		
	Expenses	399,633.37	339,105.00	375,950.00		
	Total	882,541.41	903,214.80	964,472.00	61,257.20	6.78%
	Cornhill and Head of Meadow Beach Paving					
423	SNOW REMOVAL					
	Personnel	7,749.18	11,700.00	11,700.00		
	Expenses	18,916.59	13,300.00	13,300.00		
	Total	26,665.77	25,000.00	25,000.00	0.00	0.00%
424	STREET LIGHTS					
	Expenses	375.00	1,200.00	1,200.00		
	Total	375.00	1,200.00	1,200.00	0.00	0.00%
430	TRANSFER STATION/DISPOSAL AREA					
	Personnel	193,232.71	195,775.20	203,935.00		
	Expenses	320,754.06	397,575.00	447,546.00		
	Total	513,986.77	593,350.20	651,481.00	58,130.80	9.80%
470	PUBLIC BUILDING MAINTENANCE					
	Personnel	267,296.15	330,421.40	350,125.00		
	Expenses	165,870.89	145,035.00	154,955.00		
	Total	433,167.04	475,456.40	505,080.00	29,623.60	6.23%
491	TOWN CEMETERIES					
	Expenses	24,743.14	31,000.00	31,000.00		
	Total	24,743.14	31,000.00	31,000.00	0.00	0.00%
492	SOLDIERS & SAILORS LOTS					
	Expenses	2,880.00	3,000.00	3,000.00		
	Total	2,880.00	3,000.00	3,000.00	0.00	0.00%
499	CAPE COD GREENHEAD FLY CONTROL DISTRICT					
	Purchase of Services	1,500.00	1,500.00	1,753.00		
	Total	1,500.00	1,500.00	1,753.00	253.00	16.87%
TOTAL PUBLIC WORKS		1,885,859.13	2,033,721.40	2,182,986.00	149,264.60	7.34%

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board/Fin Com/ TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
V. PUBLIC SERVICES						
510	HUMAN SERVICES COMMITTEE					
	Expenses	48,750.00	50,700.00	51,700.00	1,000.00	1.97%
	Total	48,750.00	50,700.00	51,700.00		
511	HEALTH/CONSERVATION DEPARTMENT					
	Personnel	335,059.69	378,850.36	392,850.00		
	Expenses	59,858.63	75,090.00	94,342.00		
	Total	394,918.32	453,940.36	487,192.00	33,251.64	7.33%
541	SENIOR / COMMUNITY SERVICES					
	Personnel	134,282.39	322,921.60			
	Expenses	28,323.53	56,505.00			
	Total	162,605.92	379,426.60	0.00	(379,426.60)	-100.00%
543	VETERANS SERVICES					
	Expenses	29,761.26	36,836.54	39,234.00		
	Total	29,761.26	36,836.54	39,234.00	2,397.46	6.51%
	TOTAL PUBLIC SERVICES	636,035.50	920,903.50	578,126.00	(342,777.50)	-37.22%
VI. CULTURE & RECREATION						
610	TOWN LIBRARIES					
	Personnel	345,910.11	389,434.02	398,119.00		
	Expenses	119,697.32	131,881.00	156,406.00		
	Total	465,607.43	521,315.02	554,525.00	33,209.98	6.37%
630	COMMUNITY SERVICES: BEACH, REC, COA					
	Personnel	333,541.63	787,426.89			
	Expenses	68,450.76	122,824.00			
	Total	401,992.39	910,250.89	0.00	(910,250.89)	-100.00%
635	BICYCLE AND WALKWAYS COMMITTEE					
	Expenses	120.16	2,000.00	2,000.00		
	Total	120.16	2,000.00	2,000.00	0.00	0.00%
660	PAMET HARBOR COMMISSION					
	Personnel	0.00				
	Expenses	0.00				
	Total	0.00	0.00	0.00	0.00	0.00%
661	PAMET HARBOR OPERATIONS / SHELLFISH WARDEN					
	Personnel	122,111.50	141,398.43	143,905.00		
	Expenses	20,535.22	30,485.00	26,735.00		
	Total	142,646.72	171,883.43	170,640.00	(1,243.43)	-0.72%
662	PAMET HARBOR DREDGING (EFFECTIVE FY 2020)					
	Expenses	44,640.92	101,658.00	104,199.00		
	Total	44,640.92	101,658.00	104,199.00	2,541.00	2.50%
680	COMMUNITY SERVICES: BEACH, REC, COA					
	Personnel	333,541.63	0.00	1,051,841.00		
	Expenses	68,450.76	0.00	210,738.00		
	Total	401,992.39	0.00	1,262,579.00	1,262,579.00	
691	HISTORICAL COMMISSION					
	Expenses	0.00	0.00			
	Total	0.00	0.00	0.00	0.00	0.00%
	TOTAL CULTURE & RECREATION	1,457,000.01	1,707,107.34	2,093,943.00	386,835.66	22.66%

DEPT #	ACCOUNT TITLE	2023 Expenditures / Transfers	2024 Adopted Budget	2025 Select Board/Fin Com/TIM / Departmental Recommendation	Y-o-Y \$	Y-o-Y %
VII. DEBT SERVICE						
710	RETIREMENT OF DEBT - PRINCIPAL (ALL FUNDS)					
	Expenses	455,000.00	460,000.00	480,000.00		
	Total	455,000.00	460,000.00	480,000.00	20,000.00	4.35%
751	INTEREST PAYMENTS - LONG TERM DEBT					
	Expenses	363,326.38	356,675.00	336,175.00		
	Total	363,326.38	356,675.00	336,175.00	(20,500.00)	-5.75%
752	INTEREST PAYMENTS - SHORT TERM DEBT					
	Expenses	0.00	50,000.00	50,000.00		
	Total	0.00	50,000.00	50,000.00	0.00	0.00%
	TOTAL DEBT SERVICE	818,326.38	866,675.00	866,175.00	(500.00)	-0.06%
VIII. EMPLOYEE BENEFITS						
911	RETIREMENT AND PENSION					
	County Retirement Assessment	1,357,966.00	1,541,137.00	1,719,701.00		
	Total	1,357,966.00	1,541,137.00	1,719,701.00	178,564.00	11.59%
912	WORKER'S COMPENSATION					
	Worker's Compensation Insurance	61,324.50	78,000.00	85,800.00		
	Total	61,324.50	78,000.00	85,800.00	7,800.00	10.00%
913	UNEMPLOYMENT INSURANCE COMPENSATION					
	Unemployment Compensation	24,270.90	63,500.00	63,500.00		
	Total	24,270.90	63,500.00	63,500.00	0.00	0.00%
914	GROUP HEALTH INSURANCE - EMPLOYER SHARE					
	Group Health Premium Payments	1,465,545.83	1,780,710.36	1,955,577.00		
	Total	1,465,545.83	1,780,710.36	1,955,577.00	174,866.64	9.82%
915	GROUP LIFE INSURANCE - EMPLOYER SHARE					
	Group Life Premium Payments	2,008.94	2,150.00	2,150.00		
	Total	2,008.94	2,150.00	2,150.00	0.00	0.00%
916	FICA/MEDICARE INSURANCES - EMPLOYER SHARE					
	FICA/Medicare Payments	141,378.50	161,784.78	180,272.00		
	Total	141,378.50	161,784.78	180,272.00	18,487.22	11.43%
	TOTAL EMPLOYEE BENEFITS	3,052,494.67	3,627,282.14	4,007,000.00	379,717.86	10.47%
IX. MUNICIPAL LIABILITY INSURANCES						
945	MUNICIPAL LIABILITY INSURANCES					
	Insurance Payments	206,895.50	234,500.00	257,950.00		
	Total	206,895.50	234,500.00	257,950.00	23,450.00	10.00%
	TOTAL MUNICIPAL INSURANCES	206,895.50	234,500.00	257,950.00	23,450.00	10.00%
	Adopted Operating Budget	21,217,215.34	24,887,678.99	26,465,353.89	1,577,674.90	6.34%

OPERATING BUDGET SUMMARY

	2023	2024	2025	Y-o-Y \$ Variance	Y-o-Y % Variance	% of Total Budget
	Expenditures / Transfers	Adopted Budget	Select Board/fin Com/ TM / Departmental Recommendation			
I. GENERAL GOVERNMENT	3,159,457.39	3,994,676.48	4,775,310.89	780,634.41	19.54%	18.04%
II. PUBLIC SAFETY	4,098,609.09	5,096,028.13	5,306,478.00	210,449.87	4.13%	20.05%
III. PUBLIC EDUCATION	5,902,537.67	6,406,785.00	6,397,385.00	(9,400.00)	-0.15%	24.17%
IV. PUBLIC WORKS	1,885,859.13	2,033,721.40	2,182,986.00	149,264.60	7.34%	8.25%
V. PUBLIC SERVICES	636,035.50	920,903.50	578,126.00	(342,777.50)	-37.22%	2.18%
VI. CULTURE & RECREATION	1,457,000.01	1,707,107.34	2,093,943.00	386,835.66	22.66%	7.91%
VII. DEBT SERVICE	818,326.38	866,675.00	866,175.00	(500.00)	-0.06%	3.27%
VIII. EMPLOYEE BENEFITS	3,052,494.67	3,627,282.14	4,007,000.00	379,717.86	10.47%	15.14%
IX. MUNICIPAL LIABILITY INSURANCES	206,895.50	234,500.00	257,950.00	23,450.00	10.00%	0.97%
TOTAL I - IX:	21,217,215.34	24,887,678.99	26,465,353.89	1,577,674.90	6.34%	100.00%



APPENDIX B: CAPITAL IMPROVEMENT BUDGET OF PROJECTED CAPITAL NEEDS
FY2025- FY2029

Department:	Item or Project Descriptions:	Proposed Funding Sources for FY25					Anticipated Budget Cycle					
		FY 25	Grants	R & A	Cap Stab	Free Cash	Authorization/ Reauthorize	FY '26	FY '27	FY '28	FY '29	
TOWN HALL	Design and reconfigure Admin. office spaces	153,000					153,000					
COA	Van Replacement - plug in or hybrid											65,000
	Patio awning											110,000
	Community Center technology updates	72,000				72,000						
IT	Annual hardware replacement program	18,000		18,000					18,250	19,000		19,000
	Mini spill replacement for IT Room								10,000			10,000
	Head of the Meadow (FY24) & Corn Hill (FY25) parking lot pavement preservation and striping	400,000				400,000						
	Great Hollow Beach stairway engineering reconstruction and dune planting	250,000				250,000						
	Vehicle replacement (UTV)	28,000		28,000								
RECREATION & BEACH	Snows Field General Improvements (playground, Pickleball court, grading, gate, parking lot)								115,000			
	Truck replacement											80,000
	Car replacement (plug in or hybrid)								40,000			
	Design and construction - Snows Field House office space								20,000			
POLICE DEPARTMENT	2 SUV (funding is sufficient for hybrid if available)	133,000		133,000					127,000	130,000		133,000
	Taser replacement									40,000		
	Ambulance Rollstock - Capital Stabilization fund allocation	75,000				75,000			75,000	75,000		75,000
	Replace Engine 485								750,000			
FIRE DEPARTMENT	Explosion replacement											90,000
	Turn out gear								47,000			100,000
	Self contained Breathing Apparatus											750,000
	Bank room improvements								30,000			
	Replace Engine 483											
	One ton truck dump body replacement	25,000		25,000								
	Light duty trailer replacement	20,000		20,000								20,000
	One ton pick-up truck with plow								85,000			68,000.00
	Machines & Trucks long term maintenance - loaders, skid steer excavators								30,000			
DEPARTMENT OF PUBLIC WORKS	Road Maintenance Program (every other year)								85,000			85,000
	Heavy duty equipment trailer								50,000			
	Wood chipper											50,000
	Lawn mower replacement (2)											30,000
	Loader replacement								250,000			20,000
	Water buffalo (Disaster Prep) - need storage component											
	Building maintenance van replacement plus conversion to plow (pick up/walk)	65,000		65,000								
	Town Hall boiler and HVAC controls and equipment	30,000		30,000								
	Library & Town Hall condensing unit and air handler replacement								500,000			
	Community Center Multi-Purpose floor replacement								100,000			
	Community Center building envelope improvement								250,000			
	Replace Library asphalt walkway								20,000			
	Library Main lobby carpet and lower level carpet									100,000		
PUBLIC BUILDING MAINTENANCE	Community Center carpet replacement									20,000		
	Community Center Boiler and HVAC control replacement											30,000
	Town Hall & Library building envelope improvements									1,000,000		
	Town facility evaluation - architecture and engineering consulting services								200,000			
	Closed top elevator trailer - Replace 2007 trailer	90,000		90,000								90,000
TRANSFER STATION	Open top oil off container								25,000			
	Compactor maintenance									50,000		
	HVAC, roof, gutter repairs and retrofits (Engineering FY24 - \$100,000) Construction FY26	1,540,000	100,000			1,540,000						1,540,000
TRURO CENTRAL SCHOOL	Security System Upgrade	125,000		125,000								
	Technology Upgrade	25,000		25,000					25,000			25,000
	Exterior/Interior Painting									100,000		
	Carpeting									100,000		
	Furniture replacement	22,000		22,000								
LIBRARY	Replace flooring in Children's Room									35,000		
	Subtotal:	3,071,000	100,000	681,000	0	797,000	1,693,000	2,090,250	2,164,250	1,784,000		560,000
PAMET RIVER RESILIENCY	Pamet River System, TCR, Little Pamet, Mill Pond, Eagle Neck Creek Engineering		3,030,000									
	Pamet River System, TCR, Little Pamet, Mill Pond, Construction											
	Mill Pond Culvert (Pamet River system segment) - 25% Construction - (\$10M project - USDA will only fund culvert impact spending starts FY28 at earliest) - AUTHORIZATION ONLY	6,000,000	4,500,000				1,500,000					
DPW FACILITY HOUSING	Relocation & Development - Feasibility Study Complete, \$56M Estimate											
	Future engineering, construction and remodeling											
POND VILLAGE	Stormwater infrastructure Pond Road estimate											1,000,000
HARBOR JETTY	Pamet Harbor Jetty modeling analysis. Note - reappropriate prior Authorization - \$200,000	200,000										
PUBLIC WATER	Initial long-term master planning & evaluation for public water supply well and storage tank	100,000										
	GRAND TOTALS:	9,371,000	7,630,000	581,000	0	897,000	3,393,000	3,090,250	2,164,250	1,784,000		560,000



PLEASE CONSIDER RECYCLING THIS DOCUMENT