

**Truro Select Board Meeting  
Tuesday, March 26, 2019  
Truro Town Hall Selectmen's Chambers**

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

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

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

**PUBLIC COMMENT**

Jay Coburn of the Community Development Partnership (CDP) announced another Block grant, available to low to moderate income residents of Truro. Applications are available on the CDP website. He displayed posters from CDP's media campaign to put faces on people in need of affordable housing.

Chris Townsend reported on the challenging project he has faced in trying to construct an accessory dwelling unit on his property.

**PUBLIC HEARING**

Chair Weinstein opened the public hearing at 5:11 p.m.

*Kristen Reed recused herself from deliberations and left the table.*

Katherine Reed explained her request for approval of the ABCC Licensing Authority Certification form for a new Annual Pouring Wine and Malt Common Victualer License for Chequessett Chocolate. She would like to be able to offer beer and wine on a year-round basis. She offered some history of offerings by the previous businesses at the location, and she explained the advantages of what her business could provide with a year-round license.

Robert Weinstein read into record a letter of support by Raphael Richter, who strongly urged the Board to approve Ms. Reed's request. Paul Wisotzky and Robert Weinstein offered praise for Chequessett Chocolate's accomplishments and continued compliance with Truro regulations.

Chair Weinstein closed the public hearing 5:21 p.m.

Paul Wisotzky moved to approve the ABCC Licensing Authority Certification form for a New Annual On-premises Pouring Wine and Malt Common Victualer License for Katherine Reed, manager and owner of FarmMaidFoods, Inc., dba Chequessett Chocolate, located at 8 Highland Rd., Truro for submission to the Alcoholic Beverages Control Commission. Maureen Burgess seconded, and the motion carried 4-0.

*Kristen Reed returned to the meeting.*

## **APPOINTMENTS TO BOARDS/COMMITTEES/COMMISSIONS**

### ***Cultural Council***

Sharon Stahl explained her interest in becoming a member of the Truro Cultural Council as a full-time member.

Maureen Burgess moved to appoint Sharon Stahl to the Truro Cultural Council as a full-time member, with a term which expires June 30, 2022. Kristen Reed seconded, and the motion carried 5-0.

### ***Board of Health Alternate***

There were three applicants for the Alternate position on the Board of Health. Each came forward for an interview with the Selectmen. Clinton Kershaw discussed what he could bring to the Board with his background in plumbing and septic systems. Heidi Merlini explained her interest in joining the Board of Health and giving back to the community. *Kristen Reed disclosed that she has received medical attention from Ms. Goff.* Meredith Goff said she is a registered nurse and a certified nurse-midwife, now working part-time. The Board considered the qualifications of the three applicants and the comments on each from Board of Health Chair Tracy Rose. Ms. Rose had recommended Meredith Goff for her strong credentials.

Kristen Reed moved to appoint Meredith Goff to serve as an Alternate on the Board of Health for a one-year Alternate position. Janet Worthington seconded, and the motion carried 5-0.

## **BOARD OF SELECTMEN ACTION**

### ***Annual Town Meeting Warrant***

Town Manager Rae Ann Palmer reviewed the recommendation process for Warrant Articles and presented each Article to the Board.

#### **Article 1 – Authorization to Hear the Report of Multi-member Bodies**

Paul Wisotzky moved to recommend Article 1 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

#### **Article 2 – Authorization to the Set Salary of the Board of Selectmen**

Paul Wisotzky moved to recommend Article 2 as printed in the Warrant. Kristen Reed seconded, and the motion carried 5-0-0.

#### **Article 3 – Authorization to Set the Salary of the Moderator**

*Robert Weinstein recused himself from the vote.*

Paul Wisotzky moved to recommend Article 3 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 4-0-1.

#### **Article 4 – Amendments to the Fiscal Year 2019 Operating Budget**

Paul Wisotzky moved to recommend Article 4 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 5 – Fiscal Year 2020 Omnibus Budget**

Paul Wisotzky moved to recommend Article 5 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 6 – Section 1**

**Transfer of Free Cash to Reduce or Stabilize the FY19 Tax Rate**

Janet Worthington moved to recommend Article 6 – Section 1 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 6 – Section 2**

**Transfer of Free Cash to OPEB Trust Fund**

Janet Worthington moved to recommend Article 6 – Section 2 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 7 – Transfer of Retiree Drug Subsidy Receipts to OPEB Trust**

Maureen Burgess moved to recommend Article 7 as printed in the Warrant. Paul Wisotzky seconded, and the motion carried 5-0-0.

**Article 8 - Section 1: Transfer of Funds from Capital Stabilization Fund  
For Replacement of Heating and Cooling Mini-Splits**

Paul Wisotzky moved to recommend Article as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 8 - Section 2: Transfer of Funds from Capital Stabilization Fund  
Replacement of Truro Central School Boiler System**

Paul Wisotzky moved to recommend Article as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 9 – Council on Aging Revolving Fund**

Maureen Burgess moved to recommend Article 9 as printed in the Warrant. Kristen Reed seconded, and the motion carried 5-0-0.

**Article 10 – Authorization to Expend Funds in Anticipation of Reimbursement for State  
Highway Assistance Aid**

Kristen Reed moved to recommend Article as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 12 – Borrowing Authorization for Eagle Creek Culvert Repair/Improvement**

This is a debt exclusion Article, Ms. Palmer said. If it is approved at Town Meeting, it will be voted on as a ballot question.

Maureen Burgess moved to recommend Article 12 as printed in the Warrant. Kristen Reed seconded, and the motion carried 5-0-0.

**Article 13, Section 1 – Community Preservation Act  
Contribution to the Housing Authority Trust Fund (\$56,424)**

Paul Wisotzky moved to recommend Article 13- Section 1 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 13, Section 2 – Community Preservation Act  
Predevelopment Money of Clover Property (\$40,000)**

Kristen Reed moved to recommend Article 13 – Section 2 as printed in the Warrant. Paul Wisotzky seconded, and the motion carried 5-0-0.

**Article 13, Section 3 – Community Preservation Act  
Edgewood Farm Historic Preservation Project Phase 4 (\$125,000)**

*Paul Wisotzky said he would recuse himself from the vote.*

The Board wanted to hear more about the request from Castle Hill for Edgewood Farm's Phase 4 plans before voting. The Finance Committee had not recommended the Article. From the audience, Joan Holt spoke about the increased cost of children's programs offered by the Truro Center for the Arts at Castle Hill.

**Article 13, Section 4 – Community Preservation Act  
Phase 4 Preservation and Restoration of Highland House Museum (\$204,0000)**

Susan Areson explained the split vote by the Finance Committee. Susan Howe, President of the Board of the Truro Historical Society, discussed funding they have received for the restoration of the museum and the high cost of elevators for handicap accessibility. She explained the need for a good security system for the museum.

Paul Wisotzky moved to recommend Article 13 – Section 4 as printed in the Warrant. Kristen Reed seconded, and the motion carried 5-0-0.

**Article 13, Section 5 – Community Preservation Act  
Administrative Support (\$28,148)**

Town Accountant Trudi Brazil explained a small adjustment made in the 5% allowed for administrative purposes. Paul Wisotzky thanked the Community Preservation Committee for their efforts, especially in weighing decisions for project funding when the requests exceed the available money.

Paul Wisotzky moved to recommend Article 13 Section 5 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 14 - General Bylaw Amendment: Right to Farm**

Ms. Palmer said this Article needed further work and could be postponed until Fall Town Meeting.

Paul Wisotzky moved to remove Article 14 from the Annual Town Meeting Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 15 - Home Rule Petition****Expanding Residential Property Exemption**

Rae Ann Palmer said Articles 15 and 16 dealt with the home rule petition for home owner's tax exemptions. Article 15 expands the home owner's exemption to those who rent their second home year-round. There was discussion of home owners who might claim an exemption in another town.

Paul Wisotzky moved to recommend Article 15 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 16 - Home Rule Petition****.5% Increase in the Real Estate Transfer Fee**

Ms. Palmer explained the uses of revenue resulting from this fee.

Kristen Reed moved to recommend Article 16 as printed in the Warrant. Maureen Burgess seconded, and the motion carried 5-0-0.

**Article 17 – Petitioned Article****Amend Zoning Bylaw, Section 40.2 Special Permit**

The petitioners have asked that the Article be pulled, Rae Ann Palmer said. The Selectmen concurred that they should continue to work with the Planning Board on improving this Zoning Bylaw to promote affordable housing.

**Article 18 – Petitioned Article****Amend Zoning Bylaw Section 30.2, Use Table, and Section 40.2 Accessory Dwelling Unit, to Exclude the Seashore District from Accessory Dwelling Unit Provisions**

The Planning Board has not held the public hearing on this yet. Paul Wisotzky expressed his opposition to this Petitioned Article. *Robert Weinstein disclosed that he owns property in the Seashore District.* He reviewed jurisdiction of improved properties within the National Seashore. He indicated he could not support the Article. Janet Worthington suggested waiting to vote on the Article. The Selectmen will revisit this Petitioned Article at their next meeting.

**Article 19 – Petitioned Article****Amend Zoning Bylaw Section 30.8, C on Issuance of Special Permits**

Paul Wisotzky stated his concerns regarding this Petitioned Article, pointing out the need for a balance between protecting the environment and increasing housing. Kristen Reed expressed the same sentiment and said she did not support the Article. Maureen Burgess addressed the need for more affordable housing but said she too had reservations about the language in the Article. Joan Holt came forward to explain her support for the Petitioned Article. She gave her reasons for seeking improved ZBA decisions and procedures. She had done a study on twenty years of ZBA Special Permits, variances and appeals of the Building Inspector's decisions. Susan Areson of the Zoning Board of Appeals highlighted that the study on ZBA decisions had not included cases that had been withdrawn. She asked if there was a legal conflict built into the

Petitioned Article. Ms. Palmer said she would check with Town Counsel. Janet Worthington mentioned the changing membership on boards. Robert Weinstein gave his insights as a past chair of ZBA and of the Planning Board. He explained the statutory nature of Special Permit issuance, the definition of *detrimental*, and the language in the Petitioned Article 19.

Paul Wisotzky moved to recommend Article 19 as printed in the Warrant. Kristen Reed seconded, and the motion carried 0-4-1 against.

#### **Article 20 – Petitioned Article**

##### **Use of Secret Voting at Town Meeting and Special Town Meetings**

Ms. Palmer explained this would be an advisory, non-binding Article. If it is approved at Town Meeting, it would require funding in Fiscal Year 2021.

Kristen Reed moved to recommend Article 20 as printed in the Warrant. Paul Wisotzky seconded, and the motion carried 5-0-0.

#### **Article 21 – Petitioned Article**

##### **Establish a Truro Climate Action Committee**

Ms. Palmer explained the intent of the Petitioned Article but pointed out that there are some problems in the proposal. It could be amended from the floor at Town Meeting to bring it in line with structure of Town boards and committees. From the audience, Joan Holt gave some background on the crafting of the Petitioned Article to create a Climate Action Committee as a Town organization. Kristen Reed expressed her support for the Article and the hope that an amendment will be accepted. Voting on Petitioned Article 21 will be deferred until the Selectmen review an amendment that Town Counsel examines first.

Ms. Palmer said there will be a need for an April 4, 2019 meeting to complete recommendations for the Warrant, which must be sent to the printer to meet the deadline.

#### ***Town Hall Security***

Assistant Town Manager Kelly Clark explained a plan for security cameras for the second floor and the entrance to Town Hall. The Board considered the benefits of the increased security.

Paul Wisotzky moved to approve the installation of the two proposed cameras: one outside Town Hall and one inside Town Hall in the second-floor corridor. Kristen Reed seconded, and the motion carried 4-1.

#### ***Financial Investment Management Firm***

The Town Manager said that three investment firms – MassPRIM, Bartholomew & Co., Inc. and Rockland Trust – had been considered to manage Truro's trust funds. Bartholomew & Co, Inc. and Rockland Trust were interviewed by the Town Manager, Finance Committee Chair and Town staff. Finance Committee voted to recommend that Rockland Trust be awarded the contract. Ms. Palmer discussed the advantages of choosing Rockland Trust. Town Accountant Trudi Brazil commented on the selection process.

Paul Wisotzky moved to secure the services of Rockland Trust Investment Management Group to Manage Truro's long-term investment/trust funds. Maureen Burgess seconded, and the motion carried 5-0.

#### **CONSENT AGENDA**

- A. Review/Approve and Authorize Signature: *None*
- B. Review and Approve 2019 (Common Victualer and Transient Vendor), Terra Luna (Common Victualer), Whitman House (Common Victualer), Jobi Pottery (Transient Vendor)
- C. Review and Approve 2019 Seasonal Alcohol Licenses: James Too, Inc., Highland Links Café, Terra Luna, Whitman House Restaurant, Captain's Choice, Blackfish Restaurant, Top Mast Café, Fuller's Package Store, Terra Luna Restaurant, Beach Point Health & Swim Club, Payomet Performing Arts Center
- D. Review and Approve the 2019 Seasonal Renewal Certification for the Alcoholic Beverages Control Commission
- E. Review and Approve Board of Selectmen Minutes of March 12, 2019.

Paul Wisotzky moved to approve the Consent Agenda as printed. Maureen Burgess seconded, and the motion carried 5-0 with Kristen Reed abstaining on the Item C Blackfish license.

#### **SELECTMEN REPORTS & TOWN MANAGER'S REPORT**

Kristen Reed reported on the March 19<sup>th</sup> Recycling Committee meeting regarding the Swap Shop's opening expected for May 4<sup>th</sup>, mattress disposal, increased recycling, and the need for volunteers at the Swap Shop, something that offers tax benefits through the Senior Tax Write-off Program. On March 19<sup>th</sup>, she attended an informative Selectmen's work session on Town revenue and services. She reported disturbing activity of members passing notes during the Planning Board hearing, held March 21, 2019.

Maureen Burgess said, as liaison to the Planning Board, she would bring to their attention the note passing, which she too had witnessed at the hearing. She had attended a Water Resources Oversight Committee, where the Health Agent discussed the proposed regulations on what activities are to be allowed in Zone 2's and reviewed Provincetown's regulations on wastewater management.

Paul Wisotzky had attended the latest Housing Authority meeting, where Ted Malone discussed adjustments for the Cloverleaf Property plans. There will be a community outreach hearing on May 8, 2019 for more input on the project. Janet Worthington asked that Ted Malone give a report to the Selectmen. Lastly, Paul Wisotzky said he enjoyed a final Selectman's ride-along with the Chief of Police.

Janet Worthington attended the Planning Board hearing and a Chamber of Commerce meeting where ideas for collaboration of the Chamber and Town were considered, such as recognizing businesses for their long-time presence in Truro. She asked that the Water Resources Oversight

Committee come to a Selectmen's meeting to discuss the increased use of water expected with the new Provincetown breweries.

Robert Weinstein reported on the Municipal Planning Organization (MPO) expectation of \$8,000,000 for the project to resurface Rte. 6 in Wellfleet and Truro, markings for the bike trail extension in Truro, and the yet unfinished design phase for the intersection of West Main St. and Rte. 6 in Wellfleet, which impacts traffic to Truro. He commented on the inappropriate note passing that transpired at the Planning Board hearing.

Town Manager Rae Ann Palmer gave an update on planning for the Cloverleaf Property, and she thanked Assistant Town Manager Kelly Clark for work on the Warrant.

#### **SELECTMEN'S COMMENTS**

Chair Weinstein thanked the Town Manager and Assistant Town Manager for their robust discussions on the Warrant, and he thanked his colleagues for their attention to Warrant issues.

#### **AGENDA FOR NEXT MEETING**

Rae Ann Palmer reviewed agenda items for the next regular meeting: the license for Avenue D, Captain's Choice alterations, the Annual Report of Cape Cod Commission, seasonal licenses, reappointment of Kevin Grunwald to the Commission, and minutes.

#### **ADJOURNMENT**

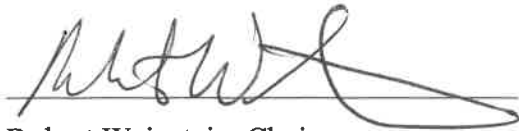
Paul Wisotzky moved to adjourn. Kristen Reed seconded, and the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

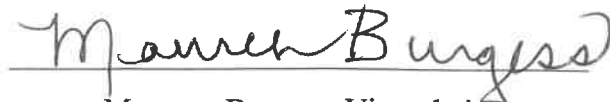
A handwritten signature in cursive script, appearing to read "Mary Rogers".

Mary Rogers, Secretary





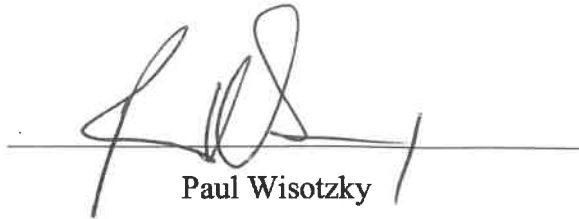
Robert Weinstein, Chair



Maureen Burgess, Vice-chair



Kristen Reed



Paul Wisotzky



Janet Worthington, Clerk

**Public Records Material of 3/26/19**

1. Application papers for Chequessett Chocolate
2. Letter of support for Chequessett Chocolate license from Raphael Richter
3. Sharon Stahl's application to the Truro Cultural Council
4. Board of Health applications of Heidi Merlini, Meredith Goff and Clinton Kershaw
5. Annual Town Meeting Warrant 2019 – 3/26/19 draft
6. Bartholomew & Co., Inc. and Rockland Trust financial management packets
7. 2019 (Common Victualer and Transient Vendor), Terra Luna (Common Victualer), Whitman House (Common Victualer), Jobi Pottery (Transient Vendor)
8. 2019 Seasonal Alcohol Licenses: James Too, Inc., Highland Links Café, Terra Luna, Whitman House Restaurant, Captain's Choice, Blackfish Restaurant, Top Mast Café, Fuller's Package Store, Terra Luna Restaurant, Beach Point Health & Swim Club, Payomet Performing Arts Center
9. 2019 Seasonal Renewal Certification for the Alcoholic Beverages Control Commission

