

Select Board Regular Meeting Minutes
August 23, 2022
Via GoToMeeting Platform

Select Board Members Present: Kristen Reed-Chair, Robert Weinstein-Vice Chair, Susan Areson-Member, Stephanie Rein-Member

Select Board Members Absent: John Dundas-Clerk

Others Present: Darrin Tangeman-Town Manager, Kelly Clark-Assistant Town Manager, Kevin Grunwald-Chair Truro Housing Authority, Jon Nahas-Principal Assessor, Kevin Kuechler, Jay Coburn-Community Development Partnership, Lili Flanders, Jarrod Cabral-DPW Director, Ted Malone-Community Housing Resources, Joan Holt, Robert Panessiti

Chair Reed called the meeting to order at 5:00pm.

Public Comment

-Mr. Kuechler appeared before the Board to respond to comments made by the Vice Chair on May 17th in response to a column he wrote about the Cloverleaf project.

-Mr. Coburn appeared before the Board and commented on Select Board Agenda item 9 under Consent "Notice of Award and Contract for Housing Rehabilitation Services for Community Development Block Grant: The Resource, Inc." He stated that approving this will end an 8-year relationship with Community Development Partnership. He urged the Board to delay the approval of the contract and conduct a review of the criteria and process in awarding it.

Public Hearings-None

Introduction to New Employees-None

Board/Committee/Commission Appointments

Interview and Possible Appointment of Applicant to the Climate Action Committee: Lili Flanders

Ms. Flanders introduced herself and talked about her interest in joining the Climate Action Committee. Chair Reed asked a question regarding any projects Ms. Flanders may be interested in instituting. Ms. Flanders answered the question.

Chair Reed noted that Member Areson was having difficulty with her connection and was unable to participate at that moment.

Member Rein made a motion to appoint Lili Flanders to the Climate Action Committee for a three-year, full membership, term that will end on June 30, 2025.

Member Weinstein seconded.

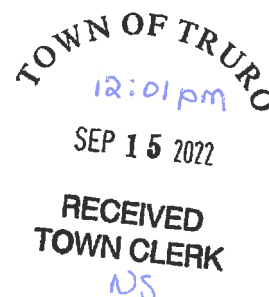
Roll Call Vote:

Member Weinstein-Aye

Member Rein-Aye

Chair Reed-Aye

So voted; 3-0-0, motion carries.



Staff/Committee Updates-None
Tabled Items-None

Select Board Action

Vote to Designate Use of Town-owned Property (25 South Highland Road) and Vote to initiate Conceptual Planning of Town-owned Property (0 Quail Ridge Road) for Work Force Housing.

Member Areson rejoined the meeting.

Principal Assessor Nahas presented a slideshow titled "Town Owned Property & Request for Direction/Action to establish Workforce Housing".

- The goal is to discuss and receive direction for action on beginning the process of establishing workforce housing on existing town owned properties that require little or no zoning relief.
- It addressed what is workforce housing and why it's needed.
- The timeline would be for it to be ready by Spring 2023 for the summer season.
- The presentation looked at three parcels that don't require zoning relief for potential use:
 - 340 Route 6
 - 25 South Highland Rd.
 - 0 Quail Ridge Road
- Principal Assessor Nahas also mentioned available cottages/homes
 - Cottage 10 @ Walsh Property
 - Cottage 13 @ Walsh Property
 - Potential donation of home to the Town
- Principal Assessor Nahas focused on the lot at 25 South Highland Road and spoke about what it would support, along with what the zoning regulations would allow.
- DPW Director Cabral spoke about the water quality at the location which was last tested in 2016. No issues were detected. Town has completed all post-closure requirements for the burn dump and there is no more monitoring required. Overall cost to raise, lift and move one of the Walsh property cottages and to move a donated ADU would be around \$361,000.
- Kevin Grunwald has an issue with the term work force housing. He understands it's housing intended to be used for Town employees but noted that work force housing is not a widely accepted term. He suggested using community housing to replace the work force housing wording. Town Manager Tangeman stated that whatever wording is used, it should convey the fact that it's housing for Truro's staff.

Member Weinstein made a motion to designate 25 South Highland Road for the permanent placement of Town-owned housing structures for the purposes of Town of Truro employee transitional and seasonal housing; and to authorize the Town Manager to enlist master planning services and begin a master placing process for 0 Quail Ridge Road.

Member Areson seconded.

Roll Call Vote:

Member Weinstein-Aye

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Member Areson-Aye

Member Rein-Aye

Chair Reed-Aye

So voted; 4-0-0, motion carries.

Request for Affordable Housing Trust Funds for Cloverleaf Project

Chair Reed called to order a meeting of the Truro Affordable Housing Trust at 7:13pm.

Member Weinstein seconded.

Roll Call Vote:

Member Weinstein-Aye

Member Areson-Aye

Member Rein-Aye

Chair Reed-Aye

So voted; 4-0-0, motion carries.

Kevin Grunwald gave some history and context for the request.

Ted Malone gave his Cloverleaf Truro Housing Development presentation.

- This is a 3.91-acre site received from MassDOT.
- A MassWorks grant helped extend the water line to the location.
- Roof designs have been reoriented to allow for solar.
- 75% of the energy needs of this development will be served by solar through the energy efficiencies of a passive house building envelope.
- 70% of the units can be reserved for local preference in the initial selection process.
- Mr. Malone spoke of the financial aspects of the project.
- The closing is anticipated to occur by August 2023.
- Construction is anticipated to start around the same time next year with a 15- or 16-month construction process.

Mr. Malone answered questions asked by the Select Board.

Joan Holt thanked Mr. Malone for taking the need for this project to be emission free and fossil fuel free so seriously.

Robert Panessiti, Truro resident and Finance Committee Chair, stated that citizens should look at this as a necessary partnership between public and private. In the absence of these partnerships it places an untenable burden on the taxpayer to solely fund these projects.

Member Weinstein made a motion to commit \$800,000 of Affordable Housing Trust Funds to the Cloverleaf Community Housing Project, as requested by Community Housing Resource, Inc. and to authorize the Town Manager to pay reimbursements or invoices for the project up to \$800,000.

Member Areson seconded.

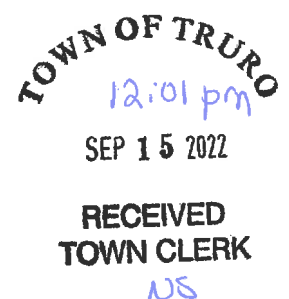
Roll Call Vote:

Member Weinstein-Aye

Member Areson-Aye

Member Rein-Aye

Chair Reed-Aye



So voted; 4-0-0, motion carries.

Member Weinstein made a motion to adjourn the meeting of the Truro Housing Trust.

Member Rein seconded.

Roll Call Vote:

Member Weinstein-Aye

Member Areson-Aye

Member Rein-Aye

Chair Reed-Aye

So voted; 4-0-0, motion carries.

Review and Possible Approval of Civility Pledge

Member Areson stated she did research on civility pledges from various groups and created a proposal. The point is to ask every appointed board to read this pledge at the beginning of every meeting. The Select Board would do so as well. She proceeded to read the pledge. Discussion regarding wording and the possibility of turning this into a policy was had. A decision was made to rework the pledge and revisit at a later date.

Consent Agenda

Member Areson has some minor corrections to the minutes which she will send to the Executive Assistants for amending.

Member Areson made a motion to approve the consent agenda as printed in the packet with minor editing in the minutes.

Member Rein seconded.

Roll call vote:

Member Weinstein-Aye

Member Areson-Aye

Member Rein-Aye

Chair Reed-Aye

So voted; 4-0-0, motion carries.

Select Board Reports/Comments

Member Weinstein brought up the disrespect for our environment. He walks on fire roads in the National Seashore and along North Pamet Road and encounters many plastic bags containing dog waste. He pointed out that there is no one employed by the Town or the NPS to pick these bags up. He asked pet owners to please take the bags with them and dispose of them properly.

Chair Reed and Members Areson and Rein chose to hold their reports due to the late hour.

Town Manager Report

Town Manager Tangeman experienced connectivity issues.

Assistant Town Manager Clark went over the topics on the September 13, 2022 agenda.



Member Weinstein made a motion to adjourn at 8:17pm

Member Areson seconded.

So voted; 4-0-0, motion carries.

Respectfully submitted,



Noelle L. Scoullar



Darrin K. Tangeman

Under the Authority of the Truro Select Board

Public Records material of 08.23.2022

1. Application to Serve-Lili Flanders
2. Slide presentation from Assessing regarding Town-owned properties available for municipal use, housing.
3. Slide presentation from Community Housing Resource, Inc regarding the Cloverleaf Community Housing project.
4. Civility Pledge
5. Crown Castle consent for modifications letter and anchor site configuration.
6. One-day entertainment application-Vinegrass
7. One-day entertainment application-Truro Vineyards
8. One-day entertainment application-Captain's Choice
9. One-day pouring license-Truro Historical Society-September 16, 2022
10. One-day pouring license-Truro Historical Society-September 23, 2022
11. Massachusetts standard contract for Green Community Grant award
12. Truro Water Service Application for 146 Shore Road
13. Contract with TRI for Housing Rehabilitation Program implementation services-Procurement Process for Housing Rehabilitation Sub-grantees and FY2021 CDBG Grant Administration Agreement
14. Select Board minutes of June 14, 2022; August 9, 2022;

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