

**Truro Select Board Meeting
Tuesday, September 24, 2019
Truro Town Hall Select Board Chambers**

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

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

Chair Janet Worthington called meeting to order at 5:00 p.m.

SPECIAL RECOGNITION

Town Manager Rae Ann Palmer recognized and thanked Susan Howe, Amy Rogers, Hannah King, Jarrod Cabral and Kelly Clark, the organizers of the Puma Park Playground Refresh. Ms. Palmer related history of the park and explained the recent work that was accomplished through CPA funds, state disabilities money and the volunteer labor of around 100 community members.

PUBLIC COMMENT

Chris Lucy brought attention to an increase in workshop meetings that are held in the daytime, which limits public attendance and where there is no provision for public comment. He said if the Town is interested in more public involvement, this should be examined.

PUBLIC HEARINGS

Tax Classification Hearing

Chair Janet Worthington opened the public hearing at 7:07 p.m.

Principal Assessor John Nahas presented tax rate classifications for Fiscal Year 2020. He explained growth of 2.5% in the overall property values in Truro. He said the new levy limit is \$16,038,083, and the levy ceiling is \$57,963,067. Four classification options affect the tax levy. The Board of Assessors recommends against a split levy, against the Open Space discount since there are no properties in this category, against the small business commercial exemption, and for the residential exemption. He gave statistics on the residential tax exemptions that have been approved for Fiscal Year 2020. There are 588 qualified properties. The exemption amount may be up to 30% of the total residential value, but Truro adopted 20% in FY18 and FY19. He presented the exemption options and the impact of each on the tax rate. Although the numbers have not yet been certified, he presented impact for different percentages. Mr. Nahas explained how the residential tax exemption (RTE) is calculated. The presentation is available on the Town website.

Ann Greenbaum asked if seasonal condos and second rental properties qualify for the RTE. Mr. Nahas said the condos could qualify, and Ms. Palmer said that rental properties are not included at this time. Kristen Reed asked for a breakdown on seasonal and year-round properties. Mr. Nahas said there were 3348 residential parcels, with 453 vacant parcels and 2895 properties that could be year-round domiciles.

Chair Worthington closed the public hearing at 7:27 p.m.

Robert Weinstein moved to approve a residential tax rate of “1” on the matter of classifying the tax rate. Maureen Burgess seconded, and the motion carried 5-0.

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

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

Robert Weinstein moved to grant a residential exemption in the amount of 20 %. Maureen Burgess seconded, and the motion carried 5-0.

John Nahas said that with the 20% exemption the excess levy capacity will be \$543,821.04.

Petition from Verizon

Chair Worthington opened the public hearing for Verizon at 7:31 p.m.

Tom Stanton of Verizon Wireless explained the Verizon New England, Inc. request to place 1,660 feet of buried conduit and 6 hand holes from pole 82/9 on the southeasterly side of Corn Hill Road, to pole 7/46 on the northerly side of Castle Road. The Conservation Commission has approved the placement. He did not have information on service enhancement.

Richard Pesiri asked about any adverse effects of the drainage swale. Mr. Stanton said Verizon work will be in the existing easement. Ms. Palmer said Dig Safe would be involved, and the work should not affect Mr. Pesiri’s property.

Janet Worthington closed the public hearing for Verizon at 7:38 p.m.

Robert Weinstein moved to approve the petition by Verizon to place 1,660 feet of buried conduit and 6 hand holes from pole 82/9 on the southeasterly side of Corn Hill Road, to pole 7/46 on the northerly side of Castle Road in Truro and authorize the Clerk of the Select Board to sign the Order for Conduit Location. Kristen Reed seconded, and the motion carried 5-0.

CULTURAL COUNCIL APPOINTMENTS

Maureen Cronin and Lenore Tenenblatt, applicants for appointment to the Cultural Council had both been endorsed by Chair Angela Gaimari. Maureen Cronin explained her interest and extensive background in the arts that made her good candidates for the Cultural Council.

Maureen Burgess moved to appoint Maureen Cronin to the Truro Cultural Council for a three-year term, which will expire on June 30, 2022.

Lenore Tenenblatt, who is a working artist, said she has been involved in the Truro arts organizations and, in addition, has a background in finance accounting.

Maureen Burgess moved to appoint Lenore Tenenblatt to the Truro Cultural Council for a three-year term, which will expire on June 30, 2022. Robert Weinstein seconded, and the motion carried 5-0.

SELECT BOARD ACTION

Update from Health and Conservation Agent

Health and Conservation Agent Emily Beebe provided an update on the Eastern Equine Encephalitis (EEE) mosquitoes. Detection of EEE in the September 10th testing has put Truro into the category of moderate risk, she said. The public needs to continue to take precautions until the first frost because this is an active time for mosquitoes. Personal protection in the form of long clothing, limiting outdoor activity and use of repellents as well as property precautions of eliminating any standing water are means of risk reduction. The Town has worked with the Seashore on greater public awareness. Beach fire permits are closed for the season, and Head of the Meadow Campground has posted additional mosquito information since the EEE positive sample came from nearby. The Board of Health has contacted stable owners, advising them to keep horses up to date with their vaccinations and to keep water freshened. Testing continues once a week until the mosquito season is over. Mr. Weinstein commended Ms. Beebe on her approach to education the public on mosquito precautions.

Agent Beebe addressed the rat situation and advised taking away food sources, closing up any known inhabited holes, trapping if possible, and notifying the Health Department of any rat sightings. She said composters are for sale at the Transfer Station as an alternative to open compost piles, which attract rats. Ms. Palmer added that there should be no open trash containers and noted the rapid rate of reproduction for rats. All the information is available on the Town website, she said.

Ms. Beebe briefed the Select Board on an upcoming Board of Health hearing on the Truro Motor Inn scheduled for October 3, 2019. There have been delays in upgrading their septic system by October 1st. Items on the list of required corrections have not been completed. There is a matter of back taxes owed, ownership has changed, and communication has been difficult. The Town contacted Town Counsel early in September when it was apparent that the Truro Motor Inn was not going to be in compliance by October as specified. At their regular meeting on October 1st, the Board of Health will outline possible outcomes of the public hearing on October 3, 2019. The Town has notified occupants of the Motor Inn of the hearing and the possibility that the property could be condemned. The Homeless Prevention (HPC) has also been made aware of the situation. The Town will be doing a reinspection this week. Ms. Palmer said she is working with Town Counsel. HPC will help the residents if the property is condemned. Emily Beebe said that if health and safety issues have not been corrected, Town action could happen quickly. The Board discussed the long-term rentals and regulation of motel space. Kristen Reed asked about workforce and temporary foreign workers in an illegal situation

because of the housing shortage. Ms. Palmer said the occupants are paying large amounts for the unsafe accommodations. Robert Weinstein commented on the continued noncompliance on health and safety issues and taxes by the Truro Motor Inn. Ms. Palmer said the owner has a history of paying taxes at the last minute.

Select Board Meeting Calendar for 2020

Town Manager Rae Ann Palmer presented the preliminary schedule of Select Board meetings for 2020. The meeting dates for the week of Thanksgiving and the December weeks before Christmas were rescheduled.

Maureen Burgess moved to approve the Select Board meeting dates for calendar year 2020 as amended. Kristen Reed seconded, and the motion carried 5-0.

Climate Action Committee Liaison

Maureen Burgess said the new Climate Action Committee needed a liaison from the Select Board. Kristen Reed expressed her interest in serving as liaison. Susan Areson was also willing but said she was more interested in the Ad Hoc Committee being formed with the Planning Board. The Board agreed to hold the vote on the liaison until the members for that committee were chosen.

Ad Hoc Committee on Accessory Dwelling Unit Bylaw

Maureen Burgess discussed the need to appoint two Select Board members to serve on the Ad Hoc Planning Board/Select Board Committee for Reviewing Existing ADU Bylaw. She said the Ad Hoc committee would have recommendations this year. Maureen Burgess, Susan Areson and Kristen Reed all expressed interest in becoming members. Jan Worthington nominated Ms. Burgess because she was liaison to the Planning Board. Kristen Reed said she wanted to do research on ADU's based on empirical information with case studies that exist. Ann Greenbaum from the Planning Board came forward to discuss what that board has been doing to make the ADU bylaw better. She is one of Planning Board representatives to the Ad Hoc Committee and anticipates the work will take less than a year.

Maureen Burgess moved to appoint Select Board members Kristen Reed and Maureen Burgess to the Ad Hoc Planning Board/Select Board Committee to review existing ADU Bylaw. Susan Areson seconded, and the motion carried 5-0.

Vote on Liaison for Climate Action Committee

Kristen Reed indicated she was interested and able to serve as liaison to the Climate Action Committee.

Susan Areson moved to appoint Select Board member Kristen Reed to serve as liaison to the Climate Action Committee. Maureen Burgess seconded, and the motion carried 5-0.

Policy #51 Security Cameras

Town Manager Rae Ann Palmer presented a revised Policy #51, which has been reviewed by Town Counsel. Kristen Reed asked about deletion of videotaped material. After 90 days, Ms. Palmer said, it is overwritten to save space on the computer.

Robert Weinstein moved to approve Select Board Policy #51 Security Cameras as amended. Maureen Burgess seconded, and the motion carried 5-0.

Policy #63 Select Board's Powers of Appointment

Ms. Palmer said that Policy #63 memorializes the process for appointing Town employees such as the Town Manager and Chief of Police. Susan Areson suggested some revisions for wording and for process. Kristen Reed asked about the Select Board members' one on one time with the final candidates. Ms. Palmer will prepare another draft and bring it back to the Select Board.

Land Development Agreement for Cloverleaf Property

Rae Ann Palmer explained the RFP process for choosing a developer for the Cloverleaf Property. The Select Board had awarded the project to Community Housing Resource (CHR). Ted Malone, president of CHR, had informed the Town Manager that he is seeking more funds and has submitted a project eligibility letter to the state Department of Housing & Community Development. They require documentation that he has control of the property. The Town Manager presented a Land Development Option Agreement, prepared by Town Counsel, for the Select Board's approval and signatures. The agreement is not totally binding in case he does not secure the funding. Ted Malone said the letter is a necessary step before he can submit an application for a 40B Comprehensive Permit. After receiving state approval, there is a 30-day period for CHR to apply to the Truro ZBA. After ZBA opens the hearings, other regulatory boards study the plans and make their comments.

Robert Weinstein moved to approve the land development document and to authorize signatures by the Select Board. Maureen Burgess seconded, and the motion carried 5-0.

Ted Malone remained to discuss the project plans. Robert Weinstein discussed the configuration of the big building on the Cloverleaf site. Ted Malone and the architect have demonstrated consideration for the access from Highland Rd., the abutters and the State Highway's buffer zone. Mr. Malone said they have continued gather and respond to input since the community meeting on plans for the Cloverleaf. He described the large building's height, its relocated community room, elevator access, and the 40 units now included on the site. In the next few weeks, the engineers will complete the detailed plans that will be submitted to the state, Mr. Malone said.

CONSENT AGENDA

- A. Review/Approve and Authorize Signature: One Day Entertainment License for Vinegrass Music Festival at Truro Vineyards
- B. Review and Approve Select Board Minutes – August 27, 2019 and September 10, 2019

Susan Areson and Robert Weinstein made amendments to the minutes of August 27, 2019.

Susan Areson moved to approve the Consent Agenda as amended. Robert Weinstein seconded, and the motion carried 5-0.

SELECT BOARD REPORTS/COMMENTS

Robert Weinstein said he had attended the Cloverleaf work session and an opening at the Highland House Museum. He described improvements at the museum and thanked Diana Worthington for her contributions of paintings, and he thanked Helen and Napi Van Dereck, who had also donated art to the museum. He thanked all the volunteers who participated in the refresh project at Puma Park.

Maureen Burgess had sat in at a Cloverleaf Oversight Committee meeting. She said the public could follow progress if there were reports like the one that Ted Malone had provided at this meeting. Susan Areson said the plan is to give the public regular updates. Rae Ann Palmer said she will be touch with Town Counsel to outline the 40B process.

Maureen Burgess reported on the most recent meeting of the Cape Cod & Islands Selectmen and Councilors Association where John Robertson discussed Governor Baker's Budget with expectations of a Housing Production Bill, a Transportation Finance Bill, a School Aid Finance Bill, close-out of state Budget, increased funds for Circuit Breakers for extraordinary education needs, clean water initiatives, Chapter 90 for state roads, and a Community Preservation Trust Fund increase through higher registry fees. Other speakers were Chris Schillaci from the Division of Fisheries and Wildlife and former state senator Rob O'Leary presenting information on shellfishing tidal flats regulations and the changes of control proposed by the Cutler Bill #746. Ms. Burgess had more information available for interested parties. She also had attended the September 20th Climate Action event. She thanked staff for the Storm Preparedness Community Conversation, which is available for viewing on the Town website.

Kristen Reed explained that the September 10th Select Board work session concerned the Walsh Property Committee with guidance from Stacie Smith, who had facilitated the initial community forum. Select Board work sessions are posted and available to the public, she said. Ms. Reed thanked Joan Holt for her efforts to produce the September 20th Climate Strike proclamation and event. She gave thanks to those involved in Storm Preparedness Community Conversation and for the valuable preparedness list.

Janet Worthington thanked everyone for the Storm Preparedness Community Conversation, noting the great speakers, Sean O'Brien, coordinator of the County Regional Emergency Planning Committee, and meteorologist Frank O'Loughlin. She said pickle ball at the Elementary School will soon available to all. She thanked organizers for the Puma Park enhancements and thanked everyone involved with Truro Treasures for another successful event.

TOWN MANAGER'S REPORT

Rae Ann Palmer publicly announced that Jeffery Ribeiro has been hired as the new Town Planner. He has worked for the Cape Cod Commission and the Town of Provincetown. He will begin his duties here on October 15th. Ms. Palmer reported that the police have located and arrested the speeding motorcyclist who caused the police vehicle accident in August. He has been charged with multiple violations.

NEXT MEETING

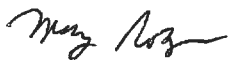
Rae Ann Palmer reviewed agenda items for the October meetings. There will be an October 8th work session for discussion of the 2021 Budget Process and discussion of the Select Board's appointee search process. There will also be a brief regular meeting on a CDBG grant. The regular meeting on October 22nd has a request from CDP Chief Executive Officer Jay Coburn to discuss their strategic plan. The Recycling Committee's request for a municipal plastic bottle ban will be a topic for a future meeting.

ADJOURNMENT

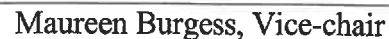
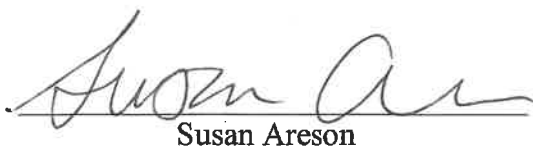
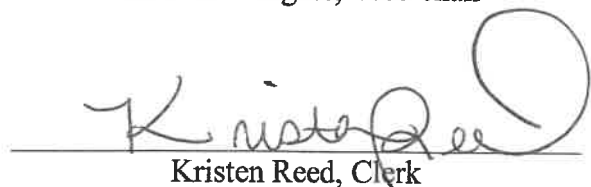

Susan Areson moved to adjourn. Maureen Burgess seconded, and the motion carried 5-0.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted,



Mary Rogers, Secretary


Janet Worthington, Chair
Maureen Burgess, Vice-chair
Susan Areson
Kristen Reed, Clerk
Robert Weinstein

Public Records Material of 9/24/19

1. Tax Classification materials
2. Verizon Conduit Petition
3. Appointment papers of Maureen Cronin and Lenore Tenenblatt
4. Select Board meeting calendar for 2020
5. Select Board Policy #51 Security Cameras
6. Select Board Policy #63 Selectboard Powers of Appointment
7. Land Development Agreement for Cloverleaf Property
8. One Day Entertainment License for Vinegrass Music Festival

