

Select Board Meeting Minutes

December 6, 2022, Meeting

Via GoToMeeting Platform

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

Select Board Members Absent:

Others Present: Darrin Tangeman-Town Manager, Kelly Clark-Assistant Town Manager, Alex Lessin-Finance Director, Emily Beebe-Health and Conservation Agent, Courtney Warren-Assistant Health and Conservation Agent

Chair Reed called the meeting to order at 5:30 pm. Chair Reed also corrected the record from an earlier Budget Task Force meeting and stated that the correct date for the next Budget Task Force meeting will be held on Tuesday, December 13, 2022, at 8:30 am. Discussed will be Police, Fire and Rescue, and Emergency Management

PUBLIC COMMENT

Joan Holt, a Truro resident and registered voter, commented on an email that she had sent to Select Board members regarding the reduction of services at the Council on Aging (CoA) to seniors due to the shortage of staff from 4 to 1. She noted that she was recently unable to reach anyone at the CoA and had received assistance from the CoA in Wellfleet for her husband.

PUBLIC HEARINGS

None

INTRODUCTION TO NEW EMPLOYEES

None

BOARD/COMMITTEE/COMMISSION APPOINTMENTS

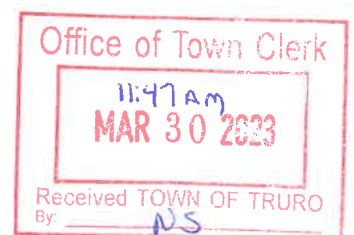
A. Interview and Possible Appointment of Courtney Warren to Provincetown Water and Sewer Board

Chair Reed introduced Ms. Warren and Members asked Ms. Warren standardized interview questions which she answered. Members unanimously expressed their full support for Ms. Warren serving on the board.

Member Rein made a motion to appoint Ms. Warren as Truro's representative to the Provincetown Water and Sewer Board for a 3-year term expiring on June 30, 2025.

Member Dundas seconded the motion.

ROLL CALL VOTE



Vice Chair Weinstein – Aye
Member Dundas – Aye
Member Areson – Aye
Member Rein – Aye
Chair Reed – Aye
So voted, 5-0-0, motion carries.

Chair Reed congratulated Ms. Warren and Ms. Warren thanked the Members prior to departing the meeting.

STAFF/COMMITTEE UPDATES

None

TABLED ITEMS

None

SELECT BOARD ACTION

A. Condominium Conversion of East Harbour Condominiums, located at 618 Shore Road
Presenter: Emily Beebe, Health and Conservation Agent

Chair Reed recognized Health and Conservation Agent Beebe who reported that there had been a full inspection and review of all submitted documents. All were compliant with the requirements to convert from a seasonal condominium to a year-round condominium. The application must be signed by the Select Board and all the legal documents are in order.

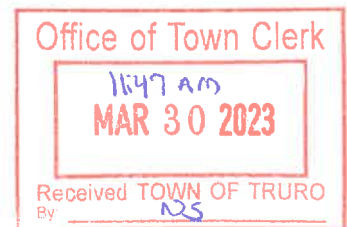
Members had no questions or comments.

Member Dundas made a motion to approve the year-round use and the removal of the seasonal covenant for East Harbour Condominium located at 618 Shore Road and to electronically sign the Step 2 application.

Member Areson seconded the motion.

ROLL CALL VOTE

Vice Chair Weinstein – Aye
Member Dundas – Aye
Member Areson – Aye
Member Rein – Aye
Chair Reed – Aye
So voted, 5-0-0, motion carries.



B. Condominium Conversion of Harbor View Village, Unit 13, located at 168 Shore Road
Presenter: Emily Beebe, Health and Conservation Agent

Chair Reed recognized Health and Conservation Agent Beebe who reported that most of the units will remain seasonal and this deals with a manager's unit (unit 13) that will now become year-round. Health and Conservation Agent Beebe added that up to 9 other units may seek year-round once water and

utility issues are resolved at a later date. Health and Conservation Agent Beebe reported that there were no issues with unit 13.

Members discussed and commented on the thorough work completed by Health and Conservation Agent Beebe and the Town staff as well as the sufficiency of the parking plan which was reviewed by the Building Commissioner.

Member Areson made a motion to approve the year-round use and the removal of the seasonal covenant for Unit 13, Harbor View Village Condominium, located at 168 Shore Road.

Vice Chair Weinstein seconded the motion.

ROLL CALL VOTE

Vice Chair Weinstein – Aye

Member Dundas – Aye

Member Areson – Aye

Member Rein – Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.

C. Condominium Conversion of Colonial Village, Units 1, 2, 3, 5, 6, 7, 8 & 10, located at 630 Shore Road
Presenter: Emily Beebe, Health and Conservation Agent

Chair Reed recognized Health and Conservation Agent Beebe who reported that there had been a full inspection and review of all submitted documents. All were compliant with the requirements to convert from seasonal condominiums to year-round condominiums. Health and Conservation Agent Beebe noted that COVID-19 delayed this process and she thanked all involved for their patience.

Vice Chair Weinstein made a motion to approve the year-round use and the removal of the seasonal covenant for Colonial Village Condominium, located at 630 Shore Road and electronically sign the application.

Member Dundas seconded the motion.

ROLL CALL VOTE

Vice Chair Weinstein – Aye

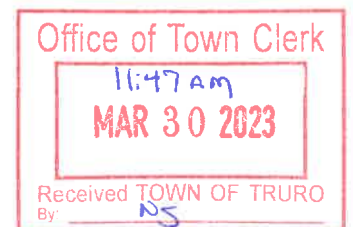
Member Dundas – Aye

Member Areson – Aye

Member Rein – Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.



Chair Reed thanked Health and Conservation Agent Beebe for all her hard work.

D. Continued Discussion and Potential Vote on Board and Committee Budgets
Presenter: Darrin Tangeman, Town Manager

Prior to Town Manager Tangeman's presentation, Chair Reed noted that this topic was discussed at the previous Budget Task Force meeting and would be presented tonight. Town Manager Tangeman reviewed the written proposal document submitted by Town staff. Town Manager Tangeman concluded his presentation by noting that the allocation of tax dollars should meet the Select Board's goals and objectives.

Members and Town Manager Tangeman discussed and commented on the challenges associated without having a formal process in place and the need for one now as there have been recent situations with Town staff spending unforeseen time and resources during the budgeting process which could have been avoided; explore vetting and/or funding for food and childcare for Town outreach functions as these outreach events are aligned with achieving the Select Board's goals and objectives; and addressed the budgeting process to hire new staff and consultants.

Member Dundas made a motion to direct Select Board Member Sue Areson to draft policy on Multi-member Bodies' Budget Procedures based on tonight's discussion and to present it to the Select Board at a subsequent meeting on a date to be determined.

Vice Chair Weinstein seconded the motion.

ROLL CALL VOTE

Vice Chair Weinstein – Aye

Member Dundas – Aye

Member Areson – Aye

Member Rein – Aye

Chair Reed – Aye

So voted, 5-0-0, motion carries.

E. Discussion and Possible Vote to Amend the Walsh Property Community Planning Committee Charge
Presenters: Stephanie Rein, Select Board Liaison to Walsh Property Community Planning Committee and Darrin Tangeman, Town Manager

Chair Reed stated that the Select Board wanted to reduce the number of seats on the Walsh Property Community Planning Committee (WPCPC) and the WPCPC co-chairs were in favor of the reduction of seats so it would be easier to acquire a quorum for meetings.

Member Rein provided an update and noted that the WPCPC co-chairs had spoken with her this morning and that they supported a change to the WPCPC charge. The co-chairs also favored 11 full member seats and 2 alternate member seats.

Town Manager Tangeman commented that the committee is very large, and it is hard to build consensus on certain issues. Additionally, it has been difficult to have a quorum so a reduction of committee members would eliminate this problem.

Chair Reed led the deliberation with the Members who unanimously supported 11 full member seats and 2 member alternate seats.

Vice Chair Weinstein made a motion to approve the charge of the Walsh Property Community Planning Committee to 11 full member seats and 2 alternate member seats and to electronically sign.
Member Rein seconded the motion.

ROLL CALL VOTE

Vice Chair Weinstein – Aye

Member Dundas – Aye

Member Areson – Aye

Member Rein – Aye

Chair Reed – Aye



So voted, 5-0-0, motion carries.

CONSENT AGENDA

A. Review/Approve and Authorize Signature:

1. Application for Entertainment License-Truro Center for the Arts at Castle Hill
2. Application for One-Day Pouring License-Truro Center for the Arts at Castle Hill
3. First Quarter Budget-to-Actual Expenditures (no signatures required)

B. Review and Approve Appointment Renewals: None

C. Review and Approve 2023 Annual Alcohol Licenses-Gingerbread House-Lodging License; Montano's-Common Victualer License

D. Review and Approve Water Service Application for 6 Shore Road

E. Review and Approve Select Board Minutes; October 25, 2022

Member Dundas made a motion to accept the Consent Agenda as printed in the packet except for Member Areson's abstention from voting on minutes from October 25, 2022, as she was not present, and the editorial change of the extra "the" in the minutes of October 25, 2022.

Member Areson seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

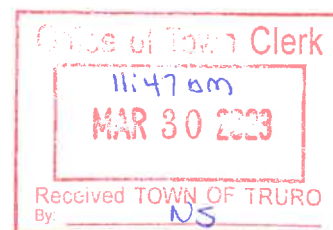
Member Dundas – Aye

Member Areson - Aye

Member Rein - Aye

Chair Reed - Aye

So voted, 5-0-0, motion carries.



SELECT BOARD REPORTS/COMMENTS

Vice Chair Weinstein said that he had nothing to report but commented that deer hunting season is ongoing and for citizens to be aware and exercise caution when walking around outdoors. There are hunters not wearing orange and he advised that walkers near hunting areas wear orange and consider dressing their pets in orange to avoid a tragedy. Beer can littering is a problem, and it must stop.

Member Dundas had no reports this week but expressed gratitude to the Town's emergency services for their response and assistance that they rendered to his neighbor who fell and remained hospitalized.

Member Areson said the Local Comprehensive Plan Committee has been meeting weekly and is working on a draft Vision statement and will have an outreach event in January. Member Areson noted that not everyone is available to attend the Budget Task Force meetings on Tuesday mornings, but she encouraged residents to watch the recorded videos of these meetings to stay informed.

Member Rein highlighted that the Walsh Property Community Planning Committee (WPCPC) has upcoming meetings on December 14, 2022, and December 21, 2022, from 6 pm to 8 pm. Public comments are welcome at the beginning and the end of the meetings. The WPCPC will host an event this Thursday, December 8, 2022, at the Truro Central School, from 4:30 pm to 6:30 pm. It is an interactive event to gather residents' input for the Walsh Property with pizza provided. Volunteer basketball coaches are needed for the youth program and no prior coaching experience is necessary.

Member Rein thanked the DPW for their hard work putting in a new storm drain at the intersection of Old County Road and Depot Road.

Chair Reed said that she was grateful to Jenn Goldson and the Truro Housing Authority for their hard work on the Housing Production Plan. There was a presentation yesterday and it allowed for other committee members to comment on it. Ms. Goldson has expressed interest in working on the Housing Production Playbook and the Town is in negotiations with her regarding compensation and a schedule for the playbook to be available prior to Town meeting.

TOWN MANAGER REPORT

Town Manager Tangeman reported that Austin Smith started today as the Deputy Director for the Recreation and Beach Department. Town Manager Tangeman added that it would be nice to give an update regarding recruitment for the Council on Aging and the Town is using a bonus program to entice qualified applicants to apply and hire. It is a priority for the Town to hire the best individuals to fill those positions. Town Manager Tangeman thanked the community for its patience.

NEXT MEETING AGENDA

Town Manager Tangeman provided an overview of the agenda for the next regular meeting on Wednesday, December 13th, 2022.

Member Dundas made a motion to adjourn at 7:00 pm.

Member Areson seconded the motion.

Roll Call Vote:

Vice Chair Weinstein - Aye

Member Dundas - Aye

Member Areson - Aye

Member Rein - Aye

Chair Reed - Aye

So voted, 5-0-0, motion carries.

Respectfully submitted,



Alexander O. Powers



Darrin K. Tangeman Under the Authority of the Truro Select Board

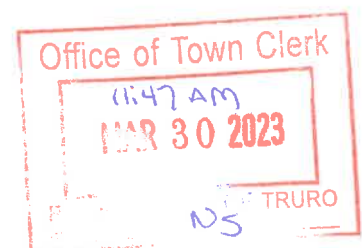
Public Records Material Attachments

Legal Notice

Application to Serve-Courtney Warren

Amended Master Deed

Provincetown Water Department Sign Off



Step 1 Application
Step 2 Application and Vote
Certificate of Compliance
Release of Covenants
Amended Master Deed
Provincetown Water Department Sign Off-Unit 13
Step 1 Application
Step 2 Application and Vote
Release of Covenant-Unit 13
Amended and Original Master Deed
Provincetown Water Department Sign Off
Step 1 Application
Step 2 Application and Vote
Release of Covenants
Draft Process for Multi-member Body Budget Requests
Walsh Property Community Planning Committee Charge
Draft Revised Walsh Property Community Planning Committee Charge with 11 full-member seats and 2 alternate seats
Draft Revised Walsh Property Community Planning Committee Charge with 13 full-member seats and no alternate seats
Application for Entertainment License
Application for One Day Pouring License
Budget to Actual Expense Summary First Quarter FY2023
Renewal Application for 2023: Gingerbread House
Renewal Application for 2023: Montano's Restaurant
Truro Water Service Application

