

**Truro Select Board Meeting
Tuesday, December 17, 2019
Truro Town Hall**

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

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

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

PUBLIC COMMENTS

Janet Worthington read a letter of sympathy from Julian Cyr, stating that the Massachusetts State Senate adjourned in memory of Maureen Burgess on Thursday, December 3, 2019.

Audience member Jay Coburn took issue with information presented in a flyer from Concerned Citizens of Truro regarding a waiver for the septic requirements at the Cloverleaf Property.

PUBLIC HEARINGS

No one from Comcast was present for the hearing for a Cable Television License for Comcast Communications Management, LLC, but Town Manager Rae Ann Palmer recommended that the hearing proceed as scheduled. Assistant Town Manager Kelly Clark had information from the survey, and citizens could comment on the licensing request. Ms. Palmer further recommended that the Select Board not vote tonight since Truro is still in negotiations with Comcast Cable Communications.

Ms. Worthington opened the public hearing at 5:10 p.m.

Kelly Clark presented the findings from the survey on Comcast television service. There were 103 responses, she said. Some of the biggest issues identified were channel packages, poor quality, speed and the lack of availability. The number of families not served is still being calculated by the Cable Advisory Board. Ms. Palmer said coverage is based on the number of subscribers and density requirements, which Truro does not meet. She welcomed Select Board comments that she could bring to negotiations.

Jay Coburn urged the Town to make expanding service a priority in the negotiations. Lacking Internet coverage is a deterrent for business owners who work at home from moving to Truro, he said. A second concern, he stressed, was public safety. Robert Weinstein discussed the struggle to bring service to properties within the National Seashore. He said that Internet servers are considered an entertainment business instead of a utility. He mentioned that the draft contract, which he considered instructive, is available at Town Hall. He said Truro should insist that the economic model be Comcast's responsibility because, at present, the onus is put upon the Town. Mr. Weinstein said landline phones should be addressed in the contract since Comcast has not been maintaining landline service. Truro is considered a rural community because it does not

meet a density of 25 homes per linear mile. Mr. Weinstein expressed the hope that joint effort with the towns of Brewster, Orleans, Eastham and Wellfleet will keep Comcast negotiations tough. There are regulations that control what can and cannot be done, Ms. Palmer said. There is unanimity about more coverage and better costs, but the towns have not yet brought everything before Comcast. Mr. Weinstein noted that negotiations are made more difficult since Comcast is not considered a utility. He said that ability to work from home is important to community sustainability, one of the Select Board's goals.

Chair Worthington closed the public hearing at 5:43p.m.

COMMITTEE APPOINTMENTS

There were three applicants for the two vacancies on the Charter Review Committee.

Cheryl Best read a statement on her background and interest in becoming a member of the committee. Responding to Select Board questions, she addressed the role of the Charter Review Committee; the number of changes in the Charter; her priorities for the Town and Charter; her concern for the environment; strategies for compromise; structure for committees as specified in the Charter; and dealing with housing issues in Truro holistically.

William Golden presented his interest in the Charter Review Committee. He considers the Charter as "the bible of Truro." He responded to the same questions from the Board. He supports the rural nature of Truro and being a part of that discussion through the Charter. He discussed community housing for Affordable and workforce needs.

Christopher Lucy said he had been asked to join the Committee a year ago. He is interested in Charter details for Town elections and Special Elections. He answered the questions from the Board with an interest in making changes in the Charter; overlapping committee terms; the Town Manager position; appointed vs. elected boards; his experience on Town boards, including Select Board, Planning Board and Zoning Board of Appeals; his familiarity with the Charter; and his thoughts on affordable and market rate housing.

Robert Weinstein said he would like more time to make his decision since all three were strong candidates for the Charter Review Committee. The other members of the Select Board were willing to defer the vote for another meeting. Susan Areson discussed the importance of the Charter and its charge, and she suggested having a future agenda item to discuss process for Charter changes.

Robert Weinstein moved to defer a decision on the three candidates until the January 14, 2020 meeting. Susan Areson seconded, and the motion carried 4-0.

TABLED ITEMS

Curb Cut for 65 Depot Rd.

DPW Director Jarrod Cabral came forward for a review of the site plan for 65 Depot Rd. Ms. Palmer explained the original curb cut and the new driveway request. Jarrod Cabral gave the

safety and visibility concerns about the existing curb cut and the driveway easement from the neighbor. The new configuration will create two side by side driveways. The new curb cut could cause driveway run-off onto Depot Rd. Ms. Worthington wanted to ensure that the neighbor was informed about the new proposal. Mr. Weinstein said he believes that Truro Road Regulations prohibit side by side driveways. He noted the elevations of the existing driveway and discussed the provisions of the easement. The owner had not provided the requested map, displaying both the existing and proposed curb cuts.

Susan Areson moved to continue tabling the Curb Cut for 65 Depot Rd. Janet Worthington seconded, and the motion carried 4-0.

Curb Cut for 15 North Pamet Rd.

Jarrold Cabral said Cape Associates had indicated the material to be used, containment of storm water, and clear sight lines for a proposed curb cut at 15 North Pamet Road. Robert Weinstein said that Cape Associates' grading would be satisfactory and that removal of a tree at the entrance would create better sight lines.

Kristen Reed moved to approve the curb cut for 15 North Pamet Road and authorize the Chair to sign. Susan Areson seconded, and the motion carried 4-0.

SELECT BOARD ACTION

Community Development Partnership Strategic Plan

Community Development Partnership (CDP) Chief Executive Officer Jay Coburn gave a PowerPoint presentation, outlining CDP's Strategic Plan. He said he was seeking further input from Truro's Select Board. He gave information on how CDP serves small businesses, helps scallop and shellfishermen, provides housing rental units, manages affordable housing, runs the rehabilitation loan program for homeowners, offers the Housing Institute, and started a public media campaign on housing. Mr. Coburn indicated the successful results of CDP's efforts. Included were first time home buyers' education and the Canal House. A pie chart illustrated the sources of CDP's funding. Mr. Coburn shared new strategies that CDP plans to implement. One was creating a sub-regional economic development plan with the Lower Cape towns. CDP seeks ways for the towns to remove barriers for new businesses and ways to offer incentives to bring people to the area. He said every Lower Cape town now has a property for affordable housing development. CDP is interested in helping create more auxiliary dwelling units (ADU's).

Kristen Reed complimented the use of local examples in the CDP packet that Mr. Coburn had distributed to the Select Board. She asked Mr. Coburn to explain the state 10% goal for Affordable Housing and asked about establishing a Municipal Affordable Housing Trust. He said that Truro is limited in the size of a 40B development for state-recognized Affordable housing. Mr. Coburn said that Community Preservation funds and a Municipal Housing Trust are sources of funding. A trust offers more flexibility without waiting for a Town Meeting vote for the use of Community Preservation funding. Because of this, a trust can provide immediate money towards a project. Mr. Coburn discussed ways to create housing for those above 80% of

median income. Towns need to use their own resources such as the short-term rental tax and the marijuana tax to subsidize housing. He suggested raising Truro's short-term rental tax since the state allows more.

Robert Weinstein recommended that CDP offer programs for business owners similar to the Housing Institute sessions. Mr. Weinstein said he had spoken at the Community Preservation Committee meeting in favor of a large contribution to the Truro Housing Authority's Trust Fund. Mr. Coburn mentioned another program offered by towns to help first time owners with buy-downs. He also said CDP is interested in a program to help those over the 80% median income with rehabilitation projects. Kristen Reed shared her observations as a participant in a *Provincetown Independent* panel discussion. Jay Coburn discussed energy alternatives and upgrades, which CDP had initiated. From the audience, Fred Gaechter asked about CDP's collaboration with other agencies. Mr. Coburn cited their efforts to work with the Homeless Prevention Council, Cape Cod Children's Place, fuel assistance and mental health services.

Coastal Resiliency Grant

Truro Health and Conservation Agent Emily Beebe, Eastham Conservation Agent Shana Brogan, and Center for Coastal Studies Adjunct Scientist Steve Mague presented the four-town proposal for a regional coastal resiliency initiative that resulted in a \$115,000 grant from the Massachusetts Office of Coastal Zone Management's (CZM) Coastal Resilience grant program. The goal of the project is to develop a comprehensive plan for managing approximately 35 miles of bayside shoreline in a cost-effective, mutually beneficial manner. Eastham, Wellfleet, Truro and Provincetown are working together with the Center for Coastal Studies on the management plan in multiple phases. Mr. Mague explained the expected Memorandum of Agreement and the benefits to the towns. He displayed the timeline projections and invited questions or comments.

Select Board members commented favorably on the endeavor. Robert Weinstein asked if the study would utilize information from the Department of Interior and Cape Cod National Seashore. Mr. Mague said some of the Coastal Studies work on sediment transport had been done for the Cape Cod National Seashore.

Seasong Condominium's Unit 6 Conversion of Use

Health and Conservation Agent Emily Beebe presented the request for conversion from seasonal to year-round use of Unit 6 of Seasong Condominium, located at 525 Shore Rd. This is in accordance with Section 40.3 of the Truro Zoning bylaws. The process requires Select Board approval to allow for removal of the seasonal covenant to allow year-round use of Unit 6. The other units will remain seasonal for now. Agent Beebe said all the paperwork for the conversion was in order.

Susan Areson moved to approve the year-round use and the removal of the seasonal covenant for Unit 6 of the Seasong Condominium, located at 525 Shore Road. Kristen Reed seconded.

Ms. Palmer called for an amendment to the motion. The covenant is to be released for all the units, but only Unit 6 is becoming year-round at this time.

Robert Weinstein moved to amend the motion as the release of the seasonal covenant for Seasoning Condominium, located at 525 Shore Rd. Kristen Reed seconded, and the motion carried 4-0.

The amended motion to release the seasonal covenant for Seasoning Condominium, located at 525 Shore Rd and approve the year-round use of Unit 6 carried 4-0.

Big Fisherman Condominium Year-round Conversion

Agent Emily Beebe explained the request for conversion from seasonal to year-round use for Big Fisherman Condominium, located at 148 Shore Rd. The Big Fisherman Condominium Association had provided all the necessary documentation for the conversion.

Robert Weinstein moved to approve the year-round use and the removal of the seasonal covenant for Big Fisherman Condominium, located at 148 Shore Road. Kristen Reed seconded, and the motion carried 4-0.

Letter in Support of Massachusetts Carbon Pricing Legislation

Bob Higgins-Steele, Vice-chair of Climate Action Committee, explained the Massachusetts legislation on carbon pricing and the Climate Action Committee's request for a letter supporting the legislation. Massachusetts House Bill 2810 is being introduced to reduce carbon emissions. Tony Rogers of Pelham, Mass. had initiated the letter, disseminated by the Climate Action Network, Mr. Higgins-Steele said. Susan Areson asked that Truro's version of the letter be edited and volunteered to do so before Select Board members sign it.

Kristen Reed moved to sign the letter of support for the Massachusetts Carbon Pricing legislation H.2810 as edited by Susan Areson. Robert Weinstein seconded, and the motion carried 4-0.

Revised Walsh Property Committee and Process

Town Manager Rae Ann Palmer said that the revised draft proposal for the community process and committee formation for the Walsh Property plan was based on discussion at the September 10, 2019 Select Board work session and feedback from a public survey. A draft application form for people interested in serving on the planning committee was included for the Select Board's review and approval.

The Board examined the draft application form first. Ms. Palmer said it reflected the input from the public. It includes the applicants' interests, representative demographic, willingness to listen, ability to attend meetings, and special qualifications. Janet Worthington suggested separating full-time, seasonal and part-time notations. Select Board members discussed changing language in some instances and including a means to attach additional information.

Chris Lucy came forward to question the use of a facilitator and note the limitations of the listed categories. Janet Worthington explained that use of a facilitator was an effort to take an unbiased approach in the selection of candidates. Ms. Palmer said that the Select Board will have the final say in appointments to the committee. Audience member John Slater expressed his concern about the elimination of candidates in the initial selection process.

Susan Areson suggested ranking priorities in order of importance instead of selection of one priority only. Ms. Palmer will share the suggestions with CBI's Stacie Smith, who will revise the application form.

The Board reviewed the latest draft proposal for community process, revised by Stacie Smith. As recommended, the committee name was changed throughout the document. Small changes in language were noted. Select Board members, Chris Lucy and John Slater discussed allowable committee participation, liaison roles, and alternates. Other considerations were costs for videotaping, providing e-mail accounts, and continuing with a facilitator after the committee is formed. There is money available for videotaping, but email accounts for all boards are too costly. A decision about a facilitator does not have to be made yet.

Rae Ann Palmer said she will have Stacie Smith edit the draft proposal for presentation at the next Select Board meeting.

CONSENT AGENDA

- A. Review/Approve and Authorize Signature:
 - 1. FY19 CDBG Housing Rehab Sub-Grant Contract
 - 2. Covanta SEMASS contract agreement
- B. Review and Approve 2020 Annual Business Licenses: Box Lunch, Savory and the Sweet Escape, and Salty Market
- C. Review and Approve Alcoholic Beverages Control Commission 2019 Annual Report
- D. Review and Approve Renewal of Aquaculture Development Area Licenses – Stephen Roderick
- E. Review and Approve Select Board Minutes – December 5, 2019

Item C was removed from the Consent Agenda for correction.

Susan Areson moved to approve the Consent Agenda with the exception of Item C. Robert Weinstein seconded, and the motion carried 4-0.

SELECT BOARD REPORTS/COMMENTS

Robert Weinstein reported on attending the December 13th Community Preservation Committee meeting along with the Truro Housing Authority Chair Kevin Grunwald to request a \$150,000 contribution to the Housing Authority Trust Fund from CPA funds. He said he had attended the last ZBA hearing for the Cloverleaf Property and discussed misinformation being spread about the project. He asked people to go to the source and view the actual plan.

Susan Areson, liaison to the Zoning Board of Appeals, commended ZBA for their work on the Cloverleaf Property.

Kristen Reed reported on her office hours. She heard concerns over Cloverleaf information, updates about One Truro on the Town website, providing more information on the Walsh Property, listing delinquent taxes, presenting a micro apartment plan shown to the Provincetown Select Board, and locating the new DPW facility location. She had attended December 12th Housing Authority meeting, which included a discussion of creating a Truro Municipal Housing Trust. She recommended having the municipal housing trust presentation at a future Select Board meeting.

Janet Worthington said that she had attended the Housing Authority meeting, the last ZBA hearing, and the Board of Health meetings.

TOWN MANAGER'S REPORT

Town Manager Rae Ann Palmer reported that Mary Elizabeth Briscoe will begin as Council on Aging Director on Monday, December 23, 2019. The annual staff holiday party will be held Friday at 1 p.m. The Select Board is invited to attend. Finally, Ms. Palmer reported progress on a friendly taking of part of the Walsh Property, with the encouragement of family members, in order to clear title of one of the owners.


NEXT MEETING

Ms. Palmer reviewed agenda items for the January 14, 2020: a public hearing for the CDBG grant, Policy #63, Charter Review appointments, Depot Rd. curb cut, Walsh process, and the Charter Review charge.

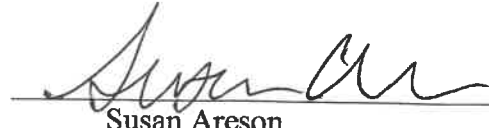
ADJOURNMENT

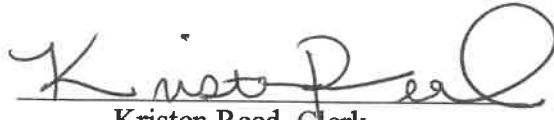
Kristen Reed moved to adjourn. Susan Areson seconded, and the motion carried 4-0. The meeting was adjourned at 9:03 p.m. amid hearty wishes for a Happy Holiday.

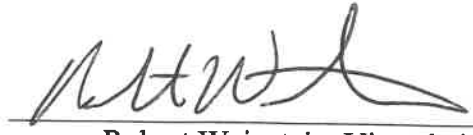
Respectfully submitted,


Mary Rogers, Secretary


Janet Worthington, Chair


Susan Areson


Kristen Reed, Clerk


Robert Weinstein, Vice-chair

Public Records Material of 12/17/19

1. Comcast Cable Television License application
2. Application papers of Cheryl Best, William Golden and Christopher Lucy for Charter Review Committee
3. Curb Cut application for 65 Depot Rd.
4. Curb Cut application for 15 North Pamet Rd.
5. CDP's PowerPoint Strategic Plan presentation
6. Coastal Resiliency program for bayside of four Lower Cape towns
7. Letter of Support for House Bill 8210
8. Draft Walsh Property process plan and draft application form
9. FY19 CDBG Housing Rehab Sub-Grant Contract
10. Covanta SEMASS contract agreement
11. Applications for 2020 Annual Business Licenses: Box Lunch, Savory and the Sweet Escape, and Salty Market
12. Alcoholic Beverages Control Commission 2019 Annual Report
13. Application for Aquaculture Development Area Licenses for Stephen Roderick

