

Truro Select Board Meeting Minutes
December 8, 2020
Remote Via GoToMeeting Platform

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

Others Present: Interim Town Manager-Jamie Calise, Assistant Town Manager-Kelly Clark, DPW Director-Jarrold Cabral, Kevin Grunwald, Betty Gallo, former Town Manager-Rae Ann Palmer, Planning Board Chair-Anne Greenbaum

Chair Weinstein called the meeting to order at 5:30pm and read instructions on how people could join the meeting to provide comment.

Public Comment

Chair Weinstein stated he had a letter from Ms. Joan Holt. It was dated November 19, 2020 and Chair Weinstein proceeded to read the letter to the Board.

Select Board Action

Proposed Agreement between Truro and the Homeless Prevention Council to Administer the Program
Presenter: Kevin Grunwald, Chair Housing Authority

Housing Authority Chair Grunwald introduced Betty Gallo, a member of the Housing Authority, who will be speaking to their request. He stated that several people on the Outer Cape have been concerned for some time about the financial impact of Covid-19. As early as April 2020, a group of housing advocates started meeting to discuss the possibility of emergency rental assistance for people who have been financially impacted by Covid-19. Over a period of several months, the group developed guidelines and a program to assist people with rental assistance. The program they are presenting mirrors the guidelines that were adopted by the group and are presently being followed in several towns. Their request is two-fold;

1. To release money from the Affordable Housing Trust (up to \$50,000) to fund this program.
2. To enter into an agreement, or extend the agreement we currently have, with the Homeless Prevention Council to administer this program.

Ms. Gallo first spoke about their reasons for settling on the Homeless Prevention Council to administer the program. Eligible applicants must live in Truro year-round and be renters. They need to have an income less than 100% of AMI. The Administrators will provide case management and will help applicants fill out the application. They will work to ensure that residents can maintain their housing. The money can be used for paying first and last month's rent or arrears. Applicants will be eligible for up to \$6,000 for a 12-month period and payment will go to the landlord. There will be a signed agreement between the landlord and the tenant to document the amount of money the landlord will receive and how this impacts the rent of the residents. Truro has a contract with the Homeless Prevention Council so this would either be an amendment or expansion of that contract.

Member Areson asked whether this would involve any tenants who currently live at the Truro Motor Inn. Ms. Gallo stated that the problem with the Truro Motor Inn is that it doesn't meet basic code and the program will not be able to give money to residents that are not safe. Member Areson asked about any other properties that perhaps might not meet code in Truro that are also rental properties. Ms. Gallo said there would not be an inspection but if there is a notice connected to the property that states

it doesn't meet code, they would not be eligible. If the Town has discovered a property is in violation of certain codes, that property wouldn't be eligible for the program.

Chair Weinstein noted that the Homeless Prevention Council was looking for \$1,000 up front to work on advertising and an information sheet, he asked if he was correct in assuming that the information sheet will include a table which would address the area median income so people could see where they might fall. He also asked, if the Board were to vote for the transfer of funds, how quickly could this be enacted. Ms. Gallo explained that the Homeless Prevention Council has a whole program that they use in other towns. The Housing Authority did decide to put together a community engagement subcommittee. That subcommittee will be working with the Homeless Prevention Council on their process. Mr. Grunwald believes the program could be up and running quickly.

Member Areson made a motion to release the sum of \$50,000 from the Affordable Housing Trust of the Truro Housing Authority to fund a Covid emergency rental assistance program and to sign a contract with the Homeless Prevention Council to administer the program.

Member Reed seconded.

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

Discussion of Current Status of Walsh Property: Current Status of Property (Land/Engineering Survey) and Walsh Community Planning Committee Membership Status

Chair Weinstein noted he invited former Town Manager Rae Ann Palmer to this portion of the discussion since the process and purchase of the property has a history which came under her leadership.

DPW Director Cabral stated that initially there was a Limited Environmental Site Assessment done by BSC Group to identify and recognize any environmental concerns with the property. Part of the scope was to collect information from the former property management, environmental agencies associated with permits, etc. and to complete a site visit of the interior of the structures on the property. Prior to the sale, an appraisal was completed for the property which included an appraisal for each parcel individually. DPW secured all basement crawlspaces that could be accessed from the outside of the buildings and boarded up any sheds/structures that required it. DPW Director Cabral recently requested a proposal from the BSC Group to do a base survey of existing conditions including the topography of the property and to do a structural assessment of the buildings, sheds and outlying structures on the property.

Former Town Manager Palmer stated there was discussion of doing a structural analysis of the buildings after the DPW had closed them up. It was agreed to try to make the buildings safe to obtain an insurance liability policy. She had an initial conversation with BSC Group about doing the structural analysis and then doing the actual full survey of the property. The information garnered can be used by the Walsh Community Planning Committee when they make their plans.

Chair Weinstein thinks that prior to the Committee being able to move forward with their suggestions, a full survey should be completed, along with a topographical analysis, a review of the site by the Massachusetts Natural Heritage & Endangered Species Program (NHESP), and an on-ground indication of Zone II contribution area on the property. He noted it might be helpful to have a discussion with the School Committee to understand what they are looking for in their request regarding 4 acres adjacent to the property the school now occupies. That could then be designated on a plot plan and would be

exempt from what the Walsh Community Planning Committee decides for the remaining portion of the land.

Chair Weinstein asked Former Town Manager Palmer when the initial work was done by BSC Group. He assumed dollars were attached to it and wondered if there is any remaining money. Former Town Manager Palmer stated that when the property was purchased the Town borrowed an extra \$100,000 in case they had closing and legal expenses. There is money left there and can be used for the survey work. An RFP does not need to be done because it's an engineering survey and engineering services do not need an RFP. She thinks there is upwards of \$80,000 to \$90,000 left.

Member Worthington is not sure the item Chair Weinstein mentioned about the school is something the Select Board should wade into. The Board has to remember that whatever happens on that property has to come through the Walsh Community Planning Committee (from the Community) and back to the Select Board. Member Areson agrees with Member Worthington and believes the School Board should work with the Walsh Community Planning Committee on its request.

Chair Weinstein said he neglected to mention that in securing the buildings he thinks it's important that the effort continues so there is no further damage. He added that in order to limit the Town's liability, the property must be posted for no trespassing.

Member Reed supports the comments regarding the survey. She asked if someone could update the Board on the Walsh Community Planning Committee appointments and if there is a way for the remaining three people to be sworn in. Interim Town Manager Calise confirmed that there are three people remaining. One person lives in Texas and with the Covid restrictions and distance there have been some delays. He does not have specific information on the other two, however, with the increased requirements that came from the Governor's Office today he suspects that may hamper the swearing in process.

Member Worthington thinks the "no trespassing" signs on the Walsh property are a good idea, however, they were hoping to be able to show people the land. She understands putting the signs up for now because people do go up there and the buildings are vulnerable.

Member Areson asked if it were possible for the Walsh Community Planning Committee to start meeting without the three members who have yet to be sworn in and have them join when available. Interim Town Manager Calise can reach out to Town Counsel on the specifics because the makeup of the Committee was endorsed by the Select Board as a committee of 16. Member Areson offered a suggestion that the three people not sworn in yet could sit in on the meeting(s) so they would be up to speed on discussions. Interim Town Manager Calise said that one of the questions that came up was that since we are in a virtual meeting world, presently, could some of the swearing in be done virtually. Unfortunately, there is no mechanism that dispenses with that requirement. Former Town Manager Palmer asked if the contract with CBI had been extended or renewed so the facilitation piece was in place. Interim Town Manager Calise stated that the bid for facilitated services had been opened and has since closed. CBI will be awarded the contract. As of now, the Town is working on that contract. There is no dollar amount yet.

Member Areson made a motion to move forward with BSC Group for the necessary engineering and topographical surveys of the Walsh property.

Member Reed seconded.

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

Member Areson asked if any of the \$80,000-\$90,000 left over could be used for the Walsh Community Planning Committee expenses such as the contract with CBI or if the Committee determines that they need something done that costs money. Former Town Manager Palmer believes the money could be used for that. She stated that Town Accountant Brazil could be more specific.

Member Rein asked if the Walsh Community Planning Committee would be having a facilitator working with them and would that leftover money be used for that facilitator. She also wanted to know if a contract had been signed for a facilitator. Assistant Town Manager Clark stated that it's been proposed to use some of the money for a facilitator. They are in the process of writing that contract for CBI to begin facilitating. Meetings could possibly start in January with the Walsh Community Planning Committee.

Discussion of Select Board Responsibility with Respect to Town-Owned Property (Walsh)

Chair Weinstein wished to highlight with his colleagues the Charter language about the Select Board's responsibilities (Chapter 4-Section 2/ 4-2-6)

The Board of Selectmen shall serve as the custodian of all Town-owned property, unless otherwise provided by the General Laws, and shall plan for its preservation, maintenance, and protection, and shall plan for the timely replacement of capital facilities and infrastructure."

Chair Weinstein held a discussion with Town Counsel and Town Counsel agreed that the Committee does not supersede the Select Board's authority. Member Worthington said that it's obvious they need to take care of the Walsh property, but planning what to do with the property should involve the Walsh Community Planning Committee. The Town should maintain what's there and make it safe but beyond that, the Committee should be involved with determining how the buildings should be used. Chair Weinstein stated that Town Counsel said it is up to the Select Board to ultimately make the decision once they have information on the state of those buildings. Member Areson would like to suggest that if there are tours or decisions made, or inspections that need to be done, that the entire Board be invited to participate. Interim Town Manager Calise will find out if the Committee can proceed without its full complement of members, per Chair Weinstein's query. Member Weinstein wished to remind everyone that we're in the middle of a pandemic. Community involvement in this is crucial to the plan. Even if the Committee gets going, they need to go into the community and talk to everyone to get feedback about what people feel should happen there. While Member Reed agrees with Member Worthington's comments, she also feels that there's an opportunity for the Committee to meet virtually to start talking about steps they want to take to reach out to the community. Member Rein respects Member Worthington's point of view, but stated that this is going to be a long process and since we are at the beginning she thinks it would be appropriate for the Committee to start meeting virtually, albeit without the three members not sworn in yet (they can sit in on the meeting), to get acquainted and get started. Member Reed would appreciate follow-up meetings where the Select Board will get updates when the surveys start to become available.

Review and Approve FY 2022 Budget Task Force Schedule

Interim Town Manager Calise stated that the proposed schedule was before the Board. He would like input on the start times, as last year the Board asked for differing start times to accommodate citizens who may wish to sit in on meetings. Member Worthington mentioned that during their discussion with

the Finance Committee, it was requested to get narratives from Department Heads regarding the budget before starting the Budget Task Force meetings. She wished to know if that had happened. Interim Town Manager Calise stated that they've met with several Department Heads and the narratives are due by the end of this week and will be handed out to the Select Board. Member Areson asked if they might need another meeting between February 8th and the 23rd? Interim Town Manager Calise said that there was flexibility in the schedule to set another meeting if needed. Member Rein pointed out that they had a work session on February 16th. A discussion was held regarding differing start times for different meetings.

Member Areson made a motion to approve the FY 2022 Budget Task Force schedule as such:

Monday, December 21st at 1:30 pm

Monday, January 11th at 5:00 pm

Tuesday, January 19th at 10:00 am

Monday, January 25th at 1:30 pm

Monday, February 1st at 4:30 pm

Monday, February 8th at 5:00 pm

Member Reed seconded.

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

Review and Approve Board/Committee/Commission Recruitment Flyer

Member Areson started by stating they would like the Board to approve a flyer (front of the flyer was included in their packet-back of the flyer would include vacancies). The sub-committee is meeting again in a week. They are still working on the handbook and it should be ready for review in January. The sub-committee is interested in including information on an online application in the materials. Member Worthington suggested an alternative phrasing of a sentence in the flyer.

Member Rein asked if a liaison needed to be chosen for the Walsh Community Planning Committee. Chair Weinstein stated that at some point they should place that on an upcoming agenda.

Member Reed requested that once the flyer is approved that it has the official Town seal on it. She would also like the flyer to be printed double-sided and single-sided to allow for posting in local businesses. She continued, stating that when the application is available online the flyer should be updated to indicate that change. Member Areson let the Board know that the flyer does have the Town Seal on it. She said they need to decide who would be updating the chart. She thinks it should live in one place. She stated that the sub-committee approved bringing in results of the questionnaire that was sent to Chairs of Boards/Committee/Commissions. Carol Harris is compiling that information and it will be made available so people can dig in a little deeper if they choose to. That will also need to be placed on the Town website. Member Reed added that there was a new vacancy on the Planning Board. Chair Weinstein, in reference to the Planning Board vacancy, stated that he thinks the Chair of the Planning Board should be alerted to the vacancy because there is a time limit to filling them. Member Areson believes that the Select Board and Planning Board jointly interview candidates. Planning Chair Greenbaum informed the Board that the Planning Board already filled the Planning Board Representative to the Community Preservation Committee vacancy by herself. They will be discussing the Planning Board Representative to the Water Resources Oversight Committee vacancy at their next meeting. The Planning Board is aware of the language for filling the vacancy on the Planning Board in the interim. She then gave a brief description of what would be expected of a new member.

Consent Agenda

Chair Weinstein had a correction regarding the first item under consent-*Review/Approve MADOT Support Letter for Northerly Extension of Sidewalk on Route 6*. He noticed that the letter had the wrong

road name listed. He also wanted to point out that he's still a member of the MPO and any requests for this kind of an agenda item should be directed to him so he can bring that forward to the MPO meeting.

Member Areson, Member Reed, and Member Rein all had corrections to minutes.

Member Areson made a motion to approve the Consent Agenda, as printed, with the corrections noted.

Member Reed seconded.

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

Select Board Reports/Comments

Member Areson stated that at their sub-committee meeting, Carol Harris-Climate Action Committee Chair, suggested having a virtual meeting with all the Committee Chairs and the incoming Town Manager to learn what committees are doing and what their concerns are.

Member Reed wished to thank the Town in their efforts with Truro Alerts and emails regarding Covid.

Chair Weinstein attended the most recent School Committee meeting, virtually. The Superintendent relayed to the School Committee that after a meeting with other school superintendents in Barnstable County, there are now other school systems that have closed and gone to virtual instruction. There is a discussion (which our Superintendent is engaged in) about extending virtual learning after the Christmas break due to a possible uptick in Covid cases. The Superintendent and the School Committee are wrestling with this and will make an announcement in the short-term. The good news from the Superintendent is that they've been engaged in their budget process and it looks like their upcoming budget has an increase of 1.5%.

Town Manager Report

Interim Town Manager Calise mentioned that meetings have been ongoing with Department Heads and budget narratives will be provided soon. Secondly, the dredging in the Harbor is going well and is nearing completion. Lastly, the information that came out of the Governor's Office today with respect to a roll-back order will go into effect December 13, 2020. He's awaiting industry specific guidance, which will be published on the website. He'll also be meeting with Emily to discuss local impacts and changes.

Next Meeting Agenda: December 15

Interim Town Manager Calise stated that under Select Board Action there will be a discussion of the engineering survey of Pond Village. Member Reed encouraged all Pond Road residents to attend the meeting to either speak in favor of, or not in favor of, the engineering study. It's important to figure out what it would take to get residents in that area connected to Town water. Chair Weinstein said that would require a more expansive public announcement of what that agenda item includes. He also encouraged any members of the public who are interested to look forward to their meeting of the 15th.

Member Reed made a motion to adjourn at 7:16pm.

Member Worthington seconded.

So voted; 5-0-0, motion carries

Respectfully submitted,


Noelle Scoullar, Executive Assistant

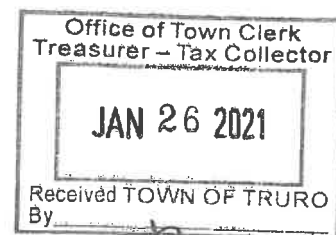
Darrin K.
Tangeman

Digitaly signed by Darrin K. Tangeman
Title: Town Manager, Office of Town of Truro,
Email: Darrin.K.Tangeman@truro-ma.gov
I am the author of this document
Indicate your signing location here
Date: 2021.01.26 08:27:25-09:00
PDF Version: 10.1.1

**Town Manager, Darrin Tangeman
Under the Authority of the Truro Select Board**

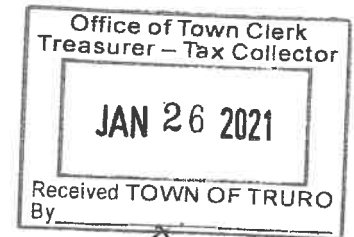
Public Records material of 12/08/2020

1. Agreement between Truro and the Homeless Prevention Council
2. FY 2022 Budget Task Force Schedule
3. MADOT Support Letter for Northerly Extension of Sidewalk on Route 6
4. 2021 Annual Business License for Gingerbread House
5. Application to Serve-Tom Bow-Beach Commission
6. Application to Serve-Amy Rogers-Commission on Disabilities
7. November 10, 2020 Select Board Minutes



Noelle Scoullar

From: Jamie Calise
Sent: Wednesday, December 9, 2020 12:54 PM
To: Noelle Scoullar
Cc: Nicole Tudor
Subject: FW: The Water Resources Oversight Committee



Is this the one you are referring to?

From: Joan Holt <capejoanholt@comcast.net>
Sent: Thursday, November 19, 2020 9:35 PM
To: Robert Weinstein <rweinstein@truro-ma.gov>; Jan Worthington <jworthington@truro-ma.gov>; Kristen Reed <KReed@truro-ma.gov>; Susan Areson <sareson@hotmail.com>; Stephanie Rein <srein@truro-ma.gov>
Cc: Jamie Calise <JCalise@truro-ma.gov>; Carboni Barbara Huggins <BHugginsCarboni!@k-plaw.com>; Emily Beebe <EBeeBe@truro-ma.gov>
Subject: The Water Resources Oversight Committee

Dear Select Board members,

I applaud the Select Board for giving much needed attention to filling town committee vacancies.

I urge you to make the Water Resources Oversight Committee (WROC) your highest priority. WROC is charged with **“Drinking Water Management and Wastewater Management.”** According to the Truro website, the WROC has no Chair, and has not met since 1/4/20. The Cloverleaf Application had just been submitted to the ZBA. It was not, however, on the agenda of the WROC’s January meeting.

Drinking water and wastewater has been the most crucial and time-consuming aspect of the ZBA hearings on the Cloverleaf application. The matter has become controversial and problematic. Yet *the town committee most responsible for the quality of Truro’s drinking water has been allowed to become inactive.* How did that happen? Had the WROC been meeting, it could have provided pertinent and significant information to the ZBA about the degraded quality of drinking water in Pond Village and the possible additive effect of a plume of waste water (albeit partially treated) from the Cloverleaf development.

Pond Villagers were not aware of their water problem when affordable housing on the Cloverleaf site came before the ZBA. **The WROC, however, was well aware of the problem.** The town's water consultant, Sampson and Weston, had conducted an extensive study of well-water quality throughout the town. **Three specific Truro areas of concern for degraded water quality had been found, one being Pond Village.** The report was submitted to the town administration and shelved at Town Hall. The Water Resources Oversight Committee's attempts to bring attention to the findings were ignored and some Committee members resigned. *The Town’s failure to act on the reported threat to the drinking water of parts of Truro constitutes, in my view, negligence with regard to a drinking water threat to the health of residents of Truro.*

Just who was responsible for the town’s failure to act on the Sampson and Weston report (updated, I believe, in 2018), and whether its shelving was intentional or not, I do not know. It would not have been in the interest of the Cloverleaf project to bring the report to light. When the RFP for the 3.9-acre Cloverleaf parcel was approved by the Select Board, had anybody brought to the attention of the Board the report of degraded water quality in Pond Village? Was the **additive** effect of the waste-water discharge into the water table from 40 new residences questioned or considered? Was the WROC consulted about the possible impact of a densely populated housing development on the drinking water of Pond Village, and if not, why not?

The residents of Pond Village have only recently become aware that the drinking water of several of their wells was *already* known to be unsafe. It was the advent of Cloverleaf and its expansion that has brought to their attention the information about their degraded water quality. Some (including some members of the ZBA) blame Pond Village residents for the well-water problem in their neighborhood. **The Town Government's responsibility and inaction needs to be acknowledged and corrected.**

The peer reviewed report, "Private Wells and Truro Safe Water," examines decades of accumulated science on the adverse effects of nitrates on health. The Doc's report (as it is informally referred to) concludes that a standard of 10/ppm is long out of date and not adequate for safe water quality. Every member of the Select Board needs to work their way through the report. It isn't easy going and it is disturbing.

We all drink from the same imperiled aquifer. The Select Board—all of us—must act to protect it from the threats of nitrates and other toxic-chemicals, from over-use and misuse, and from sea-level rise due to climate change. Re-activating the Water Resources Oversight Committee (finding and appointing qualified members], acting on the Sampson and Weston study, heeding the findings in the "Doc's report," and making water quality a top priority for our new Town Manager is a must. Water protection surely ranks with Covid-19, affordable housing, and the climate emergency as among Truro's most important challenges.

Unfortunately, it has become necessary for me (and anybody else who questions anything about Cloverleaf) to state, loudly, clearly, and repeatedly that I recognize the dire need for affordable housing,

and that I voted for and continue to support the use of the Cloverleaf site for affordable housing, but **not** for the **over-**development of that site, because **over-**development is never a good thing.

Joan Holt